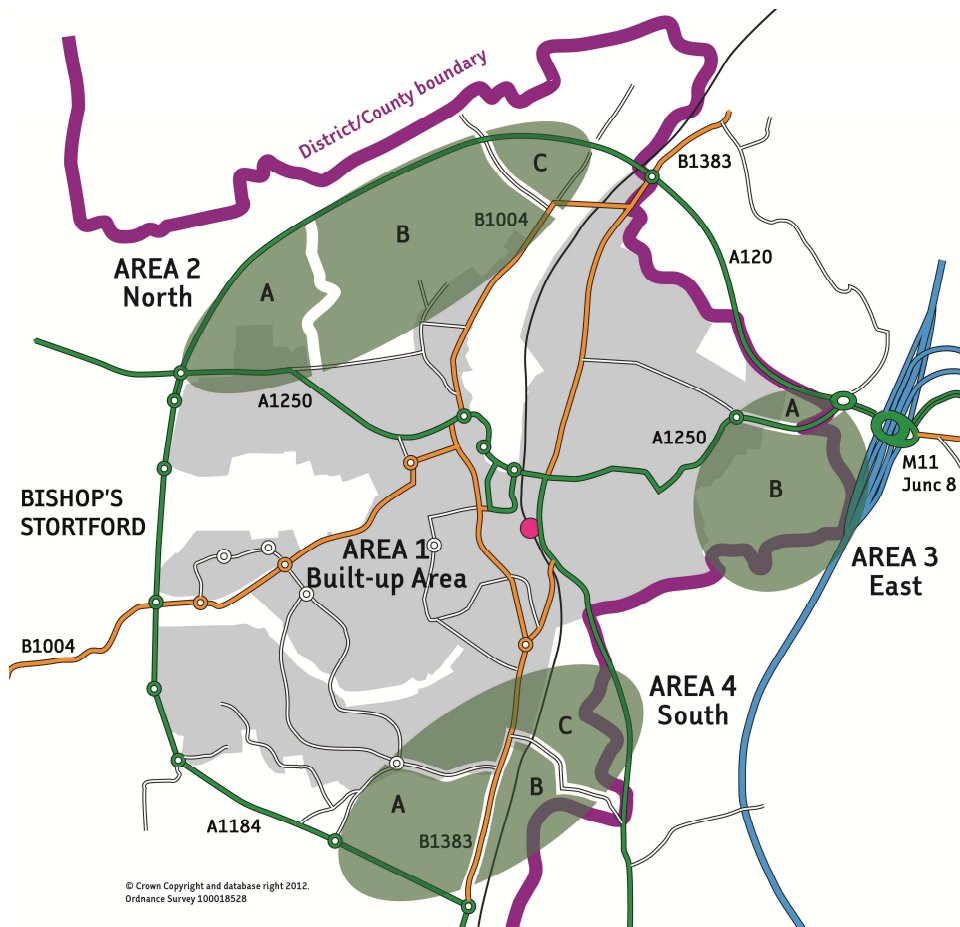


Bishop's Stortford – initial Areas of Search (7th April 2012)



Shortlisted Options (7th August 2012)

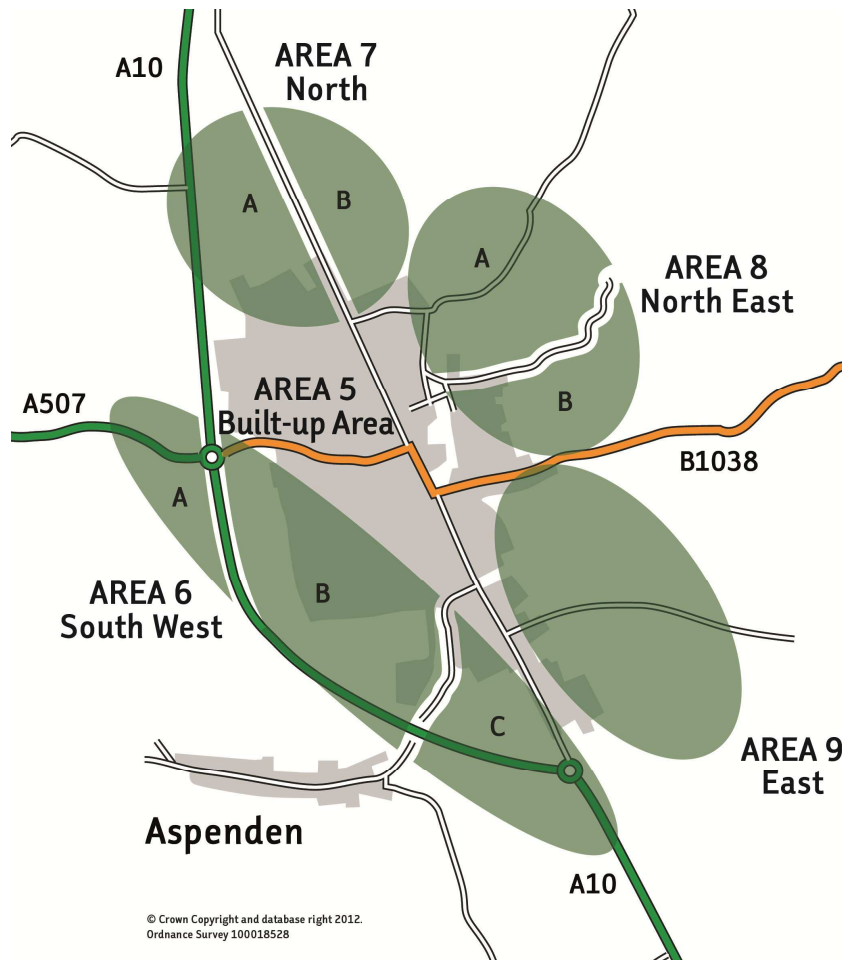
Area	Remaining Options/Sub-Areas	Dwellings
	Discounted options: 3A, 4B, 4C	0
1	Built-Up Area	1,233
2	North (A, B and C)	2,500
3	East (B only)	150
4	South (A only)	800
	MAXIMUM TOTAL	4,683

Key points from the assessment so far (7th August 2012)

- Good location for employment due to access to M11 and Stansted airport
- Principal Town Centre including extension to cover the Goods Yard and Station
- A1184/A120 could form a clear boundary to development
- Congestion issues in the town
- Lack of schools capacity

(Dates agreed at Full Council are shown in brackets)

Buntingford – initial Areas of Search (7th April 2012)



Shortlisted Options (7th August 2012)

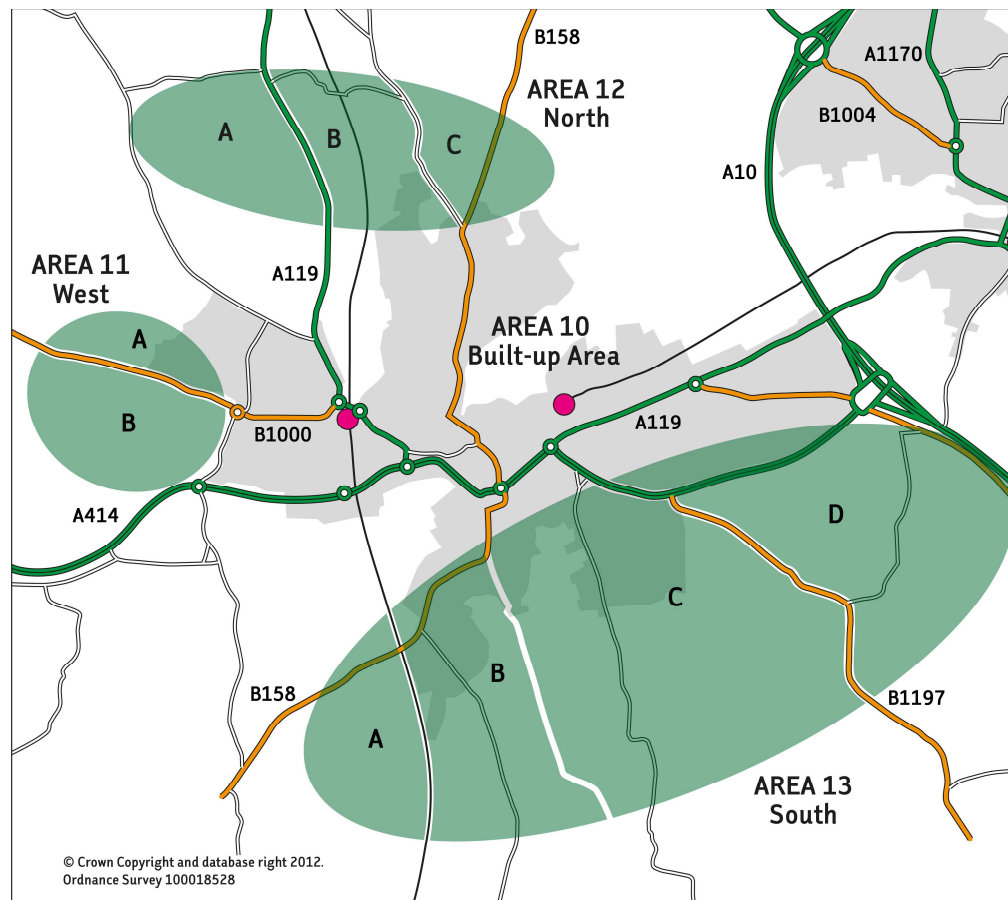
Area	Description/Sub-Areas	Dwellings
	Discounted options: areas 6A, 7B, 8A	0
5	Built-Up Area	67
6-9	Spread of development within areas 6B&C, 7A, 8B and 9, at various levels possibly up to 2,000 dwellings.	Up to 2,000
MAXIMUM TOTAL		2,067

Key points from the assessment so far (7th August 2012)

- Minor Town Centre
- Mostly local-level employment
- A10 boundary limit to the west
- Valley landscape
- Lack of schools capacity

(Dates agreed at Full Council are shown in brackets)

Hertford – initial Areas of Search (7th April 2012)



Shortlisted Options (7th August 2012)

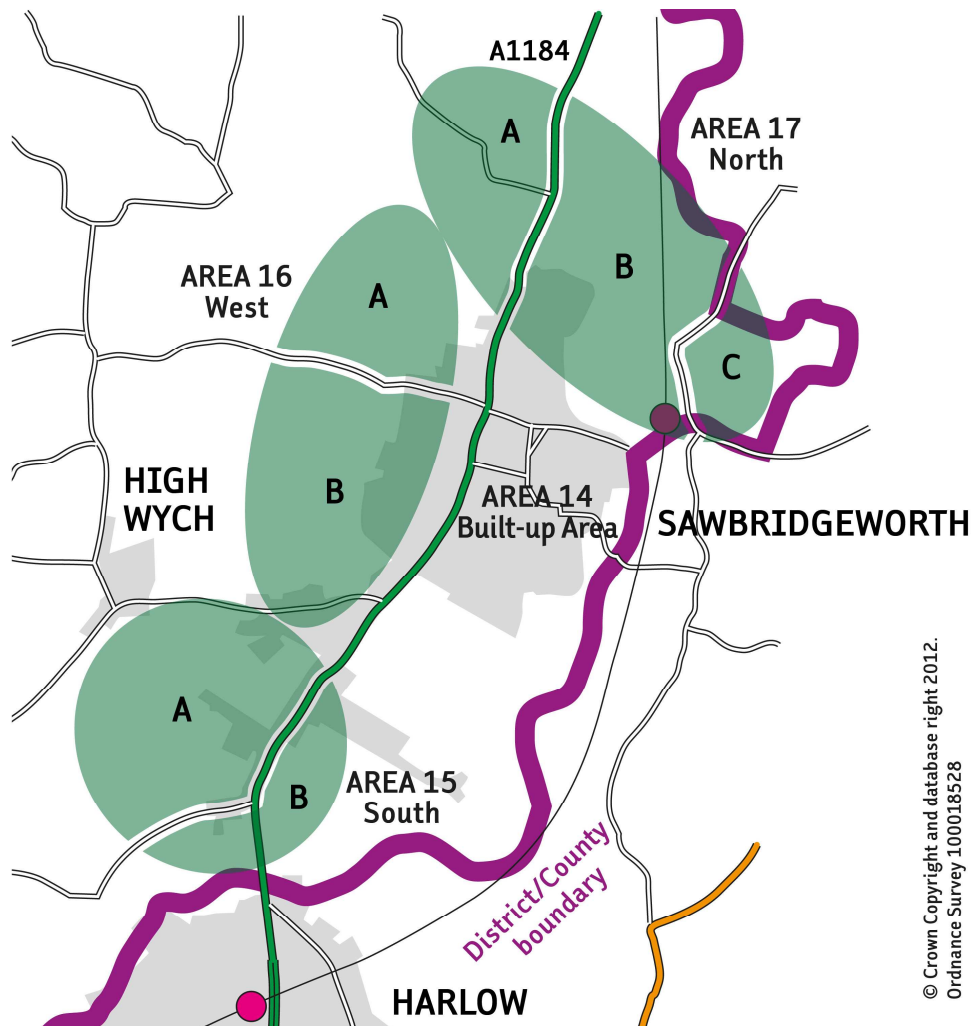
Area	Description/Sub-Areas	Dwellings
	Discounted options: areas 12A, 12B, 13A, 13B, 13D	0
10	Built-Up Area	875
11	West (A and B)	600
12	North (C)	100
13	South (C)	100
	MAXIMUM TOTAL	1,675

Key points from the assessment so far (7th August 2012)

- Secondary Town Centre
- Constraints due to topography and flood plains
- Peak time congestion issues, especially on A414
- Likely prohibitive cost of new bypass
- Panshanger Country Park proposal to the west
- Strategic gap with Ware
- Lack of schools capacity

(Dates agreed at Full Council are shown in brackets)

Sawbridgeworth – initial Areas of Search (7th April 2012)



Shortlisted Options (7th August 2012)

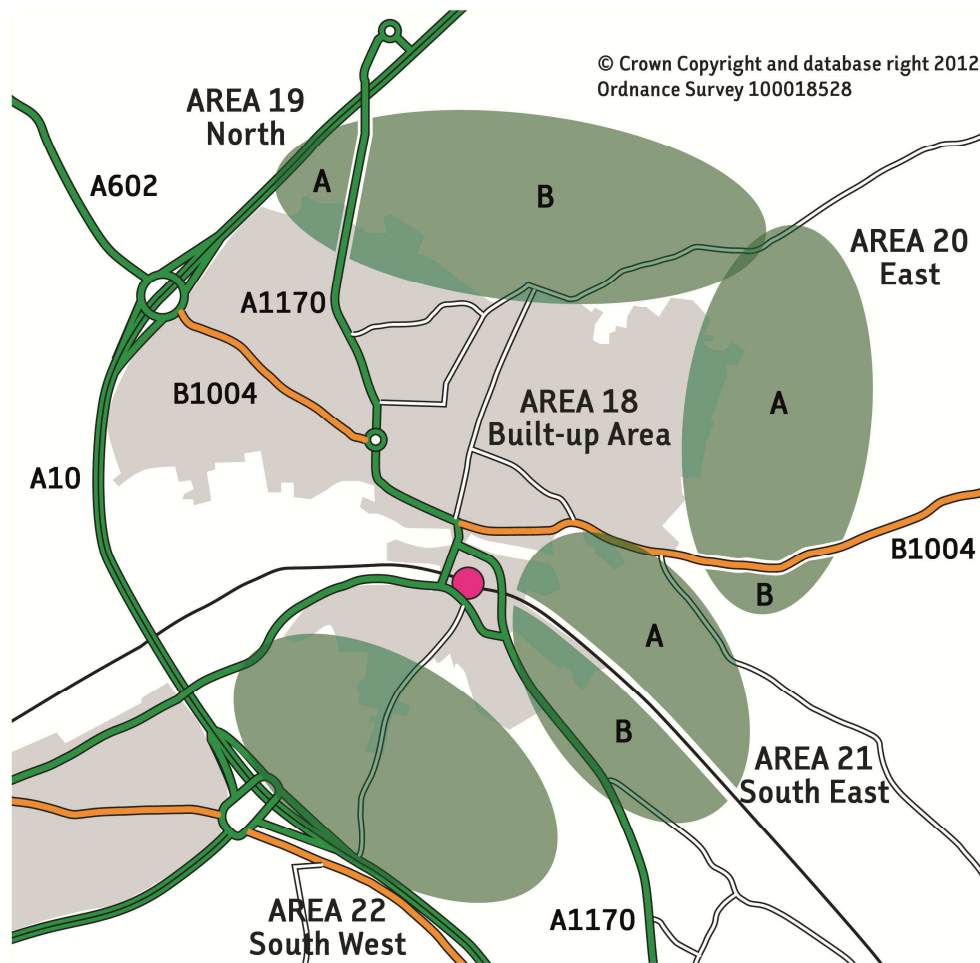
Area	Description/Sub-Areas	Dwellings
	Discounted options: areas 15, 17	0
14	Built-Up Area	111
16	West. Development options at different scales in area 16.	200 <u>or</u> 3,000
MAXIMUM TOTAL		3,111

Key points from the assessment so far (7th August 2012)

- Minor Town Centre
- Limited local employment
- Constrained to the east by Flood Zone 3
- Limited capacity on the A1184 – could require a new bypass
- Lack of schools capacity

(Dates agreed at Full Council are shown in brackets)

Ware – initial Areas of Search (7th April 2012)



Shortlisted Options (7th August 2012)

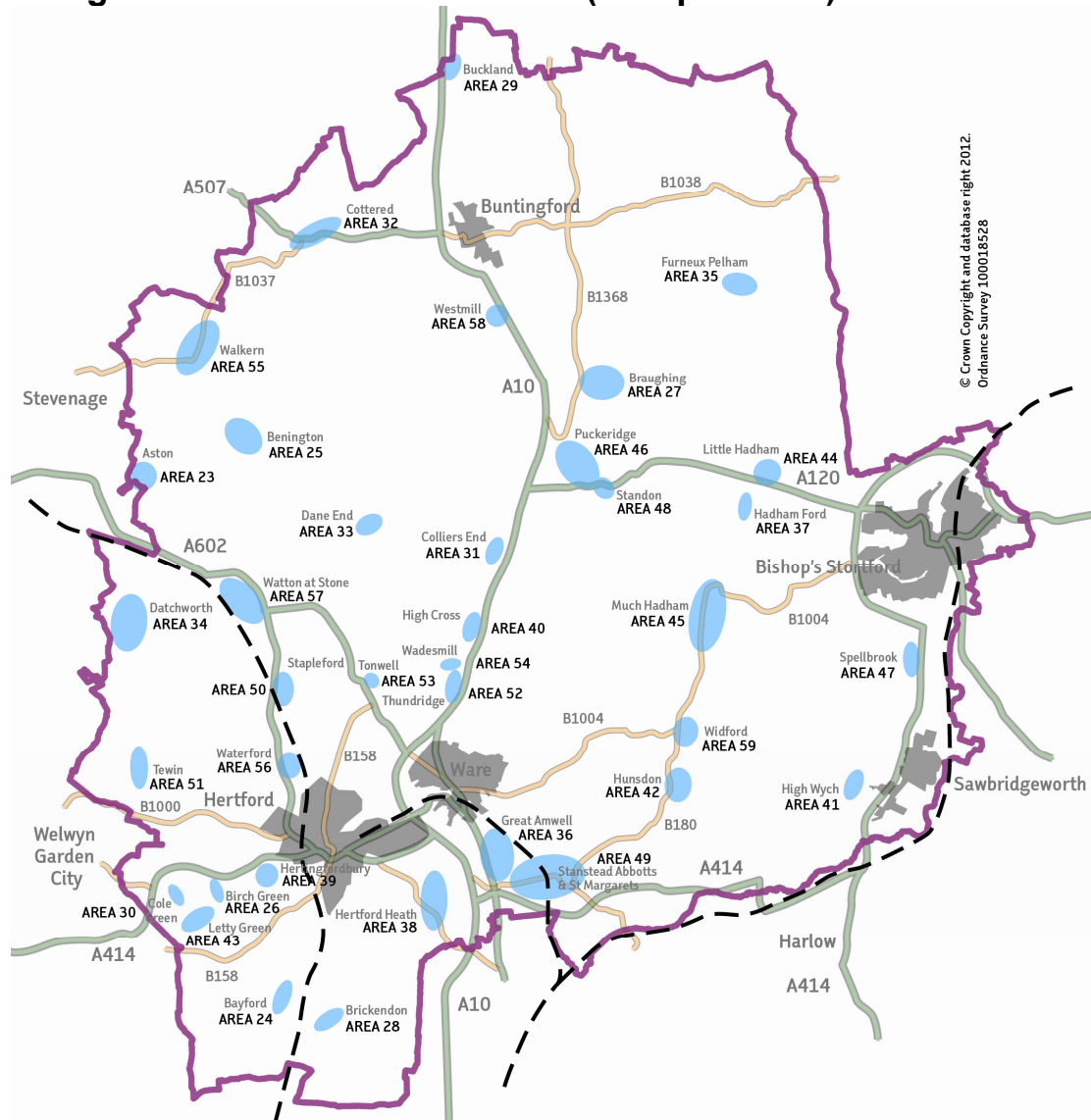
Area	Description/Sub-Areas	Dwellings
	Discounted options: areas 20B, 21A&B, 22	0
18	Built-Up Area	147
19	North (A and B). Development options at different scales in 19B.	200 <u>or</u> 1,700
20	East (A only)	1,300
	MAXIMUM TOTAL	3,147

Key points from the assessment so far (7th August 2012)

- Minor Town Centre but GSK located in the town
- A10 boundary to the west
- Strategic gap with Hertford and Hoddesdon
- Congestion issues in town centre, especially in the High Street, which are exacerbated at peak times
- Lack of schools capacity

(Dates agreed at Full Council are shown in brackets)

Villages – initial Areas of Search (7th April 2012)



Shortlisted Options (7th August 2012)

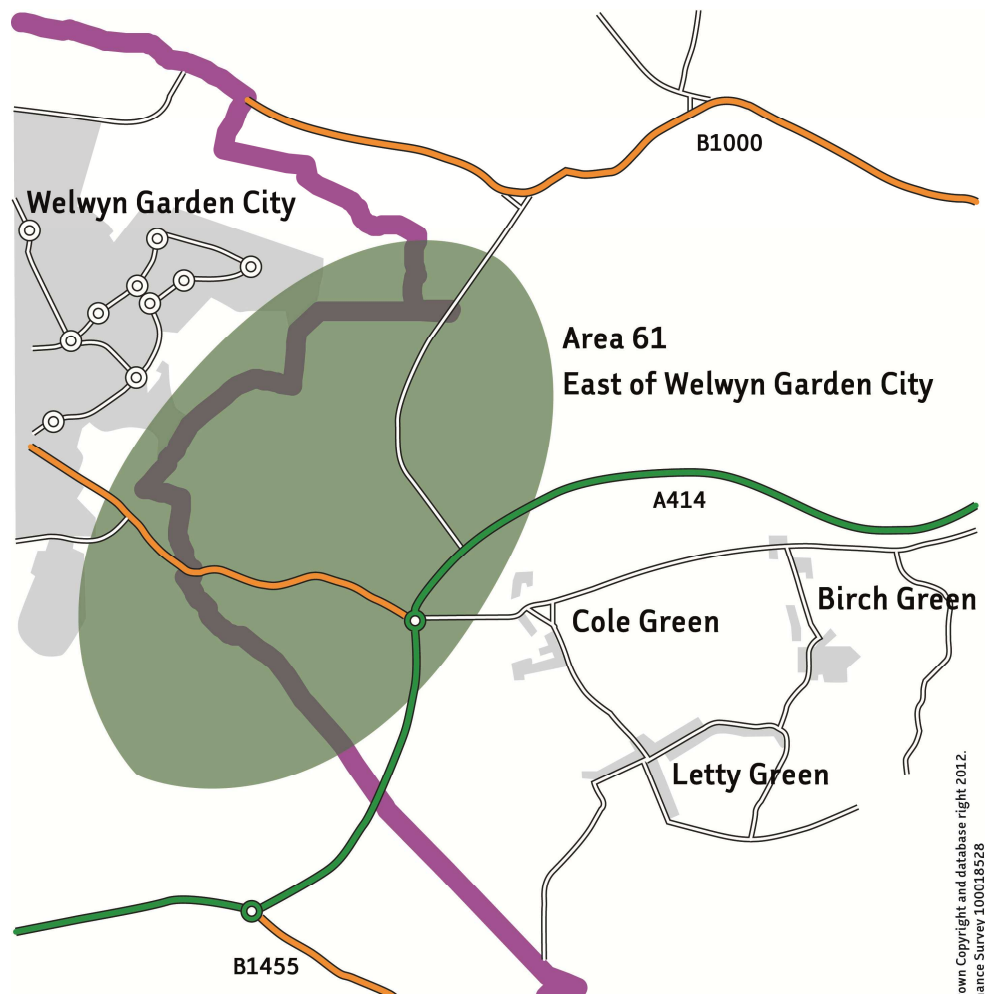
Area	Description/Sub-Areas	Dwellings
23-59	A selection of villages - TBC	10% dwellings growth from start of plan period
MAXIMUM TOTAL		500-1000 dwellings

Key points from the assessment so far (7th August 2012)

- Suitable for small-scale residential development only, probably totalling no more than 500-1000 dwellings shared between 20-30 villages

(Dates agreed at Full Council are shown in brackets)

East of Welwyn Garden City – initial Areas of Search (7th April 2012)



Shortlisted Options (7th August 2012)

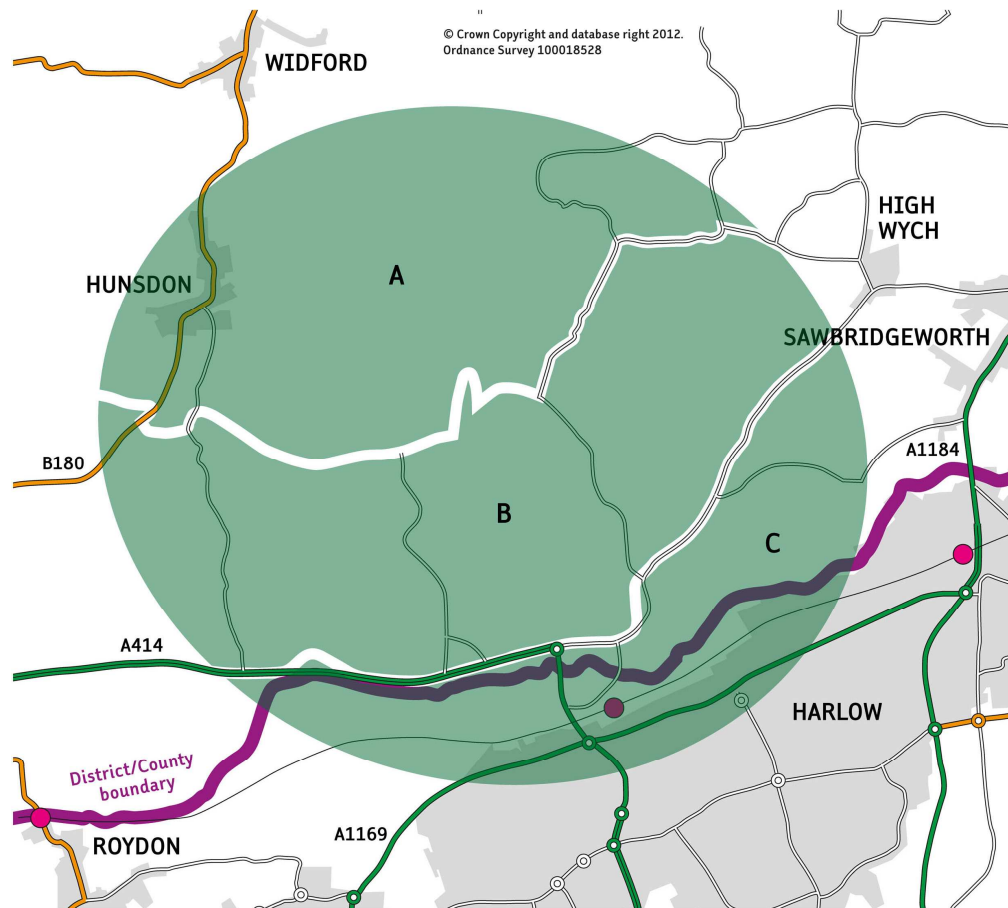
Area	Description/Sub-Areas	Dwellings
61	East of Welwyn Garden City	2,000

Key points from assessment so far (7th August 2012)

- Main Town centre and Hatfield Business Park nearby
- Proximity to A414, also provides clear boundaries
- Panshanger Country Park proposal to the east
- Would need co-operation with Welwyn Hatfield Borough
- Lack of schools capacity in Welwyn Garden City

(Dates agreed at Full Council are shown in brackets)

Harlow – initial Areas of Search (7th April 2012)



Shortlisted Options (7th August 2012)

Area	Description/Sub-Areas	Dwellings
	Discounted options: Sub-Area C (except 270 at Terlings Park)	270
62	North of Harlow – 10,000 split across 62A and 62B.	10,000
69	Hunsdon Area (same area as 62) – geographical options in Area 62A <u>or</u> 62B	5,000
MAXIMUM TOTAL		10,000

Key points from assessment so far (7th August 2012)

- Start sensitive valley landscape to the north
- Strategic gap with Sawbridgeworth
- Harlow Council's regeneration and growth aspirations
- May require an expensive link road to a new junction 7a on the M11

(Dates agreed at Full Council are shown in brackets)