

ESSENTIAL REFERENCE PAPER 'C'

Site Ref	Settlement	Site Name	Interim Assessment – housing capacity	Interim Assessment – delivery time period	Final Assessment – housing capacity	Final Assessment – delivery time period	Reason for change
01/005	Bishop's Stortford	Works, Southmill Road	35	6 to 10	35	6 to 10	No material change.
01/009	Bishop's Stortford	Land to the rear of 37-57 Haymeads Lane	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	No material change.
01/012	Bishop's Stortford	Apton Road Car Park	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	No material change.
01/013	Bishop's Stortford	Reserve Secondary School Site	250	1 to 5	250	6 to 10	Following the recent dismissed appeal decision on the site and the need to resolve the issue of secondary school capacity through the plan-making process, it is considered that delivery of this site will be delayed and development will not now be achievable until years 6-10.
01/028	Bishop's Stortford	Council Offices & land at The Causeway	100	6 to 10	100	6 to 10	No material change.
01/031	Bishop's Stortford	Oxford House, London Road	6	11 to 15	6	6 to 10	As the site is being promoted for development, it is considered that delivery of this site will be achievable within 6-10 years.
01/032	Bishop's Stortford	Bishop's Stortford Delivery Office & Post Office	25	6 to 10	25	6 to 10	No material change.

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01/037	Bishop's Stortford	9 Dolphin Way	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
01/065	Bishop's Stortford	Former Lancaster Garage Site, London Road	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	No material change.
01/119	Bishop's Stortford	The Mill Site, Dane Street	25	6 to 10	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	Due to the existing uses on the site, it is not currently considered that there is a reasonable prospect of development coming forward on the site within the plan period. This position will be reviewed as part of the annual update of the SLAA.
01/120	Bishop's Stortford	The Goods Yard, Station Road	60	6 to 10	200	6 to 10	Following comments received from the developer involved with the site, it is considered that 200 dwellings is a more realistic estimate of the quantum of residential development deliverable on the site, taking into account the need to balance viability issues and the current aspirations for the site as set out in the 2011 site development brief.
01/141	Bishop's Stortford	3a South Street & The Dells	18	6 to 10	18	1 to 5	Following comments received to the SLAA stakeholder engagement, it is considered that delivery of this site will be achievable within 5 years.
01/143	Bishop's Stortford	South Road Nurseries	6	1 to 5	6	1 to 5	No material change.

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01/144	Bishop's Stortford	Land at Jeans Lane	6	1 to 5	6	1 to 5	No material change.
01/146	Bishop's Stortford	71-77 South Street	40	6 to 10	40	1 to 5	Following pre-application discussions, it is anticipated that a planning application for development on the site will be submitted shortly. It is now considered that delivery of this site will be achievable within 5 years.
01/151	Bishop's Stortford	Former Fyfe Wilson Site, Station Road	42	6 to 10	42	6 to 10	No material change.
01/153	Bishop's Stortford	110-114 South Street	24	6 to 10	24	6 to 10	No material change.
01/155	Bishop's Stortford	Pearse House, Parsonage Lane	25	1 to 5	25	1 to 5	No material change.
01/156	Bishop's Stortford	Archers, 81 Havers Lane	6	6 to 10	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	As the site is now back in use as a Public House, it is not currently considered that there is a reasonable prospect of development coming forward on the site within the plan period. This position will be reviewed as part of the annual update of the SLAA.
01/157	Bishop's Stortford	Sports Field associated with Birchwood High School	40	6 to 10	40	6 to 10	No material change.

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02/003	Buntingford	Land off Longmead	26	1 to 5	26	1 to 5	No material change.
02/010	Buntingford	Land to the south of Baldock Road	3	1 to 5	3	1 to 5	No material change.
02/037	Buntingford	Nevetts, Bowling Green Lane	15	11 to 15	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	Due to the existing use on the site, it is not currently considered that there is a reasonable prospect of development coming forward on the site within the plan period. This position will be reviewed as part of the annual update of the SLAA.
02/045	Buntingford	Buntingford Fire Station, Station Road	8	11 to 15	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	Due to the existing use on the site, it is not currently considered that there is a reasonable prospect of development coming forward on the site within the plan period. This position will be reviewed as part of the annual update of the SLAA.
02/046	Buntingford	The Railway PH, Station Road	8	1 to 5	8	1 to 5	No material change.
02/049	Buntingford	Watermill Industrial Estate	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
02/051	Buntingford	Park Farm Industrial Estate Extension	7	6 to 10	7	6 to 10	No material change.

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03/002	Hertford	National Grid Site/ Norbury Woodyard	300	6 to 10	200	6 to 10	The quantum of development on this site has been revised downwards as the initial capacity of 300 dwellings was considered deliverable across two sites in the wider Mead Lane area, whilst 200 dwellings is considered to be a more realistic capacity for this particular site.
03/007	Hertford	The Old Orchard	1	6 to 10	0 – Site considered unsuitable.	n/a	Following further consideration of a recently dismissed appeal decision for development on the site, it is considered that the site is unsuitable for development.
03/008	Hertford	Hertford Fire Station & Fire Service HQ	40	6 to 10	40	11 to 15	Due to the existing uses on the site and the need for these to be relocated, it is not currently considered that development could come forward on this site until the latter part of the plan period.
03/009	Hertford	West Street Allotments	10	11 to 15	10	11 to 15	No material change.
03/012	Hertford	13-19 Castle Mead Gardens	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
03/016	Hertford	1-14 Dicker Mill	50	11 to 15	50	6 to 10	Following comments received to the SLAA stakeholder engagement, it is now considered that delivery of this site will be achievable within 6-10 years.

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03/017	Hertford	30-34 and 33-41 Chambers Street	18	6 to 10	18	6 to 10	No material change.
03/020	Hertford	Land at Braziers Field	18	1 to 5	18	1 to 5	No material change.
03/024	Hertford	Hertford Delivery Office	18	6 to 10	18	6 to 10	No material change.
03/100	Hertford	Land opposite 343-381 Ware Road	14 16	1 to 5 11 to 15	14	1 to 5	It is considered that delivery of the part of the site that has an extant planning permission will be achievable within 5 years. However, due to the existing uses on the remainder of the site, it is not currently considered that there is a reasonable prospect of development coming forward on this part of the site within the plan period. This position will be reviewed as part of the annual update of the SLAA.
03/101	Hertford	Land west of Marshgate Drive	182	6 to 10	182	6 to 10	No material change.
03/121	Hertford	Hertford Industrial Estate (Caxton Hill)	256	11 to 15	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	Due to the existing uses on the site and the Council's intention to retain the site as a designated Employment Area, with enhanced access to the A414 through the neighbouring industrial area, it is not currently considered there is a reasonable prospect of development coming

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							forward on this site within the plan period. This position will be reviewed as part of the annual update of the SLAA.
03/125	Hertford	Land to south of Mead Lane	100	6 to 10	100	6 to 10	No material change.
03/132	Hertford	Former Hertford and Ware Police Station	126	6 to 10	126	1 to 5	Demolition has commenced on this site so it is now considered that delivery of this site will be achievable within 5 years.
03/136	Hertford	Adams Yard, Bull Plain	8	1 to 5	8	1 to 5	No material change.
03/138	Hertford	15 Currie Street	5	1 to 5	5	1 to 5	No material change.
03/139	Hertford	7 & 8 Bluecoats Avenue	12	1 to 5	12	1 to 5	No material change.
03/140	Hertford	Former Dolphin PH Car Park	14	1 to 5	14	1 to 5	No material change.
03/141	Hertford	85 Railway Street	8	1 to 5	8	1 to 5	No material change.
03/142	Hertford	87-89 Railway Street	6	1 to 5	6	1 to 5	No material change.
03/143	Hertford	8, 10 & 12 Railway Street	7	1 to 5	7	1 to 5	No material change.
03/144	Hertford	10-12 The Wash	2	1 to 5	2	1 to 5	No material change.
03/145	Hertford	Former Waters Garage Site, North Road	14	1 to 5	14	1 to 5	No material change.

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03/146	Hertford	Beesons Yard, 72 Railway Yard	8	1 to 5	8	1 to 5	No material change.
03/147	Hertford	Baker Street Car Park	14	1 to 5	14	1 to 5	No material change.
03/148	Hertford	Bentley House, Pegs Lane	24	1 to 5	24	1 to 5	No material change.
03/149	Hertford	Elbert Wurlings, Pegs Lane	10	1 to 5	10	1 to 5	No material change.
03/150	Hertford	Grehan House, 57 Molewood Road	0 – Site considered unsuitable.	n/a	5	1 to 5	Site has recently received planning permission for residential development so it is now considered that delivery of this site will be achievable within 5 years.
04/003	Sawbridgeworth	Land to the rear of 4 Newports	5	6 to 10	5	6 to 10	No material change.
04/049	Sawbridgeworth	Fire Station and Club, Station Road	12	11 to 15	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	Due to the existing uses on the site, it is not currently considered that there is a reasonable prospect of development coming forward on the site within the plan period. This position will be reviewed as part of the annual update of the SLAA.
04/051	Sawbridgeworth	Telephone Exchange, off London Road	8	11 to 15	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	Due to the current use on the site, it is not currently considered that there is a reasonable prospect of development coming forward on the site within the plan period. This position will be reviewed as part of the annual update of the SLAA.

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04/057	Sawbridgeworth	Sawbridgeworth Football Club, Crofters	80	6 to 10	80	6 to 10	No material change.
04/059	Sawbridgeworth	The Market House, Knight Street	6	1 to 5	6	1 to 5	No material change.
05/007	Ware	Baldock Street Car Park	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	No material change.
05/009	Ware	Land east of the Trinity Centre	40 41	1 to 5 6 to 10	81	1 to 5	Planning application to determine reserved matters has recently been submitted for the site. It is now considered that delivery of the whole site will be achievable within 5 years.
05/018	Ware	Cintel Site	13	1 to 5	13	1 to 5	No material change.
05/022	Ware	Swains Mill & land south of Crane Mead	80	11 to 15	80	6 to 10	As the site is being promoted for development, it is considered that delivery of this site will be achievable within 6-10 years.
05/036	Ware	16 New Road	12	1 to 5	24	1 to 5	The quantum of development on this site has been revised upwards as there are two extant planning permissions on different parts of the site, each for 12 dwellings. It is considered that delivery of 24 dwellings will be achievable within 5 years.

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05/079	Ware	Star Street (Co-op Depot)	15	11 to 15	15	6 to 10	As the site is currently being marketed it is now considered that delivery of this site will be achievable within 6-10 years.
05/082	Ware	Mill Studios, North of Crane Mead	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
05/083	Ware	Rear of 39 High Street	6	6 to 10	6	6 to 10	No material change.
05/085	Ware	London Road, Ware (adjacent to New River Court)	7	6 to 10	7	1 to 5	Following comments received to the SLAA stakeholder engagement, it is anticipated that a planning application for development on the site will be submitted shortly. It is now considered that delivery of this site will be achievable within 5 years.
05/086	Ware	Former Musley Infants School	2	1 to 5	2	1 to 5	No material change.
05/087	Ware	49-51 Star Street	5	1 to 5	5	1 to 5	No material change.
05/089	Ware	The Sun & Harrow PH, 34 Fanhams Road	6	6 to 10	6	6 to 10	No material change.
15/017	Braughing	Pentlows Farm	28	1 to 5	28	1 to 5	No material change.
15/018	Braughing	Land adjacent to & to the rear of 50 Green End	2	1 to 5	2	1 to 5	No material change.

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23/003	Stanstead Abbots & St Margarets	Land north of Jansus, Amwell Lane	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
23/008	Stanstead Abbots & St Margarets	Land north of 19 Folly View	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
23/016	Stanstead Abbots & St Margarets	Land between Amwell Lane & the New River	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
25/008	Hertford Heath	Land adjacent to 2 and rear of 2-10 The Roundings	2	1 to 5	2	1 to 5	No material change.
33/002	Much Hadham	Land at Walnut Close	3	1 to 5	3	1 to 5	No material change.
35/009	Puckeridge	Land west of Buntingford Road & north of Mentley Lane East	58	1 to 5	58	1 to 5	No material change.
35/010	Standon	Kerry Foods, east of Station Road	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
35/020	Puckeridge	Land adjacent to 14 Sadlier Road	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	No material change.
35/035	Puckeridge	Tollsworth Way Caravan Site	12	1 to 5	12	1 to 5	No material change.

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37/003	Stanstead Abbots & St Margarets	The Wilderness (land between Hoddesdon Road & the New River	5	1 to 5	5	6 to 10	As the site is not being marketed for development it is now considered that delivery of this site will be achievable within 6-10 years.
37/005	Stanstead Abbots & St Margarets	Land south of Sanville Gardens	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
37/011	Stanstead Abbots & St Margarets	Leeside Works, Lawrence Avenue	20	11 to 15	0 – Site considered suitable, but unachievable.	Beyond the Plan Period	Following comments received from the landowner of the site, due to the existing uses on the site and the landowners stated intention to retain the site in employment use, it is not currently considered that there is a reasonable prospect of development coming forward on the site within the plan period. This position will be reviewed as part of the annual update of the SLAA.
37/013	Stanstead Abbots & St Margarets	Land between Lawrence Avenue & the River Lea	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
37/015	Stanstead Abbots & St Margarets	The Spinney	12	1 to 5	12	6 to 10	Following comments received to the SLAA stakeholder engagement, it is now considered that delivery of this site will be achievable within 6-10 years.

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37/016	Stanstead Abbots & St Margarets	Land north of Sanville Gardens	0 – Site considered unsuitable.	n/a	0 – Site considered unsuitable.	n/a	No material change.
40/006	Tewin	Land north of 16 Grass Warren	3	1 to 5	3	1 to 5	No material change.
40/018	Tewin	41 & 41A Upper Green Road	3	1 to 5	3	1 to 5	No material change.
40/020	Tewin	Land adjacent to 49 Upper Green	1	1 to 5	1	1 to 5	No material change.
42/009	High Cross	Land north of North Drive	20	6 to 10	20	6 to 10	No material change.
42/017	High Cross	Land south of The Rectory, North Drive	25	6 to 10	25	6 to 10	No material change.
42/018	High Cross	Land at 'The Bungalow', North Drive	7	1 to 5	7	1 to 5	No material change.
42/019	High Cross	Land to the rear of 'The Bungalow' - 35 North Drive	38	1 to 5	38	1 to 5	No material change.
43/017	Walkern	Land to rear of 82 High Street	2	1 to 5	2	1 to 5	No material change.
43/018	Walkern	Land to rear of 65 High Street	1	1 to 5	1	1 to 5	No material change.
45/001	Watton-at-Stone	Watton-at-Stone Depot	20	1 to 5	20	1 to 5	No material change.

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45/003	Watton-at-Stone	Land at 22 Great Innings North	3	1 to 5	4	1 to 5	Following comments received from a local Councillor, the quantum of development on this site has been revised upwards as 4 dwellings is considered to be a more realistic capacity for the site.