

## Appendix C Sites that fail the Stage 2 Assessment

Site details					Assessment conclusions				
Site type	Settlement	Site ref	Site name	Development type	Suitable	Available	Achievable	Development potential	Notional capacity
Urban	Hatfield	HE98	Citroen Garage, Great North Road	Housing	No	Yes	Uncertain	Nil	7 dwellings
Urban	Oaklands	WN11	17 Canonsfield Road	Housing	Yes	No	Yes	Nil	5 dwellings
Urban	Welwyn Garden City	Han12	1-2 Longcroft Green and land to the south	Housing	No	Yes	Yes	Nil	70 dwellings
Urban	Welwyn Garden City	Sh08	Land at the end of Sewells	Housing	Yes	Yes	No	Nil	2 dwellings
Green Belt	Brookmans Park	BrP2	Land North East of Great North Road	Housing	No	Yes	No	Nil	60 dwellings
Green Belt	Brookmans Park	BrP9	Friday Grove	Housing	No	Yes	Yes	Nil	190 dwellings
Green Belt	Brookmans Park	BrP10	Raybrook Farm	Housing	No	Yes	Yes	Nil	120 dwellings
Green Belt	Brookmans Park	BrP31	Rear of 70 Georges Wood Road	Housing	No	Yes	No	Nil	0.5 dwellings
Green Belt	Cuffley	Cuf3	South side of Cuffley Hill	Housing	No	No	No	Nil	208 dwellings
Green Belt	Digswell	Dig1	Land behind 2 New Road	Housing	No	Yes	Yes	Nil	130 dwellings
Green Belt	Digswell	Dig4	Digswell Lane/Bessemer Road	Housing	No	Yes	Yes	Nil	18 dwellings
Green Belt	Hatfield	Hat3	Land west of Ellenbrook	Housing	No	Yes	Yes	Nil	141 dwellings
Green Belt	Hatfield	Hat4	South of Ellenbrook	Housing	No	Yes	Yes	Nil	150 dwellings
Green Belt	Hatfield	Hat8/9/10	Roehyde	Employment	No	Uncertain	Uncertain	Nil	32,250sqm of employment floor space
Green Belt	Hatfield	Hat9	Part of Hat8/9/10 Roehyde	Employment	No	Uncertain	Uncertain	Nil	11,850sqm of employment floor space
Green Belt	Hatfield	Hat12	Nast Hyde Farm	Housing	No	Yes	No	Nil	75 dwellings

Green Belt	Welham Green	WeG2	Welham Manor Grounds	Housing	No	Yes	No	Nil	15 dwellings
Green Belt	Welham Green	WeG8 (Scenario 1)	New Barnfield	Housing	No	Uncertain	Uncertain	Nil	343 dwellings
Green Belt	Welham Green	WeG8 (Scenario 2)	New Barnfield	Employment	No	Uncertain	Uncertain	Nil	102,750sqm of employment floor space
Green Belt	Welham Green	WeG11	West of Marshmoor Lane	Housing	No	Yes	Yes	Nil	16 dwellings
Green Belt	Welham Green	WeG14	1-2 Railway Cottages, Marshmoor Lane	Housing	No	Yes	Yes	Nil	4 dwellings
Green Belt	Welwyn	Wel14	Linces Farm	Housing	No	Yes	Uncertain	Nil	135 dwellings
Green Belt	Welwyn	Wel16	South of School Lane	Housing	No	Yes	No	Nil	315 dwellings
Green Belt	WGC	WGC3	The Holdings	Housing	No	Yes	Uncertain	Nil	66 dwellings
Green Belt	WGC	WGC4/7	Panshanger (Scenario 1)	Housing and airfield	Yes	No	No	Nil	488 dwellings
Green Belt	WGC	WGC6	East of Digswell Hill	Housing	No	Yes	Yes	Nil	77 dwellings
Green Belt	WGC	WGC9	Warrengate Farm	Housing	No	Yes	Yes	Nil	68 dwellings
Green Belt	WGC	WGC10*	62 The Cross Way ( <i>Reduced area of WGC6</i> )	Housing	No	Yes	Yes	Nil	48 dwellings
Green Belt	Woolmer Green	WGr4	17 Twin Foxes	Housing	No	No	No	Nil	4 dwellings
Green Belt	Woolmer Green	WGr5	9 Twin Foxes	Housing	Yes	No	No	Nil	8 dwellings