

SLAA REF	PARISH	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
06/001	Albury	6.25	N - This greenfield site is located within the Rural Area Beyond the Green Belt. The site is open land, unrelated to a settlement. Development in this location would be an unacceptable intrusion into open countryside. The topography of the site is further considered to constrain development due to the gradient of the slope from east to west. Potential development could therefore have a detrimental impact on landscape character. Upwick Green is a small hamlet with no local services and is considered to be an unsustainable location for development	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
06/002	Albury	0.96	N - This greenfield site is located within the Rural Area Beyond the Green Belt. Situated to the north of Upwick Green Road, the site consists of an enclosed field with a pond in the north-east corner. Access is via a single track road. Any development in this location would represent an encroachment into the countryside. Upwick Green is a small hamlet with no local services and is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
07/001	Anstey	0.52	N - This greenfield site is located within the Rural Area Beyond the Green Belt and within Anstey Conservation Area. North-West of the site is within Flood Zone 2 where there is a medium probability of flooding. The northern boundary of the site has also been identified on the Environment Agency surface water inundation mapping system as being at medium risk of surface water flooding from ground water or run off from hard surfaces. Any development in this location would represent an encroachment into the countryside. Anstey is a Category 3 village and is therefore considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
07/002	Anstey	2.7	N – This brownfield site is identified as an Employment Area which is located in the Rural Area Beyond the Green Belt. The site promoters consider that the site is no longer suitable or viable for ongoing employment use. The site is however entirely separate from any existing settlement and as such is considered to be an unsustainable location for residential development.	N - While the site has been promoted through the Call for Sites on behalf of the landowner, it is currently designated as an Employment Area and is therefore not considered to be currently available.	Y - Development would require demolition of existing buildings and possible remediation works. However without further information regarding costs it is considered at present that the site would be achievable.	No	No	No	No
08/001	Ardeley	0.19	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						

10/001	Aston	0.44	Y – This former orchard is located in the Green Belt on the edge of Aston, a Category 2 village. There is residential development located to the north and south of the site, with open farmland to the east. Access is proposed directly on to Stringers Lane. The site is designated as an Area of Archaeological Significance and is within the Conservation Area. It is considered that infill development (up to 5 dwellings) could take place without damage to the character and appearance of the locality. The site may also have the potential to accommodate further infill development if identified as such in a Neighbourhood Plan for Aston.	Y - The Call for Sites form has been submitted on behalf of six landowners. It is therefore considered that the site is available.	Y - Demolition of sheds and storage buildings would be required but it is considered that the site is achievable. There may also be costs associated with the AAS.	Up to 5 dwellings		Up to a further 5 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Aston	
10/002	Aston	3.04	N – This large greenfield site is located in the Green Belt to the north of Aston, a Category 2 village. Although the site is adjacent to the main built up area of the village the scale of development proposed would be inappropriate, representing an unacceptable incursion into the countryside setting of the village, impacting on the openness of the Green Belt. The site would not constitute infill development and as such the site is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y – Site is considered achievable.	No	No	No	No
10/003	Aston	0.48	N - This site is located within the Green Belt outside of the existing built up area of Aston, a Category 2 village. Development in this location would represent an incursion into the countryside setting of Aston, impacting on the openness of the Green Belt. The site would not constitute infill development and as such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y – Site is considered achievable.	No	No	No	No
10/004	Aston	0.29	N - This site is located within the Green Belt outside of the existing built up area of Aston, a Category 2 village. Development in this location would represent an incursion into the countryside setting of Aston, impacting on the openness of the Green Belt. The site is located to the north of SLAA site ref 10/003 and could only come forward in conjunction with site 10/003 as access is proposed via this land from Dene End. The site would not constitute infill development and as such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y – Site is considered achievable.	No	No	No	No

10/006	Aston	9.7	N – This greenfield site is poorly related to any existing settlement and lies within the Green Belt. It is therefore unsuitable at present. However, the site does relate well to other SLAA sites further north, and there may be potential for strategic scale development, including necessary services and facilities, which would relate well to Stevenage.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.			The site could form part of a larger strategic scale development in this location subject to a review of the Green Belt. The site could be considered to be either deliverable or developable depending on the nature and scale of development.	The site could form part of a larger strategic scale development in this location subject to a review of the Green Belt. The site could be considered to be either deliverable or developable depending on the nature and scale of development.
10/007	Aston	1.3	N - This greenfield site is located in the Green Belt adjacent to Gresley Way and the built up area of Stevenage. The site is currently unsuitable due to its Green Belt location.	Y - The site has been promoted through the Call for Sites by the landowner and is considered available.	Y – Site is considered achievable.			Up to 33 dwellings subject to a review of the Green Belt	
11/001	Bayford	0.18	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
11/002	Bayford	3.35	N - The site lies within the Green Belt, to the north of Bayford along the Ashdene Road. This is a large site and its development would be completely out of scale with the form and character of the village. Whilst there is scope for infill development in Category 2 villages, development in this location would represent an unacceptable intrusion into open countryside and the Green Belt, and as such the site is therefore considered unsuitable for development.	Y - Site has been identified through the Housing Capacity Study and was promoted through the 2007 Local Plan. Site ownership and intentions of this site are therefore known and is considered available.	Y – Site is considered achievable.	No	No	No	No
11/003	Bayford	0.28	N – This site is located within the Green Belt and is currently in authorised Gypsy and Traveller use. The site is in a rural location which is remote from local services and is therefore considered to be an unsustainable location for future general needs housing.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
12/001	Bengeo Rural	22.12	N – This large greenfield site is located within the Green Belt. Part of the site is allocated / safeguarded for Minerals by Hertfordshire County Council. Chapmore End is a small hamlet with no local services. The site is surrounded by predominantly open land and development would be an unacceptable intrusion into open countryside in this unsustainable location.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

12/002	Bengeo Rural	0.41	N - This greenfield site is located within the Rural Area Beyond the Green Belt to the south west of Tonwell, a Category 3 village. Whilst Tonwell is proposed as a Group 2 village in the emerging Draft District Plan, where infill development may be appropriate on sites within the built up area of a settlement, this site is not related to the form and character of the village and as such is not considered suitable for infill development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
12/003	Bengeo Rural	0.32	N - The site is within the Green Belt and is covered by an area TPO designation which would significantly constrain development. Whilst relatively well related to the existing settlement of Chapmore End, the village is a Category 3 settlement and is therefore an unsustainable and unsuitable location.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
13/001	Benington	1.74	N – This greenfield site lies within the Rural Area Beyond the Green Belt, to the north of Oak Tree Close, to the west of a doctors surgery. Whilst reasonably well related to the existing built up area of Benington, this is a relatively large site and its development would be out of scale with the form and character of the village. Furthermore, the site contains a number of public rights of way. Whilst there is scope for infill development in Category 2 villages, development in this location would be an unacceptable intrusion into open countryside. As such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
13/002	Benington	0.31	N – This greenfield site lies within the Rural Area Beyond the Green Belt, to the west of Hebing End. Development may impact upon the Burns Green Wildlife Site and a Listed Building, both located to the south of the site. Remote from Benington and its local services the site is considered to be an unsustainable location for development.	Y - Site has been promoted through the Call for Sites process. Site is in multiple land ownership within same family with intentions known. Site is considered available for development.	Y – Site is considered achievable.	No	No	No	No
13/003	Benington	0.34	N - This greenfield site is located within the Rural Area Beyond the Green Belt, to the south of Town Lane, Benington. Although the site has a reasonable relationship with the main part of the settlement, it would represent an inappropriate extension of development in an open gap along Town Lane. The topography of the site would also potentially limit development in this location.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
13/004	Benington	0.36	N - This greenfield site lies within the Rural Area Beyond the Green, to the north of Hebing End and in close proximity to Town Green wildlife site. The southern part of the site is at risk of surface water flooding. Remote from Benington and its local services the site is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

13/005	Benington	0.14	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
13/006	Benington	0.84	N – This greenfield site lies within the Rural Area Beyond the Green Belt, to the south of Hebing End, located adjacent to Whempstead Road with residential development to the north of the site. The site is partially located within the Town Green Wildlife site with mature tree coverage and an electrical substation along the eastern boundary, and a pond on the southern half. The site is part of a loose ribbon of development. Remote from Benington and its local services the site is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
13/008	Benington	0.34	N – This brownfield site lies within the Rural Area Beyond the Green Belt. Previously in use as a chalk pit and pumping station, the site is located within the Benington Conservation Area. This site is heavily covered by mature tree coverage and topographically constrained due to the height difference of the site and the road. Development on this site is not considered to relate well to the built up area and is therefore considered unsuitable for development.	Y - Site is in multiple ownership. However site has been promoted for development by the landowner through the Call for Sites and is therefore considered available for development.	Y – Site is considered achievable.	No	No	No	No
13/009	Benington	0.17	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
13/010	Benington	0.74	N - Site is predominantly a greenfield site containing disused sheds along the north-west boundary of the site. Site is located within the Green Belt in a rural setting with limited access to local services. Site is not considered to be located in a sustainable location and is therefore considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
13/011	Benington	0.17	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
13/012	Benington	0.22	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						

13/013	Benington	0.77	N – This greenfield site lies within the Rural Area Beyond the Green Belt, to the south of Town Lane. The site lies within the Benington Conservation Area and in close proximity to a Grade II listed building. Although the site has a reasonable relationship with the existing built up area, the scale of development proposed is considered to be unsustainable. Benington is identified as a Category 2 village where infill development on a site within the built up area may be appropriate. The site would not constitute infill development and therefore the site is unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable. Developer interest. Western half of the site is located within an AAS, therefore additional costs may be associated with further archaeological investigation.	No	No	No	No
13/015	Benington	0.12	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
13/018	Benington	1.25	N – This greenfield site lies within the Rural Area Beyond the Green Belt, with direct access onto Walkern Road. The site consists of a flat, open field to the north of Benington village and is currently in use as grazing land. Benington is identified as a Category 2 village where infill development on a site within the built up area may be appropriate. Development on this site would not constitute infill development and the scale of development proposed is considered to be unsustainable. The site is therefore considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
15/001	Braughing	1.71	N – This greenfield site lies within the Rural Area Beyond the Green Belt, adjacent to existing development on Pelham Road and opposite the existing housing on Friars Road. The site is relatively large although it does have a reasonable relationship with the existing built up area of Braughing. Potential access can be achieved from Pelham Road. The site has surface water flooding issues towards its northern boundary. Development of part of the site may be considered appropriate with careful layout in keeping with the surrounding area without having an adverse impact visually. However the site is currently outside of the village boundary. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.			Up to 30 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Braughing.	
15/002	Braughing	0.83	N – This greenfield site lies within the Rural Area Beyond the Green Belt, between Braughing and Hay Street. Development in this location would represent an unacceptable extension of ribbon development in a rural setting. Remote from Braughing and its local services the site is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

15/003	Braughing	1.61	N - This greenfield site lies within the Rural Area Beyond the Green Belt. Development of the site would be out of scale with the character of the existing village. Although the site lies adjacent to the village boundary, it cannot be described as being within the built up area of the village. The site is part of the open countryside, traversed by public footpaths, and separates the village from the isolated ribbon development to the north. To connect the two would involve an unacceptable incursion into countryside, which forms an important setting for the village. An outline application for 60 houses (3/14/1448/OP) was refused, a public inquiry has taken place and the appeal has been dismissed.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
15/004	Braughing	6.7	N - This large greenfield site lies within the Rural Area Beyond the Green Belt. Development of the site would be out of scale with the character of the existing village. Although the site lies adjacent to the village boundary, it cannot be described as being within the built up area of the village. The site is part of the open countryside, traversed by public footpaths, and separates the village from the isolated ribbon development to the north. To connect the two would involve an unacceptable incursion into countryside, which forms an important setting for the village. An outline application for 60 houses (3/14/1448/OP) was refused, a public inquiry has taken place and the appeal has been dismissed.	Y - Site has been promoted through the call for sites process. Planning application indicates the site owners intentions. Site is therefore considered available.	Y – Site is considered achievable.	No	No	No	No
15/005	Braughing	0.73	N – This site is located within the Rural Area Beyond the Green Belt. Outline permission for up to 10 dwellings (3/14/0094/OP) has previously been refused. Reasons for refusal included the elevated position of the site above Green End and physical alterations necessary to the frontage of the site that would impact the street scene and wider landscape, and would fail to preserve or enhance the character and appearance of the Braughing Conservation Area. A revised scheme may be able to overcome these issues, however, given the location of the site outside of the identified Braughing village boundary, the site is currently considered unsuitable. Highway works would be required to provide suitable access. A planning application for 8 dwellings is currently being considered.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable. Site remediation measures required to provide access to the site which is at an elevated level from the road.			Up to 18 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Braughing.	

15/007	Braughing	0.33	N – Site is located within the Rural Area Beyond the Green Belt, an Area of Archaeological Significance and within the Braughing Conservation Area. Access to the site would be via Hull Lane. Site is covered in view from Hull Lane with trees and hedges. Development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable. There may be costs associated with the AAS.			Up to 8 dwellings		
15/009	Braughing	0.29	Y – Site is located within the Braughing village boundary. As such there is no in principle objection to development in this location.	N - Site identified in the Housing Capacity Study. Ownership of site is not known. Site is not currently considered available.	Y – Site is considered achievable.		Up to 7 dwellings			
15/012	Braughing	0.46	N – This greenfield site is located within the Rural Area Beyond the Green Belt, the Braughing Conservation Area and an Area of Archaeological Significance. Located in the 'gap' between the main built up areas of the village, the site is located within Flood Zone 3. The southern part of the site is within a Local Wildlife Site and there are Listed Buildings in the locality. The site is not considered suitable for development.	N - Site identified in the Housing Capacity Study. Ownership of site is not known. Site is not considered available.	Y – Site is considered achievable.	No	No	No	No	No
15/016	Braughing	36	N – This very large greenfield site is located within the Rural Area Beyond the Green Belt to the north of Braughing. Development of the site would be totally out of scale with the existing village and contrary to the Council's policy to allow some limited development in sustainable villages. The site is part of the open countryside, traversed by public footpaths, and separates Braughing from the hamlet of Hay Street to north. To connect the two would involve an unacceptable incursion into open countryside, which forms an important setting for the village. The site is not considered suitable for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No	No
15/019	Braughing	2.49	N – This greenfield site is located within the Rural Area Beyond the Green Belt to the north of Braughing. The site falls within SLAA site ref 15/016. The site is part of the open countryside and is isolated from both Braughing to the south and Hay Street to the north. The site is in a rural location which is remote from local services and is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No	No

15/020	Braughing	6.1	N- This large green field site is located to the north of Puckeridge in the Rural Area Beyond the Green Belt, an Area of Archaeological Significance and within a Scheduled Monument. The site is located away from the built up area of the village, in open countryside. The site does not have direct access. Constrained by both its unsustainable location and topography the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable. Access to the site would need to be resolved. There may also be costs associated with the AAS and Scheduled Monument.	No	No	No	No
16/001	Brent Pelham	0.31	N - This greenfield site is located within the Rural Area Beyond the Green Belt, an Area of Archaeological Significance and within the Brent Pelham Conservation Area. Located on Pump Hill, the site is surrounded by low density residential development. There is currently no direct access to the site. Access may be constrained by TPO's along the eastern boundary. Although relatively well related to existing development, Brent Pelham is a Category 3 village and is therefore considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable. Access to the site would need to be resolved. There may also be costs associated with the AAS.	No	No	No	No
17/001	Brickendon Liberty	1.09	Site not assessed as permission has been granted and development is complete.						
17/002	Brickendon Liberty	24.89	N - This is a large greenfield site located within the Green Belt, to the south of Hertford. It is located between the railway line and Brickendon Lane. There is potential for development to have a negative impact on Brickendonbury. Development would represent an unacceptable incursion into open countryside, impacting on the openness of the Green Belt in this location. As such the site is considered unsuitable for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
17/003	Brickendon Liberty	0.17	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
18/001	Buckland	0.155	N – Although well related to the built up area of Buckland, this treed site is located within the Rural Area Beyond the Green Belt. There are a number of Listed Buildings near/adjacent to the site. A previous application for two or three detached dwellings was refused. Buckland is a Category 3 village with limited services and facilities and is therefore considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No

19/001	Cottered	2.18	N – This is an isolated site located within the Rural Area Beyond the Green Belt. Surrounded by open fields and a handful of farm house residences, the site is accessed via a narrow road. There is a history of refused and withdrawn planning applications on the site including for an agricultural barn to house a herd of Alpacas. The southern edge of the site lies in Flood Zone 3. Given that the site is in a rural location which is remote from local services it is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
19/002	Cottered	12.94	N – This large greenfield site is located within the Rural Area Beyond the Green Belt. Cottered is a Category 3 village which has limited services and facilities. It has no school and no shop and would be an unsustainable location for further significant housing development. The site would be out of scale with the settlement, unrelated to the form of the village and an unacceptable intrusion into open countryside. Site is not considered suitable for future housing development.	Y - The site has been promoted through the Call for Sites by two landowners and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
19/003	Cottered	0.45	N – This site lies within the Rural Area Beyond the Green Belt, partly within an Area of Archaeological Significance and within the Cottered Conservation Area. Warren Lane is a narrow road with farm houses on both sides. Although relatively well related to the existing village Cottered is a Category 3 village and so the site is therefore currently unsuitable. The site may be suitable for infill development subject to a change in village categorisation.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable. Access to the site would need to be resolved. There may also be costs associated with the AAS.			Up to 5 dwellings The site is deliverable subject to a change to village categorisation	
20/001	Datchworth	0.48	N - Site is within the Green Belt. While it is well related to existing development, Bulls Green is a Category 3 village which is an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
20/002	Datchworth	0.78	N - Site is a previously developed site but is currently in commercial use. The site is also within the Green Belt and is detached from the main built up area of Datchworth. It is therefore in an unsustainable location for future housing development.	N - Site is currently in employment use and is not considered to be available at present. However the site has been promoted by the landowners through the Call for Sites process.	Y – Site is considered achievable.	No	No	No	No
20/003	Datchworth	1.32	N - Site is within the Green Belt. While it is well related to existing development, Burnham Green is a Category 3 village which is an unsustainable location for future housing development.	N - The southern part of the site is currently in use as a site for mobile homes and so is not considered to be currently available.	Y - Site is considered achievable.	No	No	No	No

20/009	Datchworth	20	N – This large greenfield site is located in the Green Belt adjacent to the main built up area of Datchworth, a Category 2 village. The southern part of the site is within an Area of Archaeological Significance. Development in this location would be totally out of scale with the village and an unacceptable intrusion into the openness of the Green Belt. This site is therefore considered unsuitable for development	N - The site was not submitted through the Call for Sites and it is therefore not known whether the site is available.	Y – Site is considered achievable. There may be costs associated with the AAS.	No	No	No	No
20/010	Datchworth	4.12	N – This large greenfield site is located in the Green Belt adjacent to the main built up area of Datchworth, a Category 2 village. Although the site is adjacent to the main built up area of the village the scale of development proposed would be inappropriate, representing an unacceptable intrusion into the openness of the Green Belt. This site is therefore considered unsuitable for development	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
20/011	Datchworth	2.5	N - Site is within the Green Belt. Development would involve the consolidation of existing ribbon development away from the main part of the village. Previous applications for residential development in this location have been refused. Burnham Green is a Category 3 village which is an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
20/012	Datchworth	4.75	N – This large greenfield site is located in the Green Belt. It is poorly related to the main built up area of the village and the scale of development proposed would be inappropriate, representing an unacceptable intrusion into the openness of the Green Belt. This site is therefore considered unsuitable for development	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
21/001	Eastwick & Gilston	2.29	N – The site is located within the Green Belt and is currently used as stables. There are existing residential dwellings to the south-eastern part of the site, while there is an upward slope on its northern part. Although the site has direct access and lies close to existing development, Gilston is a Category 3 village and is therefore considered to be an unsustainable location for further non-strategic development. There is however potential for the site to form part of a much larger strategic site to the north of Harlow.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. However, it is likely that significant infrastructure would be required which would impact on viability.				The site is unsuitable when considered in isolation. However, it could form part of a much larger strategic scale development to the north of Harlow subject to a review of the Green Belt

21/002	Eastwick & Gilston	136.29	N - There are a number of constraints on site including Areas of Archeological Significance and Wildlife Sites. It is likely however that, given the size of the site, impacts on these areas could be mitigated through careful design. The south western part of the site lies within Flood Zones 2 and 3 which would constrain the developable area. The site could provide strategic scale development, either in isolation or as part of a wider scheme involving neighbouring sites. However, the site is within the Green Belt and is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. However, it is likely that significant infrastructure would be required which would impact on viability.					The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north of Harlow subject to a review of the Green Belt
21/004	Eastwick & Gilston	1015.41	N - There are a number of constraints on site including Areas of Archeological Significance and Wildlife sites. It is likely however that, given the size of the site, impacts on these areas could be mitigated through careful design. The southern part of the site lies within Flood Zones 2 and 3 which would constrain the developable area. The site could provide strategic scale development, either in isolation or as part of a wider scheme involving neighbouring sites. However, the site is within the Green Belt and is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.					The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north of Harlow, subject to a review of the Green Belt
21/005	Eastwick & Gilston	0.81	N - This Green Belt site is designated as an Area of Archaeological Significance. Whilst located adjacent to Terlings Park, the site is separated from SLAA sites to the north by the A414 and appears isolated and unrelated to existing development and facilities. The site is therefore considered to be an unsuitable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No	
21/006	Eastwick and Gilston	8.02	N - This Green Belt site is designated as an Area of Archaeological Significance. Gilston Park House is also a Grade 2* listed building and any development in this location would have a significant impact on its setting. The site is therefore considered to be an unsuitable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No	
21/009	Eastwick & Gilston	113.35	The site is largely within Flood Zones 2 and 3 which would constrain the developable area and result in isolated development. The site could provide strategic scale development, either in isolation or as part of a wider scheme involving neighbouring sites. However, the site is within the Green Belt and is therefore unsuitable	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. However, it is likely that significant infrastructure would be required which would impact on viability.					The site is unsuitable when considered in isolation. However, it could form part of a much larger strategic scale development to the north of Harlow subject to a review of the Green Belt

22/001	Furneux Pelham	0.31	Y – This greenfield site is located in the Rural Area Beyond the Green Belt, within Furneux Pelham, a Category 2 village. Although well related to the existing built up area, there is no direct access to the site. The site is covered by dense foliage and would require clearing. The site may also require levelling due to the height difference between the road and site. Current policy allows for infill development within the built up area to meet an identified local need.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	Up to 5 dwellings				
22/002	Furneux Pelham	0.26	N - Site is a greenfield site, located within the Rural Area Beyond the Green Belt, to the east of Furneux Pelham. Located adjacent to a Grade II listed building, the site is bounded by heavy foliage without direct access into it. The site is divorced from the main settlement and local services and facilities and is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No	No
22/003	Furneux Pelham	0.37	N – This greenfield site is located within the Rural Area Beyond the Green Belt, to the south of Barleycroft End, Furneux Pelham. The site is located opposite a recreational sports pitch and is currently in agricultural use. Located adjacent to Barley Croft Works site this may restrict residential development on the site. The site has direct access to Violets Lane, however, it does not relate well to the main built up area of the settlement. Development would represent ribbon development. The site is therefore considered unsuitable for infill development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No	No
22/004	Furneux Pelham	0.25	N – This brownfield site is located within the Rural Area Beyond the Green Belt, an Area of Archaeological Significance and the Furneux Pelham Conservation Area. The site partially serves as an access to adjacent buildings and to a storage and employment site on the southern part of the site. The site is located outside of the main built up area. Whilst there is scope for infill development in Category 2 villages, the site forms part of a wider gap which is important to the setting of the village. Planning permission for the	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No	No
22/011	Furneux Pelham	0.72	N - This greenfield site is located within the Rural Area Beyond the Green Belt and the Furneux Pelham Conservation Area. The site slopes, with the eastern part at risk of flooding. The site is located outside of the main built up area. Whilst there is scope for infill development in Category 2 villages, the site forms part of a wider gap which is important to the setting of the village. As such the site is considered unsuitable for development.	N - Site identified in the Housing Capacity Study. Ownership of site is not known. Site is not considered available.	Y - It is considered that the site is achievable.	No	No	No	No	No

22/013	Furneux Pelham	0.29	N - This greenfield site is located within the Rural Area Beyond the Green Belt and the Furneux Pelham Conservation Area. The site is located outside of the main built up area and comprises an open field, bounded by heavy tree coverage with direct access from the south. Located to the west of the River Ash, the site is within Flood Zone 3 and an area of Surface Water Flood Risk. Whilst there is scope for infill development in Category 2 villages, the site forms part of a wider gap which is important to the setting of the village. As such the site is considered unsuitable for development.	N - Site identified in the Housing Capacity Study. Ownership of site is not known. Site is not considered available.	Y - It is considered that the site is achievable.	No	No	No	No
22/014	Furneux Pelham	1.11	N - This greenfield site is located within the Rural Area Beyond the Green Belt and the Furneux Pelham Conservation Area. The site is located outside of the main built up area and appears to be open space/garden land. The site partially lies within Flood Zone 3 with Surface Water Flood Risk to the east, adjacent to the river. The western part of the site is also located within a designated wildlife site. Whilst there is scope for infill development in Category 2 villages, the site forms part of a wider gap which is important to the setting of the village. As such the site is considered unsuitable for development.	N - Site identified in the Housing Capacity Study. Ownership of site is not known. Site is not considered available.	Y - It is considered that the site is achievable.	No	No	No	No
23/001	Great Amwell	0.65	This site has not been assessed as it has been confirmed as no longer being available.						
23/002	Great Amwell	2.05	N – This brownfield site is located within the Green Belt in Great Amwell, a Category 2 Village. The site is currently in use as a nursery with storage units. The site is fairly well screened by mature hedgerows to the south and east of the site. Whilst the site is relatively well related to the village, Great Amwell is a small village where infill development only is appropriate. Development of a site of this size would be out of scale and character with the area and would impact on the openness of the Green Belt in this strategic gap. As such the site is considered unsuitable for housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	No	No	No	No
23/003	Great Amwell	0.23	Y – This partially greenfield site is located in the Green Belt, within the built up area of Stanstead Abbots. The northern part of the site is within a Local Wildlife Site. There is an existing depot located on the site; the SLAA site boundary excludes the pumping station. The site falls within an area of Surface Water Flood Risk where the sequential test would need to be met. Site is also located adjacent to a railway line where a buffer may be required. The site is potentially considered suitable for infill development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable.	Up to 5 dwellings			

23/004	Great Amwell	39.49	N – This large greenfield site is located within the Green Belt, to the west of Great Amwell and east of the A10. The site lies in the strategic gap between the southern edge of Ware and the north side of Hoddesdon (2.4 km apart). Large scale development in this location would represent a clear incursion into open countryside, impacting on the openness of the Green Belt in this sensitive location and as such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y – Site is considered achievable.	No	No	No	No
23/008	Great Amwell	0.25	Y – This greenfield site is located within the built-up area of Stanstead Abbots. Part of the site is located within a wildlife site. However, it is considered that the site has potential for infill development.	N - Site has been identified through the Housing Capacity Study, therefore site ownership and intentions for this site are unknown.	Y – Site is considered achievable.		Up to 6 dwellings		
23/016	Great Amwell	0.75	Y - Site is a greenfield site located adjacent to New River to the west of the site with Amwell Lane, and a single track road, to the east. As the site is in Flood Zone 2 the sequential test would need to be met and if necessary appropriate flood mitigation measures implemented. The site is topographically constrained by the slope to the west of the site which may impact upon the density and layout of any scheme. As the site is located within the built up area of Stanstead Abbots, development is considered suitable.	N - Site has been identified through the Housing Capacity Study, therefore site ownership and intentions for this site are unknown.	Y – Site is considered achievable.		Up to 19 dwellings		
23/018	Great Amwell	0.56	N – This greenfield site is located in the Green Belt, adjacent to the A1170. Great Amwell is a Category 2 Village and whilst the site is reasonably well related to the built up area, it is not considered that it would represent infill development. As such the site is considered unsuitable for housing development.	N - Site has been identified through the Housing Capacity Study, therefore site ownership and intentions for this site are unknown.	Y – Site is considered achievable.	No	No	No	No
23/019	Great Amwell	1.61	N - This brownfield site is located in the Green Belt and is currently in use for employment purposes, although not designated as an Employment Area in the Local Plan. Great Amwell is a Category 2 Village and whilst the site would represent infill development, the site is considered unsuitable due to its employment use	N - Site has been identified through the Housing Capacity Study, therefore site ownership and intentions for this site are unknown.	Y – Site is considered achievable.	No	No	No	No
23/020	Great Amwell	0.84	N - This Green Belt site is currently private garden land. The site also forms part of the Amwell Pool and Amwell Grove Historic Park & Garden where development would have a significant impact. As such the site is considered unsuitable for residential development.	N - Site has been identified through the Housing Capacity Study, therefore site ownership and intentions for this site are unknown.	Y - Site is considered achievable.	No	No	No	No

23/021	Great Amwell	22.2	N - This greenfield site is located to the east of the A1170 with access from Hillside Lane. The site is located within the Green Belt and forms part of the strategic gap between Great Amwell and Stanstead Abbots. As such the site is considered unsuitable for residential development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
23/022	Great Amwell	3.69	N – This part brownfield/greenfield site is located within the Green Belt in Great Amwell, a Category 2 Village. Part of the site is currently in use as a nursery with storage units. Whilst the site is relatively well related to the village, Great Amwell is a small village where infill development only is appropriate. Development of a site of this size would be out of scale and character with the area and would impact on the openness of the Green Belt in this strategic gap. As such the site is considered unsuitable for housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
25/001	Hertford Heath	5.46	N – This large greenfield site is located within the Green Belt and its development would be totally out scale with the village. It would also involve an unacceptable intrusion into open countryside on the opposite side of the main road to the village. It would be an isolated development and an intrusion into land, which forms part of a swathe of agricultural land and is part of the open setting of the village. There are TPOs on northern and eastern boundaries of site. Whilst Hertford Heath is currently identified as a Category 1 village, where limited small-scale and infill development may be appropriated, this site in its present form is physically and visually part of the open setting of the village, and as such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
25/002	Hertford Heath	70.38	N – This strategic greenfield site is located in the Green Belt to the north of the main built up area of Hertford Heath, a Category 1 village. Developing a large neighbourhood/settlement in this location would be totally out of scale with the village and an unacceptable intrusion into the openness of the Green Belt. Elevated topography with rural character, the site provides a valuable landscape setting to the village. Lying between the gap between north west Hoddesdon and south east Hertford development in this Green Belt location will lead to a clear reduction in separation. This strategic site is therefore considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

25/003	Hertford Heath	1.7	N – This part greenfield/brownfield site is located in the Green Belt outside of the village boundary. Whilst the site has some existing dwellings on it, further intensification would impact on the openness of the Green Belt in this location. As such the site is considered unsuitable for further residential development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
25/007	Hertford Heath	0.86	Y – Located within the existing built up area of Hertford Heath, a Category 1 village, this site comprises various back gardens. Site could offer the potential for residential development.	N - Site has been identified through the Housing Capacity Study, therefore site ownership and intentions for this site are unknown.	Y - Site is considered achievable.		Up to 22 dwellings		
26/001	Hertingfordbury	128.5	N - This is a very large site in the Green Belt. The site promoter has suggested that it could be appropriate for a number of uses. However, there are a large number of constraints on the site. Part of it remains in use as a quarry, and the workings and curtilage take up a considerable amount of land. Part of the site is also constrained by Flood Zones 2 and 3 and the promoter advises that there are lagoons on site. Further constraints include a Scheduled Ancient Monument, Tree Preservation Orders and Local Wildlife Sites. Given it's isolated location, it is considered that any development would represent an unacceptable incursion into open countryside. The site was identified within the G&T Identification of Potential Sites study and is potential suitability for this use is still being assessed.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/002	Hertingfordbury	10.86	This site has not been assessed at the request of the site promoter.						
26/003	Hertingfordbury	71.11	N – This large greenfield site is located in the Green Belt to the east of Welwyn Garden City, north of the A414. The majority of the site is identified as an Area of Archaeological Significance and there are a number of features of historic importance in the locality. The area contains known reserves of sand and gravel minerals which would need to be extracted prior to any development. The site is currently unsuitable; however, it offers the opportunity to provide a sustainable urban extension to Welwyn Garden City subject to a review of the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the east of Welwyn Garden City, subject to a review of the Green Belt

26/004	Hertingfordbury	127.21	N – This submission is made up of a number of large greenfield sites within the Green Belt linking Hertingfordbury, Birch Green and Letty Green below the Old Coach Road and another two sites north of the A414. The developer notes that the area could provide small-scale development in keeping with the character of the existing settlements. There are a number of features of historic and environmental importance in the locality and large parts of the area are identified as Areas of Archaeological Significance. Hertingfordbury, Birch Green and Letty Green are currently Category 3 Villages where no building will be permitted. However, whilst it is acknowledged that all three villages are identified as a Group 2 Villages in the emerging District Plan, development in this location would not constitute infill development and as such the sites are considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/005	Hertingfordbury	0.69	N – This brownfield site is located within the Green Belt to the east of Birch Green. The site is currently used for horticulture and storage. Birch Green is currently identified as a Category 3 Village where no building will be permitted. Whilst it is acknowledged Birch Green is identified as a Group 2 Village in the emerging District Plan, development in this location would not constitute infill development and as such the site is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/006	Hertingfordbury	3.8	N – This greenfield site is located in the Green Belt to the west of Hertingfordbury, in close proximity to two Grade II Listed Buildings. Poorly related to the existing settlement, development in this location would represent an unacceptable incursion into the countryside impacting on the openness of the Green Belt. As such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/007	Hertingfordbury	1.8	N – This part brownfield/greenfield site is located in the Green Belt to the west of Hertingfordbury, in close proximity to two Grade II Listed Buildings. Poorly related to the existing settlement, development in this location would represent an unacceptable incursion into the countryside impacting on the openness of the Green Belt. As such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

26/008	Hertingfordbury	0.6	N – This greenfield site is located in the Green Belt to the north of Birch Green. To the east of the site lie two Grade II Listed Buildings. Birch Green is currently identified as a Category 3 Village where no building will be permitted. Whilst it is acknowledged Birch Green is identified as a Group 2 Village in the emerging District Plan, development in this location would not constitute infill development and as such the site is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/009	Hertingfordbury	0.57	N – This greenfield site is located in the Green Belt to the north of Birch Green. To the east of the site lie two Grade II Listed Buildings. Birch Green is currently identified as a Category 3 Village where no building will be permitted. Whilst it is acknowledged Birch Green is identified as a Group 2 Village in the emerging District Plan, development in this location would not constitute infill development and as such the site is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
26/010	Hertingfordbury	7	N – This greenfield site is located in the Green Belt to the east of Staines Green. Staines Green is a Category 3 Village where no building will be permitted. As such the site is considered unsuitable for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
27/002	High Wych	169.98	N – This large greenfield site is located in the Green Belt around High Wych. There are a number of constraints on site including Areas of Archaeological Significance and Wildlife Sites. It is likely that, given the size of the site, impacts on these areas could be mitigated through careful design. However, located in the strategic gap between Sawbridgeworth and Harlow, development in this location is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

27/003	High Wych	6.81	N – This greenfield site lies within the Green Belt. High Wych is a Category 2 village with limited services and facilities. Part of the site is within the High Wych Conservation Area. Infill development may be appropriate within the built up area of the village. However, this is a large site which could accommodate a significant amount of development, which would be out of keeping with the scale and form of the village. Development in this location would impact on the openness of the Green Belt. An outline application (3/09/0214/OP) for five houses has previously been refused on part of the site. Reasons for refusal included: detriment to the setting of two listed buildings (High Wych Grange and St James's Church) and to High Wych Conservation Area; inadequate access into site and substandard visibility along High Wych Road. Overall, the site is considered unsuitable for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
27/004	High Wych	1.72	N – This greenfield site lies within the Green Belt. The northern part of the site is located in the High Wych Conservation Area and there are Listed Buildings nearby. The site is surrounded by open land apart from a few buildings/structures to the north. Direct access to the site is currently provided from High Wych Lane, through a playground. This is a relatively large site, unrelated to the form and character of the village. Its development would be an incursion into land which forms part of the countryside and the visual setting for the village. As such is not considered suitable for development.	N - The ownership of the site is not known. Site not considered to be available now.	Y - Site is considered achievable.	No	No	No	No
27/007	High Wych	0.16	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
27/008	High Wych	0.7	N - This greenfield site is located within the Rural Area Beyond the Green Belt. Although relatively well related to existing development, Allen's Green is a Category 3 village and is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
28/001	Horstead	0.9	Y - Site is located within the Rural Area Beyond the Green Belt and in Flood Zone 3. Site is proposed for leisure/recreational use. Planning permission (3/09/0352/FP) previously granted for a football pitch and car parking. Site is therefore considered suitable for leisure/recreational use.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available. Planning permission (3/09/0352/FP) previously granted for a football pitch and car parking.	Y - Site is considered achievable for leisure/recreation use.	Leisure/Recreation use			

28/002	Horstead	3.63	N – This predominantly greenfield site is located within Rural Area Beyond the Green Belt. This is a relatively large site and its development would be out of scale with the existing village. Whilst development would link the school and the main built up area of the village this would be an unacceptable intrusion into the countryside setting of the village. Great Horstead is also a Category 3 village which is an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
28/003	Horstead	0.89	N - This partially brownfield site is located within the Rural Area Beyond the Green Belt, adjacent to the Great Horstead Conservation Area. The northern part of the site is open land and a brick grain store, which is currently unused, is located on the southern boundary of the site. Planning permission (3/11/1387/FP) has previously been granted for use of the land to the front of the barn as overspill car parking for up to 10 vehicles. Site slopes gradually to the north. Whilst the site is well located adjacent to the built up area, Great Horstead is a Category 3 village which is an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
28/004	Horstead	1.28	N - This greenfield site is located within the Rural Area Beyond the Green Belt. Located to the rear of existing residential development, there is no direct access. There is pedestrian access to the south-east boundary of the site; however, further highways work would be necessary. Whilst the site is located adjacent to the built up area, Great Horstead is a Category 3 village which is an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
28/005	Horstead	1.03	N – This isolated brownfield site is located within the Rural Area Beyond Green Belt. The site is currently in B2 and B8 use, although not designated as an Employment Area in the Local Plan. Given that the site is in a rural location which is remote from local services it is considered to be an unsustainable location for future housing development. It is also important to ensure that local employment sites are not lost to housing to ensure a balanced community.	N - Whilst the site has been promoted through the Call for Sites process, site is currently in employment use and is not considered available.	Y - Site is considered achievable.	No	No	No	No

29/001	Hunsdon	28.95	N – This large greenfield site is located within the Rural Area Beyond the Green Belt, to the west of Hunsdon, a Category 1 village. Part of the site is within an Area of Archaeological Significance; there is a local Wildlife Site on its southern boundary. This site would more than double the size of the village, substantially changing its character. Development of the site would be totally out of scale with the village and an unacceptable intrusion into the countryside. The site is not considered to offer a suitable location for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
29/002	Hunsdon	1.07	N - This greenfield site is located within the Rural Area Beyond the Green Belt to the north of Hunsdon, a Category 1 village. The site is not well related to the existing settlement and development would result in an extension of ribbon development into open countryside. The site is not considered to offer a suitable location for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
29/003	Hunsdon	1.14	N - This brownfield site is located in the Rural Area Beyond the Green Belt and is currently in various uses including employment, although not designated as an Employment Area in the Local Plan. While the site lies outside of the identified village boundary, it is well related to the existing settlement and could offer the opportunity to provide small scale development which may enhance the character of the village in this location.	N - While the site has been promoted through the Call for Sites on behalf of the landowner, it is currently designated as an Employment Area and is therefore not considered to be currently available.	Y - Site is considered achievable.			Up to 30 dwellings	
29/004	Hunsdon	114.43	N - There are a number of constraints on site including Areas of Archeological Significance and Wildlife sites. It is likely however that, given the size of the site, impacts on these areas could be mitigated through careful design. The site could provide strategic scale development, either in isolation or as part of a wider scheme involving neighbouring sites. However, the site is within the Green Belt and is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north of Harlow, subject to a review of the Green Belt

29/005	Hunsdon	0.41	N – This greenfield site is located on the east side on Hunsdon. There are allotments to the west, with existing residential development to the north and south. The site is therefore well related to the existing village. The site was recently the subject of an outline planning application, along with SLAA sites 29/020 and 29/015, for the demolition of 30 Wicklands Road and the erection of 15 dwellings. The application was refused on the basis of issues relating to surface water drainage and access. Due to lack of access, this site could not be developed in isolation. Overall the site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 10 dwellings Subject to surface water and access issues and an amendment to the village boundary through a Neighbourhood Plan for Hunsdon.	
29/015	Hunsdon	0.36	N - This site is located to the east of Hunsdon. It is well related to the existing village. The site was recently the subject of an outline planning application, along with SLAA sites 29/020 and 29/015, for the demolition of 30 Wicklands Road and the erection of 15 dwellings. The application was refused on the basis of issues relating to surface water drainage and access. Overall the site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - While the site was not submitted through the Call for Sites process, it was recently the subject of a planning application and is therefore considered to be available.	Y - Site is considered achievable.			Up to 9 dwellings Subject to surface water and access issues and an amendment to the village boundary through a Neighbourhood Plan for Hunsdon.	
29/017	Hunsdon		N - This brownfield site lies within Rural Area Beyond the Green Belt in the hamlet of Hunsdonbury, a Category 3 settlement. It is therefore considered to be unsuitable for future housing development. However, the site could provide strategic scale development as part of a wider scheme involving neighbouring sites. There is a planning application on the site awaiting decision on for the demolition of existing dwellings and erection of 14 number of dwellings with garaging and landscaping (3/15/0260/FUL).	N - While the site has been promoted through the Call for Sites on behalf of the landowner, development would result in the loss of an employment site and therefore is not considered to be currently available.	Y - Site is considered achievable.				The site could provide strategic scale development as part of a wider scheme, to the north of Harlow.
29/019	Hunsdon	2.81	N – The site lies in the Green Belt, in an isolated location on the edge of Hunsdonbury. The site is a clearing within a woodland. To the east is Bury Plantation which is designated as a Wildlife Site. The site is predominantly open. The site is submitted as part of a 'linked hamlet' concept. However this is not considered a sustainable approach for future housing development and would result in isolated groupings of development with no supporting infrastructure/services. The site is considered unsuitable for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

29/020	Hunsdon	0.25	N – This greenfield site is located on the east side on Hunsdon. There are allotments to the west, with existing residential development to the north. The site is therefore well related to the existing village. The site was recently the subject of an outline planning application, along with SLAA sites 29/020 and 29/015, for the demolition of 30 Wicklands Road and the erection of 15 dwellings. The application was refused on the basis of issues relating to surface water drainage and access. Overall the site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 6 dwellings	
29/021	Hunsdon	5.66	This site has been removed from the SLAA assessment. A new site area has been submitted which will be assessed in Round 4 of the SLAA.						
30/001	Little Berkhamsted	5.7	N - The site is located within the Green Belt and is not related to any existing settlement and development would result in an unacceptable incursion into the countryside. The site is therefore in an unsustainable location and is unsuitable for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
30/002	Little Berkhamsted	2.9	N - This greenfield site is located within the Green Belt in Little Berkhamsted, a Category 3 village. While the site is reasonably well related to the existing settlement Little Berkhamsted has limited services and facilities and as such is considered to be an unsuitable location for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
31/001	Little Hadham	0.66	N - This is a greenfield site located to the south of Stortford Road. The site is covered by an Area of Archaeological Significance designation although it is likely that this could be mitigated. The site is not well related to the existing settlement and development would represent an unacceptable extension to existing ribbon development. This site is within the Rural Area Beyond the Green Belt and is therefore unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

31/002	Little Hadham	269.05	N - This is a very large greenfield site, consisting of a number of open fields around the village of Little Hadham, a Category 2 village. Topographically the site varies, the northern half of the site overlooks Little Hadham and is highly visible from surrounding areas. The River Ash runs through the site, along the eastern half on a north-south axis. Along the line of the river, the site lies within Flood Zone 3 with a risk of Surface Water Flooding although the construction of the Little Hadham bypass and associated flood alleviation measures should largely address this issue. While the site could form part of a larger strategic scale of development in this location in the future, it is currently considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.			The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.	The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.
31/003	Little Hadham	3.35	N - This is a brownfield site located in Bury Green. The site currently contains vacant offices and is identified in the Local Plan as a Major Developed Site. Planning permission (3/07/1540/PD) for the demolition of these units was granted in 2007 although this has not been implemented. The site is relatively well related to the existing settlement of Bury Green but, as this is a Category 3 village, the site is considered to be unsuitable for the scale of development envisaged.	N - While the site has been promoted through the Call for Sites on behalf of the landowner, development would result in the loss of an employment site and therefore is not considered to be currently available.	Y - Site is considered achievable.	No	No	No	No
31/004	Little Hadham	0.24	N - This greenfield site is located within the Rural Area Beyond the Green Belt and is currently used as private garden land for the occupiers to the east of the site. The site is well related to the existing built up area of Hadham Ford but does not constitute infill development in a Category 2 village and is therefore currently considered to be unsuitable. While Hadham Ford was identified as a Group 1 village in the Preferred Options District Plan, it has since been identified as a Group 2 village within the Interim Village Hierarchy Study.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
31/005	Little Hadham	0.41	N - This is a greenfield site located within the Green Belt to the north east of Bury Green. The site consists of an enclosed field bounded by mature hedgerow with direct access on the northern boundary of the site. A wildlife site covers much of the site. Development in this isolated location would result in an unacceptable incursion into the countryside, impacting on the openness of the Green Belt. The site is therefore considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

31/006	Little Hadham	0.66	Y - This is a greenfield site located to the south of Stortford Road . The site consists of a flat, open field. The site is constrained as it is located within Rural Area Beyond the Green Belt. Furthermore, the site lies within an area at risk of Surface Water Flooding where mitigation measures would be required as part of any development. However, the site is located in close proximity to local services and facilities. The site is regarded as infill development and so is considered to be suitable for limited development in accordance with Category 2 village policy.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable,	Up to 5 dwellings			
31/007	Little Hadham	0.92	The assessment has been removed as the site promoter has submitted an updated site area which will be considered through Round 4 of the SLAA.						
31/012	Little Hadham	0.1	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
31/021	Little Hadham	0.14	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
31/022	Little Hadham	2.2	N - This is a brownfield site located within the Rural Area Beyond the Green Belt to the north-west of Little Hadham and is formerly a minerals extraction site. The site is constrained as it is at high risk of Surface Water Flooding and there could also be a problem with providing suitable vehicular access. A large part of the site is designated as a County Wildlife Site. Development of the site in isolation would result in an unacceptable incursion into the countryside. While the site could form part of a larger strategic scale of development in this location in the future, it is currently considered to be unsuitable.	N - Site has been identified through the Housing Capacity Study, therefore land ownership and intentions for the site are unknown.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.			The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.	The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.
31/024	Little Hadham	5.1	N - This greenfield site is located within the Rural Area Beyond the Green Belt to the south of Stortford Road. The site is not well related to the existing settlement and would represent an unacceptable incursion into the countryside. The site is therefore unsuitable for future development.	N - Land ownership and intentions for the site are unknown.	Y - Site is considered achievable.	No	No	No	No

31/025	Little Hadham	12.18	N - This part greenfield, part brownfield site is located within the Rural Area Beyond the Green Belt. The northern half of the site is in industrial use while the southern half is greenfield, adjacent to the A120. There is direct access to the industrial units via Church End, with no direct access to the southern half of the site. While development of the site in isolation would be unacceptable, it could form part of a larger strategic scale of development in this location in the future.	N - Site has been identified through the Call for Sites process with land ownership and intentions known. However, upper half of site is currently in employment use and is therefore not considered available at the present time	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.			The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.	The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.
31/026	Little Hadham	1.08	N - This is a brownfield site, located to the south of Hadham Ford within the Rural Area Beyond the Green Belt and within an Area of Archaeological Significance. The site which is a disused pit is poorly related to Hadham Ford. Development would represent an unacceptable incursion into the countryside in this location.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - In order to bring this site forward remediation of the site would be required. However without further information it is considered that the site is achievable.	No	No	No	No
31/027	Little Hadham	2.62	N - This is a greenfield site located within the Rural Area Beyond the Green Belt. Development in this location would lead to a significant reduction in the gap between Little Hadham and Hadham Ford. The southern part of the site, which is closest to existing development, lies within Flood Zone 3b. Development of the remaining part of the site, outside of Flood Zone 3b, would be unsuitable as it would be poorly related to the existing village. It is therefore considered to be unsuitable for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
31/028	Little Hadham	0.74	N - This is a greenfield site located to the north of Little Hadham, within the Rural Area Beyond the Green Belt. There are a number of TPO designations along the western boundary of the site. It is relatively well related to the existing built up area of Little Hadham but does not constitute infill development in a Category 2 village and is therefore currently considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
31/029	Little Hadham	1.83	N - This is a greenfield site located within the Rural Area Beyond the Green Belt. Development in this location would lead to a significant reduction in the gap between Little Hadham and Hadham Ford. The site is therefore considered to be unsuitable for future development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

33/001	Much Hadham	0.79	N - This is a greenfield site currently in use as allotment gardens within the Rural Area Beyond the Green Belt. It is located to the west of Much Hadham adjacent to the Category 1 village development boundary and within an Area of Archaeological Significance. There is a proposal to re-locate the allotments to the north of the site although no details are provided. Development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	N - The site has been promoted through the Call for Sites by the landowner, however it is currently in use as allotments and details of the proposed relocation are not clear. It is therefore considered that the site is not available at present.	Y - Site is considered achievable.				Up to 20 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Much Hadham and relocation of the allotments.	
33/002	Much Hadham	0.23	This site has not been assessed as planning permission has been granted.							
33/004	Much Hadham	0.58	N - This greenfield site lies to the south of Much Hadham, within the Conservation Area. The site is unsuitable as it is within the Rural Area Beyond the Green Belt and is poorly related to the existing settlement.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No	
33/005	Much Hadham	4.49	N - This is a large greenfield site adjacent to the Conservation Area. Access onto the site is through a narrow road. The site is unsuitable as it is within the Rural Area Beyond the Green Belt, is poorly related to the existing settlement and would lead to an unacceptable incursion of development into an open countryside location.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No	
33/012	Much Hadham	1.21	N - Site has a history of refused applications and lies within the Rural Area Beyond the Green Belt and adjacent to the Conservation Area. The site is poorly related to the existing village and would lead to an unacceptable incursion of development into an open countryside location. The site is therefore unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No	
33/013	Much Hadham	1.36	N - This is a greenfield site located to the north-west of Much Hadham within the Rural Area Beyond the Green Belt. Development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.				Up to 30 dwellings The site is considered deliverable subject to an amendment to the village boundary through a Neighbourhood Plan for Much Hadham.	

33/014	Much Hadham	1.47	N - This is a greenfield site within the Rural Area Beyond Green Belt which lies immediately to the west of site 33/013. In isolation the site is not well related to the existing settlement. Development in this location would result in an unacceptable incursion into open countryside and as such is considered unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered to be achievable.	No	No	No	No
33/015	Much Hadham	11.17	N - This large greenfield site is located within the Rural Area Beyond the Green Belt to the west of Much Hadham. Although the site is adjacent to the main built up area of the village, the scale of development proposed would be inappropriate, representing an unacceptable incursion into the countryside setting of the village. The site is therefore considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered to be achievable.	No	No	No	No
33/016	Much Hadham	0.37	N - This is a greenfield site to the south-west of Much Hadham. It is largely covered with woodland although there are no TPO's on the site itself. The site is adjacent to the existing village boundary and access could be achieved from Millers View. Development of the site may be considered appropriate; however, the site is currently outside of the village boundary, within the Rural Area Beyond the Green Belt. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable			Up to 9 dwellings Site considered suitable subject to change in village boundary through a Neighbourhood Plan for Much Hadham.	
35/001	Standon	1.74	N - This is a brownfield site currently in employment use. It is located within the Rural Area Beyond the Green Belt, within a Category 3 settlement that has very limited access to local services and facilities. Therefore, while continued employment use on site is considered appropriate, residential redevelopment would be unsuitable.	N - While the site has been promoted through the Call for Sites on behalf of the landowner, development would result in the loss of an employment site and therefore is not considered to be currently available.	Y - Site is considered achievable	No	No	No	No
35/002	Standon	0.48	N - This is a greenfield site, adjacent to the village boundary. While it is well related to the existing settlement, it is considered to be unsuitable as it lies within the Rural Area Beyond the Green Belt and is currently designated as protected open space.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/003	Standon	0.47	N - The majority of the site lies outside of the settlement boundary, within the Rural Area Beyond the Green Belt and, as a whole, is therefore considered to be unsuitable. It is, however, well related to the existing settlement. The western part of the site is located within the settlement boundary and is therefore considered to be deliverable. Any proposals would need to give consideration to the proximity of the site to the Conservation Area.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	Up to 2 dwellings On part of site within settlement boundary		Up to 12 dwellings On site as a whole, subject to a review of the village boundary through a Neighbourhood Plan for Standon and Puckeridge.	

35/004	Standon	11.24	N - This is a large greenfield site, located immediately north of the A120, and reasonably well related to the existing settlement. While development of the entire site would be contrary to Category 1 village policy, it could enable the delivery of 10% growth within the village as envisaged by the draft District Plan. However, at present the site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt. The site is currently subject to Planning Application 3/15/2081/OUT for up to 205 dwellings.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 146 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon and Puckeridge.	
35/005	Standon	2.93	N - This is a greenfield site located in Colliers End. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt, on the edge of a Category 3 village. The draft District Plan does identify Colliers End as a Group 2 villlage. However the site could not be considered to be infill development and so would remain unsuitable under the draft Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/007	Standon	5.79	N - This is a greenfield site located in Colliers End. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt, on the edge of a Category 3 village. The draft District Plan does identify Colliers End as a Group 2 villlage. However the site could not be considered to be infill development and so would remain unsuitable under the draft Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable. The demolition of existing units and remediation of the site would be required.	No	No	No	No
35/008	Standon	0.5	N - This is a greenfield site located in Colliers End. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt, on the edge of a Category 3 village. The draft District Plan does identify Colliers End as a Group 2 villlage. However the site could not be considered to be infill development and so would remain unsuitable under the draft Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/010	Standon	1.19	Please note that these sites have not been assessed as they are allocated employment sites.						
35/011	Standon	0.93	Please note that these sites have not been assessed as they are allocated employment sites.						
35/013	Standon	5.63	N - This is a greenfield site located in Colliers End. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt, on the edge of a Category 3 village. The draft District Plan does identify Colliers End as a Group 2 villlage. However the site could not be considered to be infill development and so would remain unsuitable under the draft Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

35/014	Standon	0.25	N - This is a greenfield site located in Colliers End. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt, on the edge of a Category 3 village. The draft District Plan does identify Colliers End as a Group 2 villlage. However the site could not be considered to be infill development and so would remain unsuitable under the draft Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/015	Standon	1.84	N - This is a greenfield site located in Colliers End. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt, on the edge of a Category 3 village. The draft District Plan does identify Colliers End as a Group 2 villlage. However the site could not be considered to be infill development and so would remain unsuitable under the draft Plan.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/016	Standon	8.72	N - The site consists of two distinct fields divided by a mature tree row which runs along the northern axis, both in agricultural use. The western field is partially located within Flood Zone 2 and is also at risk of surface water flooding. This part of the site also contains a Scheduled Ancient Monument and is covered by an Area of Archaeological Significance. Development of the entire site would lead to a scale of development that would be contrary to Category 1 village policy, although a smaller scale of development adjacent to existing development could be appropriate. The site is within the Rural Area Beyond the Green Belt and is therefore unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 30 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon and Puckeridge.	
35/017	Standon	0.9	N - This site is located within the Rural Area Beyond the Green Belt and partly within Flood Zone 2 and 3 with a risk of surface water flooding. In light of the recent appeal decision on land to the east of Cambridge Road, development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 23 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon and Puckeridge.	
35/019	Standon	1.09	N - This is a greenfield site, located within the Rural Area Beyond the Green Belt. Latchford is a Category 3 village with very limited access to services and facilities and is therefore considered to be an unsuitable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/020	Standon	0.11	Y - This is a greenfield site located within the existing village boundary. It is therefore considered to be suitable.	N - Site has been identified through a Housing Capacity Study and therefore land ownership and intentions are unknown. Site is not considered available.	Y - Site is considered achievable		Up to 3 dwellings Developable subject to land availability		

35/033	Standon	1.77	N - This site is located within the Rural Area Beyond the Green Belt and partly within Flood Zone 2 and 3 with a risk of surface water flooding. In light of the recent appeal decision on land to the east of Cambridge Road, development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	N - The site was promoted through the previous Local Plan process. It is unknown whether the site is still available.	Y - Site is considered achievable.			Up to 30 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon and Puckeridge.	
35/036	Standon	0.53	N - This is a greenfield site located adjacent to Buntingford Road. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt and is identified as a Scheduled Monument.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
35/037	Standon	2.47	N - This is a greenfield site located off Stortford Road within the Rural Area Beyond the Green Belt, adjacent to the existing settlement boundary. Development of the site may be considered appropriate; however, the site is currently outside of the village boundary. The site is therefore currently unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 30 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Standon and Puckeridge.	
36/001	Stanstead Abbots	3.38	N - This is a greenfield site located outside of the village boundary. The site is unsuitable as it is within the Green Belt, is not well related to the existing settlement and development would result in an unacceptable incursion into open countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
36/002	Stanstead Abbots	1.32	N - The site is relatively well related to the existing settlement. However it is unsuitable as it is located within the Green Belt and the Lee Valley Regional Park. It is also partly designated as Open Space and lies within Flood Zones 2 and 3.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
36/003	Stanstead Abbots	0.22	Y - This is a greenfield site within the Green Belt and the Lee Valley Regional Park and has been proposed for use as a private marina. The site is considered suitable for the proposed use subject to an assessment of the potential impact on the wildlife site.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	Site is considered deliverable for proposed use.			
36/006	Stanstead Abbots	1.34	Please note that this site has not been assessed as it is in current employment use.						

36/007	Stanstead Abbots	1.35	N - This is a greenfield site located immediately to the south of Stanstead Abbots outside of the village boundary. While the site is well related to the existing settlement it is unsuitable as it is within the Green Belt and the Lee Valley Regional Park.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
36/008	Stanstead Abbots	0.91	N - This is a greenfield site currently in use as a private garden with a tennis court and storage facilities on site. It is unsuitable as it is within the Green Belt, would result in an unacceptable incursion into the countryside and is poorly related to the existing settlement	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
36/010	Stanstead Abbots	0.12	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
36/011	Stanstead Abbots	0.1	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
36/016	Stanstead Abbots	0.94	N - This is a part greenfield, part brownfield site with a residential care home, located to the north of the High Street, immediately adjacent to residential development. While the site is relatively well related to the existing settlement, it is unsuitable as it is located in the Green Belt and Lee Valley Regional Park and is also partly within Flood Zones 2 and 3.	N - Site has been identified through the 2007 Local Plan process. It is not known whether the land is still available.	Y - Site is considered achievable.	No	No	No	No
36/017	Stanstead Abbots	1.2	N - This is a brownfield site located to the south of Marsh Lane which is currently in use as a nursery. While the site is relatively well related to the existing settlement, it is unsuitable as it is located in the Green Belt and Lee Valley Regional Park and is also partly within Flood Zones 2 and 3.	N - Site has been identified through the 2007 Local Plan process. It is not known whether the land is still available.	Y - Site is considered achievable. The demolition of existing units would be required to redevelop this site.	No	No	No	No
37/001	Stanstead St Margarets	45.8	N - This is a greenfield site consisting of two large parcels of land separated by the A414 located within the Green Belt. The site forms part of the strategic gap between the settlements of Hoddesdon, Stanstead St Margarets and Great Amwell. As such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.	No	No	No	No
37/002	Stanstead St Margarets	18.03	N - This is a greenfield site which lies between the A10 and the A1170 within the Green Belt. The site forms part of the strategic gap between the settlements of Hoddesdon, Stanstead St Margarets and Great Amwell. As such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.	No	No	No	No

37/003	Stanstead St Margarets	0.48	Y - This is a greenfield site, the majority of which is within the settlement boundary and is therefore suitable. A small section of the site is located within Flood Zone 2. The southern section of the site lies on the other side of the A414, within the Green Belt, and is therefore unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	Up to 10 dwellings On part of site within the settlement boundary.				
37/004	Stanstead St Margarets	1.88	N - This is a brownfield site which lies between the A10 and the A1170 within the Green Belt. The site contains derelict buildings relating to its former use as a nursery. The site forms part of the strategic gap between the settlements of Hoddesdon, Stanstead St Margarets and Great Amwell. As such the site is considered to be unsuitable.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable. Demolition and clearing of the existing units would be required and there is a potential need for remediation work.	No	No	No	No	No
37/005	Stanstead St Margarets	0.53	Y - This site is an open undeveloped space located between residential development within the settlement boundary. The site is wholly located within Flood Zone 3 and is therefore considered to be unsuitable	N - Site has been identified through the Housing Capacity Study and therefore land ownership and intentions for this site are unknown.	Y - Site is considered achievable.	No	No	No	No	No
37/011	Stanstead St Margarets	0.42	N - This is a brownfield site located within the existing settlement boundary. The site is located within Flood Zone 2 wherein the Sequential Test would need to be applied. The site is currently in employment use and has been identified as an Employment Area within the emerging District Plan. As such the site is considered to be unsuitable.	N - The site has been identified through the Housing Capacity Study and is currently in existing commercial use. The landowner has stated that they do not intend to bring the site forward for redevelopment; therefore the site is considered unavailable.	Y - Site is considered achievable. Demolition and clearing of the existing units would be required.	No	No	No	No	No
37/013	Stanstead St Margarets	0.87	Y - This site is an open undeveloped space located between residential development within the settlement boundary. The site is located within Flood Zones 2 and 3. However the site is considered to be suitable subject to the application of the Sequential Test.	N - Site has been identified through the Housing Capacity Study and therefore land ownership and intentions for this site are unknown.	Y - Site is considered achievable.	Up to 22 dwellings Subject to land availability issues and application of the sequential test				
37/016	Stanstead St Margarets	0.49	Y - This site is an open undeveloped space located between residential development within the settlement boundary. The site is wholly located within Flood Zone 3 and is therefore considered to be unsuitable	N - Site has been identified through the Housing Capacity Study and site ownership and intentions for this site are unknown.	Y - Site is considered achievable.	No	No	No	No	No
38/001	Stapleford	0.31	N - This isolated site is located within the Green Belt, adjacent to Hubbard's Wood Wildlife Site and within an Area of Archaeological Significance. The site is unsuitable as it is within the Green Belt and in a rural location which is remote from local services. It is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No	No

38/002	Stapleford	0.43	N - This isolated site is located within the Green Belt, adjacent to Hubbard's Wood Wildlife Site. The site is unsuitable as it is within the Green Belt and in a rural location which is remote from local services. It is therefore considered to be an unsustainable location for future housing development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
38/003	Stapleford	0.36	N - The site is part-brownfield and part-greenfield land on the western edge of Stapleford, a Category 2 village. The eastern boundary of the site lies partly within Flood Zone 2 wherein the Sequential Test would be need to be applied. In addition the site lies within an Area of Archeological Significance. While the site is well related to the existing village, it is considered to be unsuitable as it is currently in use as a community facility, lies within the Green Belt and would not constitute infill development.	N - Site identified in Housing Capacity Study, land ownership unknown. Site currently partly used as a village hall and associated car park and is therefore not currently available.	Y - Site is considered achievable	No	No	No	No
40/001	Tewin	1.49	N - This greenfield site is located adjacent to Tewin Cowper Primary School. Part of the site is designated as open space and is currently in use as allotments. The site promoter has suggested that the southern part of the site could be used to re-locate the allotments. However, while the site is reasonably well related to the existing settlement, it is considered to be unsuitable due to its location within the Green Belt. Development in this location would result in an unacceptable intrusion into the rural setting of the village.	Y - The site is in the ownership of a single landowner and has been promoted through the Call for Sites. Part of the site is currently in use as allotments. However the rental agreement with the Parish Council can be terminated with 12 months notice and there is potential to relocate the allotments to the southern part of the site. It is therefore considered that the site is available.	Y - Site is considered achievable.	No	No	No	No
40/002	Tewin	1.97	N - This part greenfield, part brownfield site is poorly related to the existing built up area of Tewin. There are a number of existing structures on the site which are not proposed for demolition which would constrain the developable area of the site. Much of the site, including the entire boundary, is covered by a blanket Tree Preservation Order. The site is unsuitable as it is located within the Green Belt	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
40/003	Tewin	1	N - This greenfield site is located east of Upper Green Road. While it is well related to the existing settlement the site is considered to be unsuitable due to its location within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

40/004	Tewin	2.23	N - This large greenfield site is located to the north of Tewin. The site is approximately 2 hectares in total although the site promoter has suggested that approximately 0.65 hectares could be suitable for development. While the site is relatively well related to the existing settlement, it is considered to be unsuitable due to its location within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
40/007	Tewin	0.91	N - This mainly greenfield site is located to the west of Tewin. While adjacent to the existing village boundary, the site is considered to be unsuitable as it is poorly related to the existing settlement, lies within the Green Belt and any development would represent an unacceptable incursion into the countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
40/008	Tewin	0.31	N - This greenfield site is located east of Upper Green Road. While it is well related to the existing settlement the site is considered to be unsuitable due to its location within the Green Belt.	Y - The site has been promoted by the landowner through the Call Sites and is therefore considered to be available.	Y - Site is considered achievable.	No	No	No	No
40/022	Tewin	69.76	N - This is a very large site to the south east of Tewin which is owned by a number of different plot owners. The site is considered to be unsuitable as it is located within the Green Belt and is very poorly related to the existing settlement. Development in this location would result in an unacceptable intrusion into open countryside.	Y - The site has been promoted by a group of over 70 landowners through the Call for Sites and is considered to be available	Y - Site is considered achievable.	No	No	No	No
41/001	Thorley	0.44	N - This greenfield site is located to the east of the railway line within Thorley Parish. The site is considered to be unsuitable as it is poorly related to the existing settlement of Bishop's Stortford and is located within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
41/002	Thorley	53.14	N - This large greenfield site is located to the south of Bishop's Stortford within the bypass. The site is within an Area of Archaeological Significance and is traversed by the Hertfordshire Way footpath. While the site is well related to the existing settlement, it is currently considered to be unsuitable due to its location within the Green Belt. However it should be noted that the site has been identified within the emerging District Plan as a potential housing allocation.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable. The site is of a strategic scale and would require the provision of supporting infrastructure.			750-1,000 dwellings	The site is considered to be deliverable subject to a review of the Green Belt. The final yield would depend on the level of infrastructure to be provided.

41/003	Thorley	0.48	N- This site is located to the south of Bishop's Stortford to the west of the A1184 at Thorley Wash Farm. The site is considered to be unsuitable as it is poorly related to the existing settlement of Bishop's Stortford and is located within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
41/005	Thorley	10.91	N - This greenfield site is located to the east of the railway line within Thorley Parish. The site is considered to be unsuitable as it is poorly related to the existing settlement of Bishop's Stortford and is located within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
41/007	Thorley	0.74	N - This greenfield site is located to the east of Thorley Street. While the site is reasonably well related to existing development, the site is considered to be unsuitable as it is located in the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
41/008	Thorley	0.45	N - This greenfield site is located to the east of Thorley Street. While the site is reasonably well related to existing development, the site is considered to be unsuitable as it is located in the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/001	Thundridge	8.5	N- This greenfield site is located to the north west of High Cross, a Category 1 village. The northern part of the site is designated as open space and is used as playing pitches. The considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt, is poorly related to the existing settlement and would represent an unacceptable incursion of built development into open countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/002	Thundridge	0.97	N - The site is reasonably well related to the existing village. However it is unsuitable as it is located within the Green Belt and would not constitute infill development within a Category 2 village.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/003	Thundridge	1.25	N - The site is reasonably well related to the existing village. However it is unsuitable as it is located within the Green Belt and would not constitute infill development within a Category 2 village.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/004	Thundridge	1.09	N - This greenfield site is located to the east of the school. Although it is reasonably well related to the existing settlement the site is unsuitable as it is located within the Rural Area Beyond the Green Belt and there is no obvious way of achieving a suitable access.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/005	Thundridge	1.13	N - The site is reasonably well related to the existing village. However it is unsuitable as it is located within the Green Belt and would not constitute infill development within a Category 2 village.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

42/006	Thundridge	1.47	Please note that this site has not been assessed as it is in current employment use.						
42/007	Thundridge	0.19	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
42/008	Thundridge	1.15	N - This is a greenfield site that is reasonably well related to the existing settlement. Access could be achieved from the north of the site. However, the site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 29 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for High Cross.	
42/009	Thundridge	0.71	Y - This is a greenfield site which lies within the village boundary. Although there are access issues the site is considered to be suitable	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.		Up to 18 dwellings Site considered to be deliverable subject to satisfactory access provision.		
42/010	Thundridge	0.57	N - The site is currently in use as open storage. It is adjacent to the village boundary and existing employment use. The site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			The site could be appropriate for employment use subject to a review of the village boundary through a Neighbourhood Plan for High Cross.	
42/011	Thundridge	1.5	N - The site is adjacent to the village boundary and existing employment use. The site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			The site could be appropriate for employment use subject to a review of the village boundary through a Neighbourhood Plan for High Cross.	
42/012	Thundridge	0.26	N - The site is unsuitable as it lies within Rural Area Beyond Green Belt and is isolated from any existing settlement.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/013	Thundridge	18.44	N - The site is unsuitable as it lies within Rural Area Beyond Green Belt and is isolated from any existing settlement, and would represent an unacceptable incursion of built development within an open countryside setting.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

42/014	Thundridge	0.86	N - This is a greenfield site located immediately adjacent to the existing village boundary and site 42/019. The site is currently unsuitable due to its location within the Rural Area Beyond the Green Belt. However, while the site is fairly poorly related to existing development at present it would become well related following implementation of the planning permission on site 42/019.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 22 dwellings	Subject to a review of the village boundary through a Neighbourhood Plan for High Cross.	
42/017	Thundridge	0.78	Y - This is a greenfield site which lies within the village boundary. Although there are access issues the site is considered to be suitable	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.		Up to 20 dwellings	Site considered to be deliverable subject to satisfactory access provision.		
42/025	Thundridge	0.6	Y - This is a greenfield site, within the Green Belt, and immediately adjacent to the proposed village boundary. The site is surrounded by existing development on all sides. The site is considered to be suitable as it represents infill development within a Category 2 village.	N - Site has been identified through Housing Capacity Study. Ownership of site is not known.	Y - Site is considered achievable.		Up to 5 dwellings			
42/027	Thundridge	0.25	Y - This is a greenfield site, within the Green Belt, and immediately adjacent to the proposed village boundary. The site is surrounded by existing development on all sides. The site is considered to be suitable as it represents infill development within a Category 2 village.	N - Site has been identified through Housing Capacity Study. Ownership of site is not known.	Y - Site is considered achievable.		Up to 5 dwellings			
42/030	Thundridge	13.2	N - This is a large greenfield site to the south of Thundridge. The site is considered to be unsuitable as it is located in the Green Belt, is poorly related to the existing settlement and would represent an unacceptable incursion of built development into an open countryside setting.	N - Land ownership is unknown	Y - Site is considered achievable.	No	No	No	No	No
42/032	Thundridge	1.33	N - This greenfield site lies adjacent to the village boundary to the north west of High Cross. The site is considered to be unsuitable as it lies within the Rural Area Beyond the Green Belt, is poorly related to the existing settlement and would represent an unacceptable incursion of built development into an open countryside setting.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No	No

42/033	Thundridge	3.8	N - This large greenfield site is located to the west of Thundridge, a Category 2 village. While it is relatively well related to the existing settlement, the site is considered to be unsuitable due to its location within the Green Belt and development would result in an unacceptable incursion into an open countryside setting.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
42/034	Thundridge	1.61	N - This greenfield site lies to the east of High Cross and immediately adjacent to the existing village boundary, with the A10 to the east. Highway access is a potential issue. The site is currently considered to be unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.				Up to 30 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for High Cross and satisfactory access provision.
42/035	Thundridge	1.02	N - This is a greenfield site located off Poles Lane within a designated Wildlife Site. The site is considered to be unsuitable as it is within the Green Belt and is poorly related to the existing settlement.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
43/002	Walkern	248	N - This is a large greenfield site predominantly in agricultural use. The southern part of the site lies immediately to the east of Stevenage and the northern half of the site is located to the east of Box Wood, an Ancient Woodland and Conservation Wildlife site. The southern half could be appropriate as part of an urban extension to Stevenage, although consideration would have to be given to the impact on the Beane valley. The site is currently unsuitable due to its location within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.			The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.	The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.

43/003	Walkern	9.82	N - This is a greenfield site located to the east of Gresley Way in Stevenage. The site could be appropriate as part of an urban extension to Stevenage, although consideration would have to be given to the impact on the Beane valley. The site is currently unsuitable due to its location within the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - The site is considered to be achievable at present. However, in order to deliver a strategic scale of development, major infrastructure would be required. Further work would therefore be required to assess achievability.			The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.	The site could form part of a larger strategic scale development in this location. The site could be considered to be either deliverable or developable depending on the nature and scale of development.
43/004	Walkern	0.54	N - The site is located on the eastern side of the village, adjacent to the village boundary, and is reasonably well related to existing development. The site is considered to be unsuitable due to its location within the Rural Area Beyond the Green Belt. Winters Lane is also extremely narrow which is likely to cause severe access difficulties.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
43/005	Walkern	0.13	N - This greenfield site is located within the Rural Area Beyond the Green Belt. Any development in this location would represent an encroachment into the countryside. Clay End is a Category 3 village with little or no access to services and facilities and is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
43/006	Walkern	0.16	N - This greenfield site is located within the Rural Area Beyond the Green Belt. Any development in this location would represent an encroachment into the countryside. Clay End is a Category 3 village with little or no access to services and facilities and is considered to be an unsustainable location for development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
43/007	Walkern	0.2	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
43/008	Walkern	0.18	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
43/009	Walkern	1.89	N - This is a relatively large greenfield site located on the western side of Walkern, adjacent to the village boundary. Froghall Lane is a very narrow road, however access can be achieved from Aubries. While development of the entire site would be contrary to Category 1 village policy, it could help to enable the delivery of 10% growth within the village as envisaged by the draft District Plan. However, at present the site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 47 dwellings Subject to a review of the village boundary through a Neighbourhood Plan for Walkern.	

43/010	Walkern	0.34	N - This is a greenfield site located adjacent to the village boundary, within the Walkern Conservation Area and opposite Grade II listed buildings to the north. The site is relatively well related to the existing built up area, however, the site is currently considered to be unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 9 dwellings	Subject to a review of the village boundary through a Neighbourhood Plan for Walkern.
43/011	Walkern	0.12	N - This is a greenfield site located adjacent to the village boundary, within the Walkern Conservation Area. The site is relatively well related to the existing built up area, however, the site is currently considered to be unsuitable due to its location within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 3 dwellings	Subject to a review of the village boundary through a Neighbourhood Plan for Walkern.
43/013	Walkern	0.34	Y – The site is located within the current village development boundary and within the Walkern Conservation Area. The site is considered suitable and has potential for infill development; however, it is constrained as there is no direct access.	N - Site has been identified through the Housing Capacity Study; land ownership and intentions of the site are unknown. Therefore the site is not considered available for residential development.	Y - Site is considered achievable. Third party negotiation and potential demolition to obtain direct access onto site may be required. This may incur additional costs and cause delay to development.		Up to 9 dwellings		
43/014	Walkern	0.19	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
43/016	Walkern	0.18	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
44/001	Wareside	39.43	N – This large greenfield site is located in the Green Belt to the north of Ware, adjacent to Fanhams Hall, a registered Park and Garden. The site is currently unsuitable; however, it offers the opportunity to provide a sustainable urban extension to Ware subject to a review of the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north and east of Ware, subject to a review of the Green Belt
44/002	Wareside	0.28	N - This is a brownfield site to the north of Babbs Green, a Category 3 settlement, which contains a number of existing farm buildings. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt and is isolated from local services and facilities.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

44/003	Wareside	0.18	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
44/004	Wareside	0.69	N - This is a greenfield site to the north of Babbs Green, a Category 3 settlement. The site is considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt and is isolated from local services and facilities.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
44/005	Wareside	99.18	N – This large greenfield site is located in the Green Belt to the north and east of Ware. The site is currently unsuitable; however, it offers the opportunity to provide a sustainable urban extension to Ware subject to a review of the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, either in isolation or as part of a wider scheme, to the north and east of Ware, subject to a review of the Green Belt
44/006	Wareside	1.5	N – This greenfield site is located in the Green Belt to the north east of Ware, partly within an Area of Archaeological Significance. The site is currently unsuitable; however, the site does relate well to other SLAA sites in the area, and there may be potential for strategic scale development, including necessary services and facilities, which would relate well to Ware.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - It is considered that the site is achievable. Development in this location has been assessed through the Delivery Study and is considered to be viable.				The site could provide strategic scale development, as part of a wider scheme, to the north and east of Ware, subject to a review of the Green Belt
45/001	Watton-at-Stone	0.39	Y – This brownfield site is located within the built up area of Watton-at-Stone where the principle of development is acceptable. The portakabins which were stored there by the previous tenant have all been removed and just two small, obsolete workshop buildings remain. It has not been in employment use and therefore Policy EDE2 does not apply. The premises have been vacant for over four years.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable, although means of access will need to be formalised with a third party owner.	Up to 10 dwellings			
45/002	Watton-at-Stone	0.71	N – This brownfield site is located to the south of Watton-at-Stone, adjacent to a designated Wildlife Site. The site is also located within an Area of Archaeological Significance. Planning permission for residential development has previously been refused. The site is considered to be unsuitable due its rural location within the Green Belt.	Y - The site has been promoted through the Call for Sites by two landowners and is considered to be available.	Y - Site is considered achievable.	No	No	No	No

45/004	Watton-at-Stone	1.09	N - This greenfield site is located to the north of Watton at Stone, a Category 1 settlement. The site lies within an Area of Archaeological Significance. While the site is well related to the existing settlement, it is currently considered to be unsuitable due to its location within the Green Belt. However, the site, together with adjacent land, has been proposed for release from the Green Belt through the emerging District Plan and could help enable the delivery of 10% growth within the village.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.			Up to 27 dwellings	Subject to a review of the Green Belt through the District Plan.
45/007	Watton-at-Stone	2.2	N - This greenfield site is located to the north west of Watton at Stone, a Category 1 settlement. While the site is well related to the existing settlement, it is currently considered to be unsuitable due to its location within the Green Belt. However, the site, together with adjacent land to facilitate access, has been proposed for release from the Green Belt through the emerging District Plan and could help enable the delivery of 10% growth within the village.	Y - Although not promoted through the Call for Sites, landowner and intentions are known. Site is therefore considered to be available.	Y - Site is considered achievable.			Up to 55 dwellings	Subject to a review of the Green Belt through the District Plan.
45/009	Watton-at-Stone	1.3	N - This greenfield site is located to the south of Watton at Stone within an Area of Archaeological Significance. Whilst the site has a reasonable relationship to the form of the village, it is not clear how a satisfactory access could be provided to the site. The site is currently considered to be unsuitable as it is located within the Green Belt and is currently in allotment use and safeguarded as such in the Local Plan.	N - The site was not submitted through the Call for Sites and it is therefore not known whether the site is available.	Y - Site is considered achievable.	No	No	No	No
46/001	Westmill	0.6	N - This greenfield site is located within an Area of Archaeological Significance to the west of Westmill, a Category 3 settlement. The site is currently considered to be unsuitable as it is located within the Rural Area Beyond the Green Belt. Although Westmill is proposed as a Group 2 village in the emerging District Plan, the site would not constitute infill development.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable. Site is located in an AAS where further investigation may be required.	No	No	No	No
47/001	Widford	0.53	Y - This site is located to the east of Widford, a Category 2 village. Part of the site lies within an Area of Archaeological Significance. Development of the part of the site that is located within the built up area is considered to be suitable as it constitutes infill development in a Category 2 village. The area outside of the built up area is unsuitable as it is subject to Rural Area Beyond the Green Belt policy.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	Up to 5 dwellings			

47/002	Widford	1.66	N - This relatively large greenfield site is located to the east of Widford, a Category 2 village. The site is considered to be unsuitable as it is poorly related to the existing settlement and is located within the Rural Area Beyond the Green Belt. Development would also constitute an unacceptable incursion into open countryside.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No
47/004	Widford	0.2	Site not assessed as it falls below the 0.25ha threshold as identified by national policy.						
47/008	Widford	0.35	N - This brownfield site is located to the west of Widford, a Category 2 village. Development has recently been granted on land immediately to the west of the site. Therefore this site is considered to be suitable for infill development.	N - Site has been identified through the Housing Capacity Study; land ownership and intentions of the site are unknown. Therefore the site is not considered available for residential development.	Y – Site is considered achievable.		Up to 5 dwellings		
47/010	Widford	0.26	Y - This is a brownfield site located to the north of Widford, a Category 2 village. The southern part of the site is located within an Area of Archaeological Significance. The site is considered to be unsuitable as it is located outside of the main built up area within the Rural Area Beyond the Green Belt.	N - Site has been identified through the Housing Capacity Study; land ownership and intentions of the site are unknown. Therefore the site is not considered available for residential development.	Y - Site is considered achievable.	No	No	No	No
47/011	Widford	1.12	N - This relatively large greenfield site is located to the south of Widford, a Category 2 village. The site is considered to be unsuitable as it is located outside of the main built up area within the Rural Area Beyond the Green Belt.	Y - The site has been promoted through the Call for Sites by the landowner and is considered to be available.	Y - Site is considered achievable.	No	No	No	No