

Appendix D Sites that fail the Stage 1 Assessment

Site type	Settlement	Site ref	Address	Area (ha)	Reason
Urban	Cuffley	No95	Land at Sopers Road	1.7	The site is partially or wholly located within a designated or proposed Employment Area
Urban	Hatfield	HC95	126 Great North Road	0.05	The site is partially or wholly located within a designated or proposed Employment Area
Urban	Welham Green	WG90	Unit 3, Travellers Close	0.6	The site is partially or wholly located within a designated or proposed Employment Area
Urban	Welwyn Garden City	Pea97	Norton building, Bridge Road East	2.4	The site is partially or wholly located within a designated or proposed Employment Area
Urban	Welwyn Garden City	Pea98	Welwyn Garden City Fire and Rescue Centre, Bridge North East	0.37	The site is partially or wholly located within a designated or proposed Employment Area
Urban	Woolmer Green	WE90	Entech House, London Road	2.1ha	The site is partially or wholly located within a designated or proposed Employment Area
Green Belt	Bullens Green	Bul1	Bullens Green Lane	0.4	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Bullens Green	Bul2	East of Bullens Green Lane	0.4	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Brookmans Park	BrP3	Land North of the Royal Veterinary College	22.2	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Brookmans Park	BrP8	Land south of Gobions Wood	45.1	The site is not within or adjoining a settlement excluded from the Green Belt; All or the majority of the site is designated as a Registered Historic Park and Garden
Green Belt	Brookmans Park	BrP11	Car park adjacent to Brookmans Park Golf Club	0.1	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Newgate Street	BrP15	Land adjoining Tolmers Park Farm	0.6	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Brookmans Park	BrP16	South of Bluebridge Avenue	10.5	All or the majority of the site is designated as a Local Wildlife Site
Green Belt	Brookmans Park	BrP17	East of Swanland Road	4.6	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Brookmans Park	BrP18	Hawkshead Lane	0.4	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Newgate Street	BrP19	Adjacent to the Coach and Horses	0.4	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Newgate Street	BrP20	Tolmers Park Farm	0.9	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Bell Bar	BrP21	Land between Great North Road and Woodside Lane	1.7	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Brookmans Park	BrP22	45 & 47 Kentish Lane	1.25	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Bell Bar	BrP23	Land adjacent to 12-14 Bulls Lane	0.05	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Bell Bar	BrP24	White Lodge Farm, Bulls Lane	1.5	The site is not within or adjoining a settlement excluded from the Green Belt

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Green Belt	Bell Bar	BrP25	Old Bell Bar Nursery, Bulls Lane	0.27	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Bell Bar	BrP26	Meadow Croft, Great North Road	0.38	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Brookmans Park	BrP27	New Cottages Lane, Hawkshead Lane	0.9	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Bell Bar	BrP29	Land south of Bulls Lane	0.4	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Brookmans Park	BrP30	Land to rear of 10-18 Mymms Drive	0.7	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Cuffley	Cuf8	The Ridgeway	2.1	All or the majority of the site is designated as a Local Wildlife Site
Green Belt	Cuffley	Cuf9	Land at Carbone Hill	0.3	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Digswell	Dig2	Adjacent to 81 Hertford Road	0.1	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Burnham Green	Dig3	Land north of Harmer Green Lane	4.4	The site is not within or adjoining a settlement excluded from the Green Belt
Green Belt	Digswell	Dig5	Land adjacent to 76 Hertford Road	2.5	The site is not within or adjoining a settlement excluded from the Green Belt; All or the majority of the site is designated as a Registered Historic Park and Garden
Green Belt	Essendon	Ess1	Land at Essendon Forge	0.1	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Essendon	Ess2	and north of Hill Cottages	0.1	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Essendon	Ess3	Land adjacent to 2 High Road	0.1	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Essendon	Ess4	Land behind 35-42 East View	0.9	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Essendon	Ess5	22 High Road	0.16	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Essendon	Ess6	Essendon Manor	0.16	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Essendon	Ess7	East of Essendon Hill	0.37	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Hatfield	Hat6	West of J3 (A1M)	1.5	The site is not within or adjoining a settlement excluded from the Green Belt; The entire site is designated as Flood Zone 3
Green Belt	Mill Green	Hat14	Sites within Mill Green	0.3	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Mill Green	Hat16	Sites within Mill Green	0.12	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Mill Green	Hat17	Sites within Mill Green	0.18	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Mill Green	Hat18	Sites within Mill Green	0.15	The site is not within or adjoining a settlement excluded from the Green Belt;

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Green Belt	Swanley Bar	LHe3	Swanley Park	7.8	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor1	South of Northaw	1.4	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor2	West of Cattlegate Road	11.5	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor3	Northaw Place, Coopers Lane	3.8	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor4	South of Northaw Road	4.1	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor5	Land opposite St Thomas Becket's Church	0.7	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor6	Land behind 16-20 Northaw Road West	0.2	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor7	Land at Northaw Road	3	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor8	Vineyards Road	0.3	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor9	Land between Church Lane, Northaw Road Lane and Vineyards Road	2.1	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor10	Land at Stud Farm	1.1	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Northaw	Nor11	West of Coopers Green Lane, north of Northlands	0.07	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Oaklands and Mardley Heath	OMH6	Land adjacent to Danesbury Lodge	11	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL1	Land between Stanborough and Lemsford	11.9 298	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL2	North of Oldings Corner	9.4	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL3	The Holding	35	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL4	Land adjacent to 58 Great North Road	0.3	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL5	Land at Lemsford Village Hall	0.9	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL6	Land adjacent to 2 Mill Close	0.1	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL7	Land adjacent to 40 Lemsford Village	0.2	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL8	Rear of 1-6 The Hollows	0.1	The site is not within or adjoining a settlement excluded from the Green Belt;

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Green Belt	Stanborough / Lemsford	STL9	Land between Great North Road and the A1(M)	0.5	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL10	Land at 2 New Road	0.2	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL11	Stanborough Road	0.3	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL12	Land at Stanborough, Lemsford Springs	4	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL13	Land at Stanborough, south of Lemsford	1.5	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL14	Land at Stanborough	6.8	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Stanborough / Lemsford	STL15	Land next to Aston Martin Garage	0.3	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Welham Green	WeG7	Dellsome Lane	0.1	All or the majority of the site is designated as a Local Wildlife Site
Green Belt	Welham Green	WeG9	Land north of Welham Green	11.3	All or the majority of the site is designated as a Local Wildlife Site
Green Belt	Welham Green	WeG13	Rookery Café, Great North Road	0.27	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Welham Green	WeG16	Land north of Bulls Lane	0.22	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Welwyn	Wel5	Reserve School Site	6.3	No access demonstrated so significant physical barrier
Green Belt	Welwyn	Wel6	Gravel pit, Kimpton Road	1.6	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Welwyn	Wel8	Land at Rollswood Road	1.4	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Welwyn	Wel9	Land adjacent to Rollswood Road	0.3	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Welwyn	Wel10	Whitehill	0.9	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Welwyn	Wel12	North of Reynards Road	1.3	The site is not within or adjoining a settlement excluded from the Green Belt;
Green Belt	Welwyn	Wel13	Field opposite 40 Reynards Road	3	The site is not within or adjoining a settlement excluded from the Green Belt;