

Appendix I

Assessment of windfall potential from NPPF compliant Green Belt sites (sites which fail Stage 1 and 2, and sites which pass Stage 2 but are too small for allocation)

Settlement	Site ref	Site name	Existing land use	Gross site Area (ha)	Notional dwelling capacity	Passed Stage 1 in HELAA?	Suitable in HELAA?	Capacity too low to allocate?	Assess for windfall?	Limited infilling in a village?	Infill site area (ha)	Previously developed land?	Previously developed site area (ha)	Reason to exclude	Notional windfall capacity
Northaw	Nor1	South of Northaw	Waste transfer station/recycling centre	1.43	57	No	N/A	N/A	Yes	No	0	Yes	1.43	No	29
Brookmans Park	BrP21	Great North Road and Woodside Lane	Commercial, residential and equestrian	1.66	66	No	N/A	N/A	Yes	No	0	Yes	0.84	No	17
Bullens Green	Bul2	East of Bullens Green Lane	Commercial	0.40	16	No	N/A	N/A	Yes	No	0	Yes	0.4	No	8
Welwyn Garden City	WGC9	Warrengate Farm, Bericot Green	Commercial and residential	1.70	68	Yes	No	N/A	Yes	No	0	Yes	0.31	No	6
Newgate Street	BrP20	Tolmers Park Farm	Agriculture	0.90	36	No	N/A	N/A	Yes	Part	0	No	0.3	No	6
Welwyn	Wel12	North of Reynards Road	Paddock and commercial	1.25	50	No	N/A	N/A	Yes	No	0	Yes	0.3	No	6
Essendon	Ess7	Essendon Hill	Commercial and scrub land	0.37	15	No	N/A	N/A	Yes	Part	0.12	No	0.15	No	5
Welham Green	WeG13	The Rookery Cafe	Cafe and car parking	0.27	11	No	N/A	N/A	Yes	No	0	Yes	0.27	No	5
Brookmans Park	BrP9	Friday Grove Farm	Grazing land/paddock	7.61	190	Yes	No	N/A	No	No	0	Yes	0.25	No	5
Brookmans Park	BrP25	Old Bell Bar Nursery, Bulls Lane	Storage	0.25	10	No	N/A	N/A	Yes	No	0	Yes	0.2	No	4
Brookmans Park	BrP22	45/47 Kentish Lane	Residential and garden land	1.25	50	No	N/A	N/A	Yes	Yes	0.17	Yes	0	No	3
Hatfield	Hat18	Mill Green	Mix of vacant, paddock and garden land	0.15	6	No	N/A	N/A	Yes	Yes	0.15	No	0	No	3
Stanborough	STL1	Land between Stanborough and Lemsford	Agriculture	11.87	297	No	N/A	N/A	Yes	Yes	0.15	Yes (partially)	0	No	3
Stanborough	STL10	Land at 2 New Road	Light Industrial	0.15	6	No	N/A	N/A	Yes	Yes	0.15	Yes	0	No	3
Brookmans Park	BrP27	Land spanning New Cottages Lane	Residential and meadow	1.00	40	No	N/A	N/A	Yes	No	0	Yes	0.12	No	2
Newgate Street	BrP19	Adjacent to the Coach and Horses	Residential garden land	0.40	16	No	N/A	N/A	Yes	Yes	0.11	No	0	No	2
Cuffley	Cuf11	Adj Cuffley Hills Farm	Miscellaneous storage	0.37	15	Yes	Yes	Yes	Yes	No	0	No	0.06	No	1
Bullens Green	Bul1	Bullens Green Lane	Agriculture	1.16	46	No	N/A	N/A	Yes	No	0	No	0.05	No	1
Brookmans Park	BrP28	Bell Lane Gospel Hall	Community facility, stables and paddock	0.18	7	Yes	Yes	Yes	Yes	No	0	Yes	0.04	No	1
Brookmans Park	BrP1	Upper Bell Lane Farm Bell Bar/Bell Lane	Grazing land/paddock	5.24	157	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Brookmans Park	BrP10	Raybrook Farm	Grazing land/paddock	4.02	121	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP12	Peplins Wood	Meadow/pasture	20.15	504	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Brookmans Park	BrP13	West of Golf Club Road	Golf course fringe and woodland	0.69	28	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Brookmans Park	BrP14	East of Golf Club Road	Open grassland	0.53	21	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Brookmans Park	BrP2	Land to N.E Great North Road	Agriculture	1.45	58	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP23	Adjacent 12-14 Bulls Lane	Disused garden land	0.05	2	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP24	White Lodge Farm, Bulls Lane	Agricultural/ garden land	1.50	60	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP26	Meadow Croft, Great North Road	Residential	0.38	15	No	N/A	N/A	Yes	No	0	Yes	0.07	Yes - Unlikely to generate more than 1:1	Nil
Brookmans Park	BrP29	Land south of Bulls Lane	Scrub land	0.40	16	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP3	Land North of the Royal Veterinary College	Agriculture, education and recreation	22.20	555	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP30	Rear of 10-18 Mymms Drive	Garden land and paddock	0.72	29	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP31	Land r/o 70 Georges Wood Road	Residential garden land	0.09	4	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP4	Land west of Brookmans Park	Agriculture	20.15	504	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Brookmans Park	BrP6	Land east of Royal Veterinary	Agriculture	12.32	308	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil

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Brookmans Park	BrP16	South of Bluebridge Avenue	Wildlife site	10.50	263	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP17	East of Swanland Road	Agriculture	20.20	505	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Brookmans Park	BrP8	Land south of Gobions Wood	Historic Park and Garden	45.09	1127	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Burnham Green	Dig3	Land north of Harmer Green Lane	Residential and grassland	2.10	63	No	N/A	N/A	Yes	No	0	Yes	0.1	Yes - Unlikely to generate more than 1:1	Nil
Cuffley	Cuf1	The Meadway	Agriculture	4.40	132	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Cuffley	Cuf10	Adj 1 The Ridgeway	Grazing pasture	1.66	66	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Cuffley	Cuf12	Land at Northaw Road East	Agriculture	9.20	230	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Cuffley	Cuf4	Cuffley Hills Farm	Grazing land/paddock	17.43	436	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Cuffley	Cuf5	Land at Northaw Road East	Agriculture	23.37	584	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Cuffley	Cuf6	Land at Northaw Road East	Agriculture	4.41	132	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Cuffley	Cuf7	Wells Farm	Farm buildings and commercial	3.00	90	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Cuffley	Cuf9	Adj 32 Carbone Hill	Scrub woodland	0.26	10	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Digswell	Dig1	Land behind 2 New Road	Agriculture	6.97	174	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Digswell	Dig4	Digswell Road/Bessemer Road	Residential garden land	0.44	18	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Digswell	Dig5	Adjacent 76 Hertford Road	Grazing land/paddock	2.53	76	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Essendon	Ess5	Rose & Crown 22 High Road	Public House	0.16	6	No	N/A	N/A	Yes	Yes	0.16	Yes	0.13	Yes - Designated Asset of Community Value	Nil
Essendon	Ess6	Essendon Manor	Residential garden land	0.18	7	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Hatfield	Hat1	Stanboroughbury Farm	Agriculture	130.56	3264	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Hatfield	Hat11	South of Southway	Grassland	5.76	173	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Hatfield	Hat12	Nast Hyde Farm, Ellenbrook	Agriculture and grassland	2.52	76	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Hatfield	Hat15	Symonshyde village	Agriculture	56.50	1413	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Hatfield	Hat19	West of Bramble Road	Scrub grassland	1.29	52	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Hatfield	Hat2	Hatfield Green	Informal country park	56.57	1414	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Hatfield	Hat3	Land west of Hatfield	Agriculture	4.69	141	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Hatfield	Hat4	West of J3 (A1M)	Agriculture	6.07	152	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Hatfield	Hat5	West of J3 (A1M)	Agriculture	14.79	370	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Hatfield	Hat14	Three cornered field, Mill Green	Grazing pasture	0.30	12	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Hatfield	Hat16	Mill Green	Mix of vacant, paddock and garden land	0.12	5	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Hatfield	Hat17	Mill Green	Mix of vacant, paddock and garden land	0.18	7	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Lemsford	STL8	Rear of 1-6 The Hollows	Woodland	0.05	2	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Little Heath	BrP7	Hawkshead Road	Agriculture	10.67	267	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Little Heath	LHe1	Land North of Hawkshead Rd	Horse riding school, paddock and grazing land	0.93	37	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Little Heath	LHe3	Swanley Park	Agriculture	3.30	99	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Newgate Street	BrP15	Land adjoining Tolmers Park Farm	Vacant land used for storage	0.60	24	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Northaw	Nor11	Land west of Coopers Green Lane	Grazing land/paddock	0.07	3	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Northaw	Nor2	West of Cattlegate Road	Agriculture	11.53	288	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Northaw	Nor3	Northaw Place, Coopers Lane	Woodland and grassland	3.85	116	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Northaw	Nor4	South of Northaw Road	Agriculture	4.13	124	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Northaw	Nor5	Land opposite St Thomas Becket's Church	Woodland and lawn	0.73	29	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Northaw	Nor7	Land at Northaw Road	Grassland	2.99	90	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Oaklands & Mardley Heath	OMH5	Land rear of 2-12 Great North Road	Residential garden land and woodland	1.53	61	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Oaklands & Mardley Heath	OMH7	Land at 22 The Avenue	Residential garden land	0.50	20	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Oaklands & Mardley Heath	OMH8	2 Great North Road	Office	0.22	9	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Oaklands & Mardley Heath	OMH6	Land adjacent to Danesbury Lodge	Parkland	3.40	102	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Stanborough	STL12	Land at Stanborough, Lemsford Springs	Grassland	4.01	120	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Stanborough	STL13	Land at Stanborough, south of Lemsford	Grassland	1.53	61	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Stanborough	STL14	Land at Stanborough	Grassland	4.01	120	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil

Stanborough	STL15	Land next to Aston Martin Garage	Woodland	0.32	13	No	N/A	N/A	Yes	Yes	0.32	No	0	Yes - Significant noise concern as adjacent to A1(M)	Nil
Stanborough	STL2	North of Oldings Corner	Agriculture	9.42	236	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Stanborough	STL3	The Holding	Agriculture	35.10	878	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Stanborough	STL9	Jaguar Garage	Commercial	0.48	19	No	N/A	N/A	Yes	No	0	Yes	0.48	Yes - Significant noise concern as adjacent to A1(M)	Nil
Welham Green	WeG1	Welham Manor House	Commercial	0.40	16	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welham Green	WeG10	Dixons Hill Road	Grazing land/paddock	3.96	119	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welham Green	WeG11	Marshmoor Lane	Grassland and disused stable block	0.45	18	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Welham Green	WeG12	Pooleys Lane	Grazing land/paddock and stables	2.35	71	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welham Green	WeG14	1-2 Railway Cottages, Marshmoor Lane	Residential	0.09	4	Yes	No	N/A	Yes	No	0	Yes	0.09	Yes - Unlikely to generate more than 1:1	Nil
Welham Green	WeG15	Potterells Farm	Agriculture and farm buildings	7.12	178	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welham Green	WeG2	Welham Manor Grounds	Scrub woodland	0.38	15	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Welham Green	WeG3	South of Welham Manor	Agriculture	2.12	64	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welham Green	WeG4b	Land at Marshmoor, off Great North Road	Open grassland, commercial and residential	4.05	122	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welham Green	WeG6	Skimpans Farm, Bulls Lane	Grazing land/paddock with some structures	4.17	125	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welham Green	WeG8	New Barnfield	Vacant resource centre and school	13.74	344	Yes	No	N/A	Yes	No	0	Yes	1.75	Yes - Site is an allocated by HCC for waste uses	Nil
Welham Green	WeG16	North of Bulls Lane	Former equestrian / storage	0.22	9	No	N/A	N/A	Yes	No	0	Yes	0.22	Yes - Within flood zone	Nil
Welham Green	WeG7	Dellsome Lane	Grassland - Wildlife site 100	0.10	4	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Welham Green	WeG9	Land north of Welham Green	Grassland - Wildlife site 100	11.36	284	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Welwyn	Wel1	Land at Kimpton Road	Agriculture	8.93	223	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welwyn	Wel11	The Vineyards	Residential garden land	1.20	48	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welwyn	Wel14	Linces Farm	Agriculture	4.52	136	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Welwyn	Wel15	Fulling Mill Lane	Grassland	1.52	61	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welwyn	Wel16	School Lane	Agriculture	12.60	315	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Welwyn	Wel2	Land to east of Welwyn Cemetery	Grassland	1.79	72	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welwyn	Wel3	School Lane	Waste pumping station, depot and residential	1.31	52	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welwyn	Wel4	Sandyhurst, The Bypass	Residential garden land	1.02	41	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welwyn	Wel10	Whitehill	Residential garden land	0.93	37	No	N/A	N/A	Yes	No	0	Yes	0.21	Yes - Unlikely to generate more than 1:1	Nil
Welwyn	Wel13	Field opposite 40 Reynards Road	Residential and paddock	2.96	89	No	N/A	N/A	Yes	No	0	Yes	0.03	Yes - Unlikely to generate more than 1:1	Nil
Welwyn	Wel6	Gravel pit, Kimpton Road	Grassland covering restored gravel pit	1.65	66	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Welwyn	Wel8	Land at Rollswood Road	Woodland	0.68	27	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Welwyn	Wel9	Land adjacent to Rollswood Road	Woodland	0.27	11	No	N/A	N/A	Yes	No	0	No	0	N/A	Nil
Welwyn Garden City	WGC1	Creswick, South West Welwyn Garden City	Agriculture	14.33	358	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welwyn Garden City	WGC10	62 The Crossway	Grazing land/paddock	1.53	61	Yes	No	N/A	Yes	No	0	Yes	0.14	Yes - Unlikely to generate more than 1:1	Nil
Welwyn Garden City	WGC4	Land at Panshanger Aerodrome	Grassland of former airfield	27.93	698	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welwyn Garden City	WGC5	Land south east of WGC	Agriculture	62.22	1556	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Welwyn Garden City	WGC6	East of Digswell Hill, West of WGC	Grazing land/paddock	7.66	192	Yes	No	N/A	Yes	No	0	No	0	N/A	Nil
Woolmer Green	WGr1	East of Great North Road	Agriculture	8.86	222	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Woolmer Green	WGr2	South of Monread Lodge	Grassland	1.53	61	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
Woolmer Green	WGr3	Land adjacent to 52 London Road	Grassland	1.30	52	Yes	Yes	No	No	N/A	0	N/A	0	N/A	Nil
														Total	111