

Step 3 Assessment Matrix

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Areas of Search		1. Land Availability	2. Employment Potential	3. Primary Schools	4. Secondary/Middle Schools	5. Highways Infrastructure	6. Vehicular Access	7. Access to Bus Services	8. Access to Rail Services	9. Waste Water Impact	10. Flood Risk	11. Designated Wildlife Sites	12. Historic Assets	13. Landscape Character	14. Maintaining Tranquillity	15. Green Belt	16. Strategic Gaps	17. Boundary Limits	18. Community Facilities	19. Minerals and Waste Designations	20. Agricultural Land Classifications	21. Environmental Stewardship	22.Noise Impacts							
Towns (Planning assumption of at least 500 dwellings at area of search, except Bishop's Stortford North which has a planning assumption of 3,000)																														
1	Bishop's Stortford Built Up Area	G	A	A	TBD	A	A	G	G	G	A	A	A	G	G	G	G	G	G	A	G	G	A							
2	Bishop's Stortford North (A)	G	G	G		TBD	A	A	A	A	G	A	A	G	A	A	A	G	G	A	G	R	G	A						
	Bishop's Stortford North (B)						R	R	A	A	A	G	A	A	G	G	A	A	G	G	A	G	R	A	A					
	Bishop's Stortford North (C)						A	A	A	A	A	G	A	A	G	G	A	A	G	G	A	A	G	A	A	A	A			
3	Bishop's Stortford East (A)	R	G	A		TBD	G	A	A	G	G	G	A	A	N/A	G	R	R	G	A	G	R	G	R						
	Bishop's Stortford East (B)		G				A	A	G	G	G	A	A	G	A	A	G	R	R	G	A	G	R	A	A	R				
4	Bishop's Stortford South (A)	G	G	TBD		TBD	A	G	A	G	G	G	R	G	R	G	R	A	A	A	G	R	A	R						
	Bishop's Stortford South (B)						R	R	A	G	G	R	R	G	R	G	R	G	R	A	A	A	G	A	G	A	R			
	Bishop's Stortford South (C)						R	R	A	G	G	R	R	G	R	G	R	G	R	A	A	A	G	A	G	A	A	R		
5	Buntingford Built Up Area	A	A	G		A	G	A	G	R	R	A	G	A	G	G	G	G	G	G	G	G	G	A						
6	Buntingford South and West (A)	G	A				G	A	G	G	A	R	G	G	G	G	A	A	G	G	G	A	A	R	G	A				
	Buntingford South and West (B)								G	A	A	R	A	G	G	G	A	A	G	G	A	A	G	G	A	R	A	A		
	Buntingford South and West (C)				G				A	A	R	A	G	G	G	A	A	G	G	A	A	G	G	A	R	A	A	A		
7	Buntingford North (A)	A	A		G		A	A	A	R	R	R	G	G	G	A	A	G	G	A	A	A	R	G	A					
	Buntingford North (B)							A	A	R	R	R	R	R	R	R	R	A	A	A	A	G	G	A	A	R	A	G		
8	Buntingford North-East (A)	R	A		G		A	A	G	A	R	A	A	G	A	A	A	G	G	A	A	A	A	G	G					
	Buntingford North-East (B)							A	G	G	R	A	A	G	A	A	A	A	A	A	G	G	A	A	A	A	G	G		
9	Buntingford East	G	A		G		R	G	G	G	R	A	A	G	G	A	A	G	G	A	A	A	G	A	G					
10	Hertford Built Up Area	G	A					G	R	A	A	G	G	G	A	A	A	G	G	G	G	G	G	A	G	G	A			
11	Hertford West (A)	R	A							G	R	G	G	G	G	G	G	R	G	A	A	R	A	A	A	A	A	G	G	
	Hertford West (B)											G	G	G	G	G	G	G	G	G	R	A	G	G	R	A	A	A	A	G
12	Hertford North (A)	G	A	A		R				A	G	A	G	A	G	R	R	R	A	R	A	G	A	A	A	G	A			
	Hertford North (B)									A	G	A	G	A	R	R	G	R	A	R	A	A	A	A	A	A	R	A	G	A
	Hertford North (C)									R	G	A	G	A	A	A	A	A	R	A	A	A	R	A	A	A	R	A	A	G
13	Hertford South (A)	G	R	A		R				R	G	A	R	A	A	A	R	G	A	R	A	G	A	A	A	G	A			
	Hertford South (B)		R							R	R	R	A	A	A	G	G	A	A	A	A	A	A	A	A	A	A	A	A	
	Hertford South (C)		G							G	R	R	A	A	R	R	A	G	R	A	R	R	R	A	A	A	A	A	A	A
	Hertford South (D)		A							A	R	R	A	A	R	R	A	G	R	G	R	G	R	R	A	A	A	A	A	R
14	Sawbridgeworth Built Up Area	R	A	A		TBD				G	A	G	G	R	A	R	A	G	G	G	G	G	G	G	G	G	R			
15	Sawbridgeworth South-West (A)	G	G		A		TBD			R	A	A	G	A	G	A	A	G	A	R	R	G	A	G	A	G	R			
	Sawbridgeworth South-West (B)							R	A	A	G	A	G	A	A	G	A	A	G	A	R	R	G	A	G	A	G	R		
16	Sawbridgeworth West (A)	G	A		A		TBD	R	A	A	G	R	G	R	G	R	A	R	R	R	A	G	R	A	R					
	Sawbridgeworth West (B)							R	A	A	G	R	G	A	A	G	R	G	R	A	R	R	R	A	G	R	A	R		
17	Sawbridgeworth North (A)	A	A		A		TBD	R	A	A	G	R	G	R	G	R	A	R	R	R	A	G	R	A	R					
	Sawbridgeworth North (B)							R	A	A	G	R	R	R	G	R	G	R	A	R	R	G	A	G	A	A	A	R		
	Sawbridgeworth North (C)							R	G	R	G	R	G	R	R	R	R	R	R	G	R	A	G	A	G	A	A	A	R	
18	Ware Built Up Area	A	A		G		R	G	A	G	G	A	A	A	A	G	G	G	G	G	G	G	G	G	A					
19	Ware North (A)	G	G					R	R	A	G	G	G	R	G	R	R	A	G	R	A	G	A	G	A	G	R			
	Ware North (B)									A	A	A	G	R	G	R	G	R	A	A	A	A	A	A	A	G	R	A	A	
20	Ware East (A)	G	R					A	R	A	R	R	G	G	G	R	G	R	R	R	G	A	A	G	R	R	G			
	Ware East (B)			A		R				R	G	G	R	R	R	R	R	R	R	R	R	G	A	A	G	A	R	G		
21	Ware South-East (A)	R	A	A		R		A	G	R	G	A	R	R	G	R	A	R	R	G	A	G	A	A	A					
	Ware South-East (B)							G	G	G	G	A	R	R	G	R	G	R	A	R	R	G	A	G	A	A	G	A		
22	Ware South-West	G	A	G		R		G	A	R	G	G	G	R	A	G	G	R	R	G	A	A	G	G	R					
Villages (Planning assumption of existing village + 10% growth)																														
23	Aston (excluding Aston End)	G	R					G	A	G	G	G	R	G	G	R	A	R	R	R	A	A	A	G	A	A	G			
24	Bayford	A	R					A	R	G	G	R	G	G	G	R	R	R	A	R	G	A	A	G	A	A	A			
25	Benington	G	R					A	A	G	G	A	R	G	G	R	A	R	G	A	R	A	A	G	A	R	G			
26	Birch Green	G	R		A		R	G	G	R	R	G	G	A	G	R	A	R	A	A	R	G	A	G	A					
27	Braughing	G	R		A		A	G	G	G	R	G	A	A	R	R	R	G	G	A	A	G	A	G	G					
28	Brickendon	A	R		A		R	G	G	R	G	G	G	R	R	R	A	R	G	G	R	G	A	A	A					

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29	Buckland	R	R	A	A	G	G	G	R	G	G	G	A	R	G	G	G	R	R	G	R	G	A
30	Cole Green	G	A	A	R	G	G	R	R	G	G	A	A	R	A	R	A	A	R	G	A	A	A
31	Colliers End	G	A	G	R	G	G	G	G	G	G	R	A	A	A	G	G	R	R	G	A	A	A
32	Cottered	G	R	G	A	G	G	G	R	A	G	A	R	R	A	G	G	R	A	G	R	G	A
33	Dane End	R	R	R	R	G	G	A	R	G	A	G	G	A	R	G	G	R	A	G	A	R	G
34	Datchworth	G	R	A	R	G	G	A	R	G	G	G	R	R	R	A	A	A	G	A	A	A	G
35	Furneux Pelham	G	R	A	TBD	G	G	R	R	G	A	R	R	A	R	G	G	R	R	G	A	A	G
36	Great Amwell	G	A	A	R	G	G	A	G	G	A	R	A	G	A	R	R	G	R	G	R	G	A
37	Hadham Ford	G	R	A	TBD	G	G	G	R	G	R	G	R	R	R	G	G	R	A	G	A	A	G
38	Hertford Heath	G	R	R	R	G	G	A	R	G	G	R	A	R	A	R	R	A	A	G	A	A	A
39	Hertingfordbury	R	A	A	R	G	G	R	R	G	A	A	R	R	A	R	A	G	R	G	A	G	A
40	High Cross	G	A	G	R	G	G	G	G	G	G	R	A	A	A	G	G	A	A	G	A	A	A
41	High Wych	G	A	G	TBD	G	G	R	R	G	G	A	A	G	G	R	A	R	A	G	A	G	R
42	Hunsdon	G	R	A	R	G	G	G	G	G	G	A	A	A	R	G	G	R	G	G	A	A	G
43	Letty Green	G	R	A	R	G	G	R	R	G	G	A	G	R	A	R	A	G	R	G	A	G	A
44	Little Hadham	G	A	A	TBD	G	G	G	R	G	R	G	A	R	A	G	G	R	R	G	A	G	A
45	Much Hadham	G	R	A	TBD	G	G	G	R	G	G	G	R	R	R	G	G	A	G	G	A	G	G
46	Puckeridge	G	A	G	A	G	G	A	R	G	A	R	R	R	A	G	A	G	A	G	A	R	A
47	Spellbrook	G	A	G	TBD	G	G	G	G	G	A	R	A	R	A	R	R	A	R	G	R	A	A
48	Standon	G	A	G	A	G	G	A	R	G	R	R	R	R	A	G	A	A	A	G	A	R	A
49	Stanstead Abbots & St Margarets	G	G	R	R	G	G	G	G	G	R	R	A	A	A	R	R	G	G	G	A	G	A
50	Stapleford	R	R	A	R	G	G	G	G	G	A	G	R	R	A	R	A	A	A	G	A	R	A
51	Tewin	G	R	A	R	G	G	R	R	G	G	R	A	R	R	A	A	A	A	G	A	A	G
52	Thundridge	G	A	A	R	G	G	G	G	G	G	R	A	R	A	R	A	A	A	G	A	A	A
53	Tonwell	G	R	A	R	G	G	G	G	G	G	R	G	R	A	G	G	A	R	G	R	R	A
54	Wadesmill	G	A	A	R	G	G	G	G	G	R	R	A	A	A	R	A	A	R	G	A	A	A
55	Walkern	G	R	A	A	G	G	A	G	G	R	R	R	R	R	G	A	A	G	G	A	A	G
56	Waterford	G	R	R	R	G	G	G	G	G	A	R	G	R	A	R	A	A	R	G	A	G	A
57	Watton-at-Stone	A	A	G	R	G	G	G	G	G	A	G	R	R	A	A	A	A	G	G	A	A	A
58	Westmill	G	A	G	A	G	G	A	R	G	G	A	R	A	A	G	G	A	A	G	A	A	A
59	Widford	G	R	G	TBD	G	G	G	G	G	G	G	R	R	R	G	G	A	A	G	A	A	G
Extensions to Adjacent Settlements (Planning assumption of 1,500-10,000 dwellings)																							
60	East of Stevenage	G	R	G	G	R	R	A	A	A	G	R	A	R	R	R	R	R	G	G	A	A	G
61	East of Welwyn Garden City	G	G	G	R	G	G	A	A	G	G	R	R	G	A	R	A	G	G	A	A	A	R
62	North of Harlow (A)	G	G	G	G	R	R	A	A	A	R	A	A	R	G	R	A	R	G	R	A	R	
	North of Harlow (B)			R			A		A			G	R										
	North of Harlow (C)			R			A		A			G	R										
63	North of Hoddesdon	A	G	G	R	A	A	A	A	R	A	R	A	G	G	R	R	G	G	G	R	G	R
New Settlements (Planning assumption of 5,000 dwellings)																							
64	A10 Corridor – North	R	R	G	G	G	R	A	R	R	A	G	A	R	A	G	A	R	G	G	R	A	A
65	A10 Corridor – Central	R	A	G	G	A	R	A	A	R	A	R	A	R	G	A	A	G	G	A	A	A	R
66	A120 Corridor	G	A	G	G	R	R	A	R	R	A	G	A	R	A	G	G	A	G	A	A	A	A
67	A507 Corridor	R	R	G	G	A	R	A	R	R	A	G	A	R	A	G	G	A	G	A	R	A	A
68	A602 Corridor	R	A	G	G	A	R	A	A	A	A	R	A	R	A	R	A	G	G	A	A	R	A
69	Hunsdon Area	G	G	G	G	A	R	A	A	A	A	R	A	A	R	A	A	G	G	A	R	A	G