

## **Strategic Land Availability Assessment (SLAA) - Site Information Received from SLAA Partnership Members**

This document sets out the information on SLAA sites received through the first round of SLAA Partnership meetings. It has been collated from information submitted by members of the SLAA Partnership either as comments or using the SLAA Deliverability Template, produced for this purpose. Please note: information has not been received on every site nor for every settlement. This site specific information should be read in conjunction with the notes from the SLAA Partnership meetings which include a discussion about sites in their strategic context.

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## General Comments

Many HCA sites seem to be private garden areas and very few would realistically be available.

When assessing viability of sites and whether or not to develop, developers consider an array of potential issues:

- Assess whether the area holds well for 'price pricing' and assess demand with agents
- Look at current infrastructure, traffic levels, noise, is the site near shops, transport, amenities, schools etc
- Are there good national rail and road connections nearby, and links to London?
- What is the quality of the surrounding housing, aesthetics, do people want to live in the area?

If the majority of these are missing or distant, the site is less attractive as the dwellings will be harder to sell. On larger sites where infrastructure will be built, this is not quite such an issue, especially where agreements to subsidise infrastructure costs can be drawn up.

If the site is considered to have potential, the following are considered:

- Planning history on the site and local precedent
- Affordable housing requirement
- Efficiency of the site in terms of topographical levels, gradients, width and layout potential
- TPOs or trees of merit
- Parking requirement
- Flood zones – building in one can make it difficult for people to acquire mortgages in an already difficult market
- What is the best house type and mix for the site (terrace, semi's, detached, apartments, mews)? This is demand led at first, then tailored according to planning policy.

The larger the site, the more economies of scale play a part and so the more likely development will be attractive to developers.

**Aston**

Potential to be a very attractive development area

**Benington**

Potential to be a very attractive development area

**Little Berkhamstead**

Potential to be a very attractive development area

**Tewin**

Not so favourable a development area

**Walkern**

Not so favourable a development area

**Watton-at-Stone**

Not so favourable a development area

43/004 - Land to the Rear of White Lion PH

Not considered attractive to the market - planning history on the site and surrounding area / refusals – low house values in the area and a large amount of affordable required

## Buntingford

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
02/001	Land south of Owles Lane, Buntingford			Access poor unless linked to development of the Sainsbury's site	
02/002	Land to the rear of Snells Mead			Achievable	
02/003	Land off Longmead/ Baldock Road		Outline permission granted for up to 26 dwellings subject to payment of S106 funds		
02/004	Land to the east of Buntingford		Yes	Yes	
02/005	Buntingford West (per Entec report)			Yes	
02/006	Aspenden Bridge			Aspenden Road very narrow and congested	
02/007	Former Sainsbury's Depot			Yes	Loss of sports buildings but not pitches
02/008	Land west of London Road			Yes	
02/009	Land at Cornebury Farm			Yes	
02/010	Land to the rear of How Green Meadow			Planning App pending 3 dwellings	
02/011	Land at Aspenden Road			Aspenden Road narrow and congested	
02/012	Land at "Lane End House", Bowling Green Lane		Privately owned part of house frontage	Bowling Green Lane is a dead end, dangerously congested with school buses/traffic. No other access available	
02/013	Land at 7 Ermine Street			Yes	
02/014	Land at "The Vicarage",		Owned by Diocese	Yes one detached dwelling	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Vicarage Road			already built on the other side of The Vicarage	
02/015	Land at 1 Honey Lane		Garages		Loss of garages will increase on street parking which is already excessive
02/016	Land opposite 17 Vicarage Road		Garages		As above
02/017	Land between 65-66 Vicarage Road		Possibly owned by Afinity Sutton Housing trust	Yes	
02/018	Land adjacent 35 Wyddial Road		Garages		Will increase parking on a heavily congested road especially during the summer months when the neighbouring bowls club is in operation
02/019	Land between 11-15 Wyddial Road		Garages		Will increase parking on a heavily congested road especially during the summer months when the neighbouring bowls club is in operation
02/020	Telephone Exchange, Baldock Road		Owned by BT	Yes	Communication facilities need to be maintained
02/021	1 Police House, Baldock Road		Owned by Herts Police	Yes	Possible loss of parking for Police vehicles
02/022	Land to rear of 59 High Street		Planning permission approved for 3 dwellings		
02/023	"The White House", 46 High Street		Owned by Peace Child International Charity	Several planning applications refused - but owner keen to develop	
02/025	Land adjacent telephone exchange, Baldock Road		Unclear which piece of land if land next to Tel Exchange - owner unknown	Yes	There is a piece of land behind Exchange which is owned by Buntingford Town Council
02/026	Land at "Pendle", Bowling Green Lane		Privately owned by ex-Mayor of Buntingford	- could be access problems	
02/027	Land between Chapel End & The Tannery		Application granted for 3 detached dwellings		

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
02/028	Land between 18 Archers & 24 Sunny Hill		Garages	Narrow roads loss of parking could cause further congestion	
02/029	Land at 5-8 Riverside		Garages	As above	
02/030	"Pigs Nose", Garden Road		Privately owned	Extremely restricted access	
02/031	32 Archers			Restricted access	
02/032	"Layston Cottage", Garden Road		Planning permission granted for 2 semi's if these are built the remainder of the site will be land locked		
02/033	Land between 12-13 The Tannery		Garages	Very congested road, car park was built on some years ago	
02/034	"The Orchard", Baldock Road		Doctors car park	No on street parking available for displaced vehicles	
02/035	"Claremont" and "Cassiobury", Baldock Road			Yes	
02/036	"Bowlers Green House", Bowlers Mead			Yes	
02/037	Land at "Nevetts", Bowling Green Lane		Care Homes	Would cause loss of care facility	
02/038	Land adjacent 311 & 333 Monks Walk		Garages	Loss of parking in a congested area	
02/039	Land adjacent 299 Monks Walk		Garages	Loss of parking in a congested area	
02/040	Land adjacent 267 Monks Walk		Garages	Loss of parking in a congested area	
02/041	Land at 100 Monks Walk		Covenant of land - designated open space owned by Buntingford Town Council		
02/042	Land between 28-29		Garages	Loss of parking in a congested	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Mill Close			area	
02/043	"The Watermill", Luynes Rise		Privately owned	Yes	
02/044	Land between Station Road & Downhall Ley		Owned by adjacent residents	Yes	
02/045	Fire Station, Station Road		Owned by Herts Fire & rescue	50% of site possible	
02/046	Land at "The Railway" PH, Station Road		Privately owned	Public House closed and de- licensed	
02/047	Land at 30-40 London Road		Highways owned	Yes	
02/048	St Francis Close			Yes	
02/050	Land east of Bowling Green Road, west of Allotments		Planning permission for 11 dwellings granted		
02/051	Park Farm Industrial Estate extension			Yes	

## Hertford

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/001	Bengeo plant nursery	No, reserve for smallholding or garden centre			
		Ok apart from policy restriction	Think so	Yes	Infrastructure inadequacies - transport, school places, shopping, cars etc
		Oppose - Lies within Green Belt			Development of this site for housing would extend the boundary of the town and open the door to pressure for further development to the north
03/002	National Grid Site/Norbury Woodyard	No, reserve for industrial/retail			
		Yes	Don't know	Yes	Loss of employment land, highway access issues, Brownfield contamination issues? Ensure maintain appropriate relationship with Lea Navigation
03/003	Land north of Molewood Road	No, green finger			
		Oppose - Lies partly within Hertford's Beane Valley Green Finger			
		Not suitable - Access issues - one small unmade road. Not sustainable. Access via North Road would cause traffic and environmental issues	Don't know	Yes	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/004	Land at North Road, (bound by Molewood Road to the north, the railway to the east, the River Beane to the south)	No, green finger and important landscape feature			
		Oppose - Lies within Hertford's Beane Valley Green Finger			The site also lies within the flood plain, most severe category
		Not suitable - would mean merger between Waterford and Hertford (not electoral ward but in acceptability)	Don't know	Yes, high end on stilts	A large very wet field - drainage required
03/005	Land west of Mangrove Road	No, green belt and conservation area			
		Support development of top half of the site only			The bottom half of the site beyond the existing rear development line of adjacent properties and running down to the Hagsdale Brook to be left undeveloped
		Partly suitable, excluding western part. Ash Valley Green Finger required protection	Don't know		
03/006	Balls Park Estate	No, green belt and conservation area			
		Oppose - Retain cricket ground as essential leisure facility and London Road strips as barriers to traffic			Lies with Hertford's Southern Green Finger
		Unsuitable. Cricket ground. Vital to protect recreational facility. Would compromise openness of Balls Park and in close proximity to listed mansion. Two of other areas possible (see interventions). Most easterly point not suitable Urban sprawl issues	Don't know		If 2 areas developed take account of spacing and density of lower end of London Road

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/007	The Old Orchard	No, green belt and conservation area			
		Unsuitable - coalescence with distinct community of Hertingfordbury. Access not appropriate through Ladywood Road	Yes		
03/008	Hertford Fire Station & Fire Service HQ	Only if vacant			
		Support residential use if Fire HQ and Station relocated			
		Yes	Yes	Yes	None
03/009	West Street Allotments	No, needed for allotments and wildlife site			
		Yes	Yes	Yes	None
03/010	Land west of Thieves Lane/ Welwyn Road	No, green belt and important to local landscape			
		Oppose - Existing Green Belt			Designation of this site for residential development would open the door to much more extensive development on the Panshanger site
		Yes	No	Yes	None
03/011	Dunkirksbury Farm	No, green belt			
		Oppose - Located in Green Belt and partly in Hertford's Southern Green Finger			
		Yes, but protect northern part of Ash Valley Green Finger	No legal issues	Yes	None
03/012	13-19 Castle Mead Gardens	Yes but ensure retention of properties 13-19			Protect 4 properties in middle
		Support			
		The site has a history of development and	The site is in the single	Being previously	The site is part of an

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		<p>lies close to the centre of Hertford. Contrary to its being washed over by the 2007 Local Plan designated Employment Area (HE8) the entire 0.12 site, and that to the immediate west, is, and has been for many years, in residential use. In the 2008 Halcrow employment study, the area around it (known as the Wareham's Lane estate) is assessed as having a <i>"mixed qualitative profile ranging from poor to good"</i> In presumably alluding to the existing residential uses it concludes that the estate has no <i>"major conflicts"</i> with adjacent land uses making it <i>"a potential candidate for B1 redevelopment"</i>. B1 Uses are, of course, as a matter of fact compatible with residential uses so whether in isolation, or in conjunction with the housing to the west or indeed ongoing commercial use in the vicinity, a residential reuse of the site is appropriate. In this regard, the commercial estate gets an overall rating of 'amber' in the 2008 assessment indicating that mixed use redevelopment would be appropriate.</p> <p>The site is well located to the range of facilities and transport opportunities available in and around Hertford town centre and there is a pedestrian underpass close by under the Hertingfordbury Road.</p>	<p>ownership of McMullen and Sons Ltd and can be made available.</p>	<p>developed land, the site benefits from an established access and all the usual utilities are available.</p>	<p>area shown indicatively as Flood Zone 2 &amp; 3 a zoning which is applicable to all the existing buildings and uses on and around the site and, indeed, large areas of Hertford, Only if it were found to be 3b does PPS25 advise that new development should not be permitted. Redevelopment is clearly contemplated by the findings of the Halcrow Employment Land Review (see above) so whilst the potential for flooding is an issue to be addressed, it does not preclude redevelopment for a range of 'vulnerable' uses. The site is also part of an extensive Area of Archaeological Significance and any redevelopment would need to incorporate appropriate measures of archaeological investigation.</p>

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/013	Land to east of East Lodge, Balls Park	No, green belt			
		Oppose - Located in Green Belt			Development of this site would further reduce the rural separation of Hertford Heath from Hertford, and would destroy the symmetry of the recently built lodge entrance to Balls Park
		Not suitable. Ribbon development in rural environment			
03/014	Land west of London Road Cottages, Balls Park	No, green belt and edge of green finger			
		Oppose - Located in Green Belt and Hertford's Southern Green Finger			Development of this site would further reduce the rural separation between Hertford Heath and Hertford
		Yes			
03/015	Land to the rear of 'Fireflies'	Preference for industrial use			
		Yes			
03/016	Dicker Mill	Priority for access to pedestrian/cycle route under bridge			
		Oppose - Should be retained for employment use			The small industrial/commercial units on this site are well located to provide essential services for the town
		Yes but loss of employment land and road traffic issues			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/017	30-34 and 33-41 Chambers Street	Oppose if existing uses continue to be needed			
		Unsuitable. Blind junction at Chambers St. Port Hill not suitable			Youngs Mews possible access point onto Hartham Junction, provided junction with Port Hill is vastly improved
03/019	Land at Goldings Manor	No, green finger and important green belt			
		Consider reuse in conjunction with adjacent former gravel pit on Bramfield Road			
		Yes, provided integrity of open parkland assoc with Goldings Estate preserved			
03/020	Land at Braziers Field	? potential for cycle route connector			
		Oppose - Retain for community benefit			
		Mindful of gradient issues			
03/021	Goldings, Orchard House	No, green belt			
		Oppose - in Green Belt			
		Yes	Yes		
03/022	Chelmsford Lodge	No, green belt and important landscape feature			
		Oppose			Retention of this undeveloped site maintains the rural character of the approach into Hertford
		Unsuitable. Coalescence with	Yes		

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		Hertingfordbury. Urban sprawl and loss of historic important woodland			
03/023	Land south of 145 North Road	Yes	Yes		
03/024	Hertford Delivery Office	Yes Support development of existing unused area only	Yes		Oppose closure and relocation of Post Office sorting office
03/025	Land adjacent to Mangrove Road	No, green belt Oppose - Located within Green Belt and Hertford's Southern Green Finger			Would lead to ribbon extension of Hertford's boundary
		Unsuitable. Protection of Ash Valley Green Finger to West of Site			
03/026	15 Currie Street	Yes Ok apart from policy restriction	Don't know		
03/027	Allotment Gardens, Frampton Street	No, allotment needed Oppose - Provides essential community service Loss of Employment Land			
03/028	Land to rear of 50-130 Cecil Road	Support			
03/029	Land to rear of 165-171 Cecil Road	Support			
03/030	Land adjacent to 115A Cecil Road	Support			
03/034	Land opposite 1-25 Cecil Road	Oppose - Retain for community benefit			
03/041	Land adjacent to 2	No, green finger			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Waterdale				
03/042	Land adjacent to 24 Tanners Crescent	No, too small, out of character			
03/043	Land adjacent to 7 Glovers Close	No, too small, out of character			
03/044	Land adjacent to 15 Glovers Close	No, too small, out of character			
03/045	Land between 68-70 Tanners Crescent	No, too small, out of character			
03/046	Land next to Karden Lodge	No, too small, out of character			
03/047	Land between 22-24 Brookside	No, important green wedge			
03/048	Land between 15-17 Brookside	No, important green wedge			
03/049	Land to rear of 60-64 Brookside	No, important green wedge			
03/050	Land adjacent to 41 Brookside	No, important green wedge			
03/054	Land to West of Warehams Lane	Oppose - Retain as employment land			
03/055	Land Adjacent to 84 Riversmeet	No, flood plain and green finger			
03/056	Land adjacent to 42 Riversmeet	No, flood plain and green finger			
03/057	Land Opposite 13-35 Riversmeet	No, flood plain and green finger			
03/058	Land opposite 2-12 Riversmeet	No, flood plain and green finger			
03/059	Site Adjacent to River Beane	Oppose - Located within Green Finger. Retain for community benefit			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		No, green corridor			
03/060	Land adjacent to 45 Port Hill Bengeo	No			
03/062	Land to rear of 8-10 Bengeo Street	No, out of character			
03/063	Land opposite St Leonard's Church	No, out of character			
03/064	Land to rear of 61-67 Warren Terrace	No, out of character			
03/065	Land adjacent to 2 The Avenue	No, out of character			
03/066	Land South of 5 Duncombe Road	No, out of character			
03/067	Land at Port Hill House, Byde Street	No, out of character			
03/068	Land to rear of 105 Bengeo Street	No, out of character			
03/078	Land to rear of 30 West Street	No, out of character			
03/080	Land adjacent to 7-12 The Spinney	No, important green wedge			
03/082	Land to rear of 23-29 Burleigh Road	No, green wedge			
03/083	36 Ware Road	No, green wedge			
03/084	Land to rear of 72-114 North Road	No			
03/085	Land North of 24 Alexander Road	No			
03/086	Land adjacent to 39 Sadlers Way	No			
03/087	Land adjacent to 19 Sadlers Way	No			
03/088	Land between 2-110	No, no access, out of character			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Fordwich Rise				
03/089	Land at 41 Fordwich Hill	No, no access, out of character			
03/097	Land adjacent to 8 Hawthorn Close	No, too small			
03/098	Land to rear of 84 Tudor Way	No, too small			
03/099	Rear of 110-120 Windsor Drive	No, too small			
03/100	Land Opposite 361 Ware Road	No, too small			
03/101	Marshgate Drive	Support - Covered by Mead Lane Design Framework			
		No			
03/102	Merchant Drive	No, too small			
03/112	Warehams Lane	Oppose - Retain for employment use			
03/013	Caxton Hill	Loss of Employment Land			Access onto Ware Rd should cease. Move access onto London Road
03/114	Land to Rear of 38-54 Tudor Way	No, too small			
03/120	Land north of Hertford	No, green belt			
		Ok apart from policy restriction	Don't know	Yes	Infrastructure inadequacies - transport, school places, shopping, cars etc
		Oppose - Located in Green Belt and not needed at present			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
03/121	Hertford Industrial Estate	preference for industrial use			
		Oppose - Retain for employment use			
03/126	Land at The Vicarage, Churchfields	No			
03/127	Land at St Johns Hall, Churchfields	No			
03/129	Land from Old Cross to Bull Plain	No			
03/130	Land adjacent to 58 Riversmeet	No			
03/131	Land adjacent to 27 London Road	No			
03/132	Herts Police Station Site	Already subject to application			
03/133	Land at Bengeo Hall, St Leonard's Road	No			

## Sawbridgeworth

SLAA Reference	Site Location	Suitability	Availability	Achievability	Interventions / Notes
04/001	Land at 'The Colt'	Yes	Yes	Yes	Interest declared
04/002	Biss Brothers Old Site	No	Yes	No	Flooding issues
04/003	4 Newports	No	Yes	No	Access issues
04/004	Land adjacent to east edge of Rowney Wood	No	Yes	No	Access issues
04/005	Land at Thomas Rivers	No	Yes	No	Policy- impact on infrastructure
04/006	Land at Chalk's Farm	No	Yes	No	Access issues
04/007	Land west of Sawbridgeworth	No	Yes	No	Policy- major incursion into countryside
04/008	Land at Northfield House	Yes	Yes	Yes	
04/009	Land north of Chaseways	Yes	Yes	Yes	
04/010	Land adjacent to Primrose Cottage	Yes	Yes	Yes	
04/011	The Piggeries	No	Yes	No	Policy-access/flooding
04/012	The Bungalow and adjacent land	No		No	Access issues
04/013	Brickwell Fields	Yes			
04/014	Land south of Bridgefoot House	No		No	Flooding
04/015	Land to the west of the River Stort and to the south of Station Road	No		No	TPO's/flooding
04/017	Land at Spellbrook	No	Yes	No	Policy-loss of employment land
04/018	Thomas Rivers Nursery	Yes			

## Ware

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
05/001	Presdales Pit	Forms part of the green belt land separating Ware and Hertford. Development of this site requires access into Hoe Lane which services three schools. The road is narrow, already working beyond its capacity, very busy and congested especially at peak times. A planning application was previously turned down for development due to its ecological value and the creation of urban sprawl of Ware towards the A10 and Hertford. Suggested possible contamination due to previous gravel extraction.			
05/003	Nuns' Triangle	<p>Mixed use low density scheme :</p> <p>The site is a natural rounding off sitting as it does between the A10 Ware By Pass and the A1170 and having built development to both the south and the east.</p> <p>The site offers an excellent opportunity to create a northern gateway to the town. The current designation as a part of the Poles Park registered historic park and garden (Grade II) hence the low density approach.</p> <p>Commercial development would allow the opportunity to set buildings, car parking and open space around the existing mature trees on the site. Housing densities and mix would reflect the setting, graduating to match existing development to the south of the site.</p> <p>Mitigation of traffic noise from the A10 could further serve to preserve the setting of the site.</p>	<p>The site is in the single ownership of Swanfield (Hamels) Ltd a wholly owned subsidiary of Hubert C Leach Ltd (Leach Homes).</p> <p>Currently let for grazing there is no impediment to vacant possession being available upon the grant of planning permission.</p>	<p>The site is readily accessible from the A1170 and, it is on a public transport spine with immediate access to the A10. Services of sufficient capacity are believed to be readily available at the boundary of the site.</p>	<p>Aside from Green Belt the current designation of the site is as part of a registered historic park and garden it being a piece of former parkland severed from the main park, gardens and buildings when the Ware bypass was opened in 1976. Furthermore, the former South Lodge to the estate is no longer physically connected to that property emphasising the detached and residual nature of this part of the estate. Any trees within the site of sufficient physical quality and amenity value could readily be protected by the imposition of TPO's. It goes without saying</p>

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
					that the retention of such trees would add capital to the development opportunity and could be retained as part of any future masterplanning.
05/004	9 Acre site South of Fanhams Hall Road.	The site sits immediately adjacent to 05/009 (Land East of Trinity Centre). That land has recently had an outline approval granted (subject to S106) and has been marketed by HCC. This site is a natural extension to this land and a logical rounding off of the town in this location bounded, as it is to the north, by Fanhams Hall Road.	The site is held under option by Hubert C Leach Ltd with an obligation to seek planning approval at the earliest opportunity. It follows that the freeholders support the promotion and will make the land available should it be granted planning approval.	Access to the site can be readily achieved from either Linwood Road or Fanhams Hall Road or both. An access study has been prepared for Leach by Ardent and preliminary discussions have taken place with the Highway Authority. There are no impediments to accessing the site. Services of sufficient capacity are believed to be readily available at the boundary of the site. The site featured in the Edge of Settlement Study and achieved a favourable report.	None appears to be necessary.
05/005	Horticultural Nursery – Presdales School	Green Belt inappropriate for development, set between three schools on Hoe Lane, a very busy, narrow and congested road. Access would be difficult and dangerous especially during school hours. Loss of employment.			
05/008	Old Hertfordians Rugby Club known as Hertford	Significant Green Belt Land. This parcel of land is owned by Herts County Council and leased to the Rugby Club. It has no independent access therefore relies on the sale of surrounding land ie: Little Acres access (currently the subject of a			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Rugby Club	legal dispute which is ongoing), or The Hale Club access which leads into Hoe Lane, a narrow, heavily congested road serving three schools and many homes, already working beyond its capacity. If developed this would add to the urban sprawl of Ware and forms part of the limited green belt remaining between Hertford and Ware preventing the coalescence between the Towns. A sad loss of well used recreational amenity for Ware which borders land of archaeological significance.			
05/013	Land at Rush Green	For the sake of clarity both the Trustees 'Call' submission and the later Core Strategy Issues and Options submission showed the small amount of residential development' as consolidating the existing Hoe Lane ribbon development as far as Thieves Lane (to a point opposite the Pinewood School site).	The site is controlled by the Trustees of the Rush Green Settlements who remain in discussion with the adjoining landowners concerning the potential to relocate the rugby club.	The site adjoins the urban area and has main road frontage so pedestrian and vehicular access and access to existing utilities is not a problem.	A small part of the site is washed over by the Archaeological Area of Significance and the open use proposed (for the vast majority of the site) is not only compatible with the Green Belt status but would also preserve any archaeological matter in situ.
		Significant green belt land preventing the coalescence between Ware and Hertford. The Western part of this field is of archaeological significance. The intention on this piece of land is to build some new houses abutting the very congested Hoe Lane and the rest of the site form a new rugby club. The plan between the land owners is to develop the existing rugby fields and leave this site as the only remaining green belt field preventing the coalescence of the towns. As they would need to construct car parks, rugby pitches, club house, spectator stands, changing rooms, floodlights etc this one remaining field would hardly suffice as undeveloped green belt separating Ware and Hertford. This land also has a public right of way across it called Thieves Lane.			
05/016	Chadwell Springs Golf Club	The comment here is one of clarification. The call submission proposed two discreet sites namely:  1 - An area of the existing golf course (c3.5 hectares) proposed then and now for a mixture of housing and adjacent to Warner Road and	McMullen and Sons Ltd are sole owners of all the land. Site 2 is previously developed and the subject of ongoing discussions at County and District level as part of the recreational/leisure redevelopment of the existing golf course. The current re-design of the golf course has taken on board the possible loss of the 3.5h comprising Site 1. It adjoins existing estate development wherein utilities/infrastructure exist and from		

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		<p>2 - A 0.7h site fronting Ware Road. Currently the site of a clubhouse and car park. The proposed use in 2009 was for an <i>“enhanced leisure facility to replace/incorporate the existing clubhouse and also include a public house and/or hotel”</i>. Since then, the land owners McMullens and Sons Ltd have been in discussions and negotiations with both the County and District Councils and the latest proposal is for a public house/golf shop/driving range on this site in conjunction with a remodelled golf course on the majority balance of the land (c 20h) in their ownership.</p> <p>This distinction is not apparent on the current SLAA Report which confusingly, although showing two separate sites, talks of a site of 4.27h proposing 85 dwellings.</p>	<p>where McMullens have rights of access (via Warner Road).</p>		
	<p>Little Acres Field</p>	<p>Significant green belt land which prevents the coalescence between Ware and Hertford. Due to its high ground position it would tower above existing developments and infringe on privacy. Sad loss of recreational golfing facility. This site also borders land of archaeological significance. It purports to have access into Warner Road but has never had a vehicular access only a small pedestrian gate which has been locked and overgrown for many years. Warner Road is currently a no through road. It is very narrow, poorly constructed and unsuitable for access to a new development.</p> <p>Forms the significant green belt where there is limited open space and prevents the coalescence of Ware and Hertford. This field links with Hertford Rugby Club, the Golf Course and land at Rush Green</p> <p>The existing access is too narrow to serve a new development and is currently the subject of a legal dispute where the owner is trying to gain more land from a Little Acres resident in order to increase the width of the access. There also appears to be a covenant on the existing Little Acres development denying access into any other development via Little Acres, a cul de sac. This field is regularly used for football/rugby, local children, joggers and dog walkers and is the only accessible recreational field in this locality where children can play without having to cross a main road. Part of this field</p>			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		is currently used by the owner during term time as a car park for its students and loss of this parking facility would create local parking problems.			
05/019	Hale Club	Significant Green Belt Land bordering Land at Rush Green, Little Acres Field, Chadwell Springs Golf Course and Hertfordians Rugby Club preventing the coalescence between Ware and Hertford. Established recreational facility and much used. Access is again via Hoe Lane			

- Unfortunately the SLAA Panel meeting focused on the broad concept of a north to east by-pass and a significant release of land for development to both the north and east of Ware. That concept was put forward by ourselves and others when the EERA were calling for sites for the roll forward of their plan to 2031 and beyond. The SLAA meeting did not, however, consider in any depth the shorter term opportunities that exist on sites that relate closely to the existing residential development in the area.
- Sites 05/001, 05/005, 05/008, 05/013, 05/016 and 05/019 are close to Presdales Girls School, who currently accept new pupils from Ware and a wider area of surrounding villages/towns. If there was a significant increase in homes surrounding the school which is currently oversubscribed a serious shortage of places to surrounding areas would deny parents the choice of single sex education.
- All the above sites (except 05/016) rely on Access into Hoe Lane, which is unsuitable to sustain this amount of traffic and in very bad repair, narrow, heavily congested, working beyond its capacity to serve three schools, many homes, and commuter traffic. To access further development into Hoe Lane would be unsustainable.

**Albury**

<b>SLAA Reference</b>	<b>Site Location</b>	<b>Suitability</b>	<b>Availability</b>	<b>Achievability</b>	<b>Interventions / Notes</b>
06/001	Bride Croft, Upwick	No	Yes	Yes	Well outside settlement
06/002	Salmon Mead, Upwick	No	Yes	Yes	Well outside settlement

**Bayford**

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
11/001	Land at Ashdene Road	Small service village - number of homes proposed seems appropriate to scale of village.	Not clear who owns the garages. Would assume that the land should be available for development	Expensive area to live in. Site should be achievable.	
		Unsuitable location	Unknown	Unknown	
11/002	Land east of Well Row	Unsuitable location	Unknown	Unknown – potential long-term	Establish ownership
		Small service village - number of homes proposed seems inappropriate to scale of village.	Is unknown	Expensive area to live in. However, scale of development could require significant new infrastructure which would be costly.	

## Bengeo Rural

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
12/001	Land at High Trees Farm, Chapmore End	Very small hamlet. Scale of development would be not be in keeping with the existing village. Site lies within the Green Belt	Not clear whether a house builder owns the site or whether site is just being promoted by landowner	Expensive area to live in. Site should be achievable if it came forward for development	
		Any development should be in keeping with listed building setting. Not all identified land suitable	Yes	Yes	Limit area to include area right of road and around farm buildings
12/002	Land off Bourne Honour (Ware Road), Tonwell	Unsuitable as isolated site may be developable as wider site up to Ware Road	Yes	Yes	Development of wider area to Ware Road
		A small site in a village with a modicum of facilities (school, pub), bypassed by the A602 and within easy reach of higher order settlements	Owned by McMullen and Sons Ltd and available	Access is available from Bourne Honour and services are available in the village	
		Site within small hamlet, the irregular shaped land makes it difficult to see how any new development would relate to the existing.	Ownership unclear	Site difficulties might make site unachievable.	

## Braughing

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
15/008	Land adjacent 19 Green End		Not available. This site is already developed.		
15/009	Land at Hull Lane		Not available. Site consists of several plots individually owned. Owners have not expressed an intention to sell.		
15/010	Land adjacent 15 The Street		Not available. Site is now part of a private garden. The owner has not expressed an intention to sell.		
15/011	Land to rear of 36-44 Green End		Not available. Site consists of several plots individually owned. Owners have not expressed an intention to sell.		
15/012	Land opposite 3 Church End		Not available. This site is a paddock in private ownership. The owner has not indicated an intention to sell.	Not achievable. The site borders the river in the centre of the settlement. It is 30% covered by a group 1 constraint (floodplain) and 100% by a group 2 constraint (floodplain).	
15/013	Land adjacent 9 Church End		Not available. Site is now part of a private garden. The owner has not expressed an intention to sell.		
15/014	Land adjacent "Ashridge", The Street		Not available. Site is now part of a private garden. The owner has not expressed an intention to sell.		
15/015	19A Green End		Not available. This site is already developed.		

## Brickendon

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
17/001	Birch Farm	Site remote from village unsuitable for scale of development proposed.	Likely to be available	Popular area, likely to be viable.	
		Unsuitable location	Unknown	Yes	
17/002	Land west of Brickendon Lane	Edge of Hertford development	Likely to be available	?	
		Sustainable edge of town location, insist on sustainable homes and transport provision and s106 contributions	Yes	Yes	Phase development starting close to town and suitable s106 contributions
17/003	Land at Brickendon Grange	Well located on the edge of the village. Scale of development could be acceptable	Seems to be mainly garden land which might be difficult to development in planning terms	Very small village. Affordable rented housing likely to be very expensive.	
		Unsuitable location	Unknown	Yes	
17/004	Land at Fanshaws Lane	Yes	Unknown	Unknown	Would make little difference not worth including in SLAA
		Site within the village and scale of development appropriate to the village.	Likely to be available	Should be viable.	

**Furneux Pelham**

<b>SLAA Reference</b>	<b>Site Location</b>	<b>Suitability</b>	<b>Availability</b>	<b>Achievability</b>	<b>Interventions / Notes</b>
22/001	Land adjacent to Lake Villas	No	Yes	No	Very difficult access.
22/002	Hollybush	Yes	Yes	Yes	
22/003	Land at Violets Lane	Yes	Yes		Infill
22/004	Land at Tinkers Hill	Yes	Yes	Yes	Adjoining barn conversion
22/005	Land to the south of "South View", Violets Lane	Yes	Yes	Yes	Existing residential
22/006	Land to the rear of "The Old Vicarage", The Street	Yes	Yes	Yes	Existing residential
22/007	Land adjacent "Glebe House", Whitebarns Lane / Land off Whitebarns Lane	Yes	Yes	Yes	Existing residential
22/008	Land to the rear of 1-2 Whitebarns	Yes	Yes	Yes	Existing residential
22/009	Land at "Chantry House", The Street	Yes	Yes	Yes	Existing residential
22/010	Land adjacent St Mary's Church, The Street	Yes	Yes	Yes	Existing residential
22/011	Land adjacent "Quainty", The Street	No	Yes	No	Rural Area beyond GB
22/012	Strip of land adjacent "Blacksmiths Cottage", The Street	No	Yes	No	Outside settlement limit
22/013	Land adjacent "Craigdhu", The	No	Yes	No	Outside settlement limit

	Street				
22/014	Land adjacent to "Chapel House", The Street / Land to the south of The Street	No	Yes	No	Flooding issues
22/015	Land between Millwrights Cottage & Apple Tree Cottage	Yes	Yes	Yes	Small development

As a general point virtually all the sites are in the catchment area of the River Ash which already has a serious flooding problem. Any development in these areas will increase the flood risk by speeding up the surface water run-off. This risk can be partly mitigated by on site surface water retention schemes, but there is nothing about this mentioned in the scheme proposals, and in any event cannot completely solve the problem and are prohibitively expensive. None of these sites could be developed.

## Gilston

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
21/002	Redricks, Hollingson Meads, Sayes Park, Gilston Park (part)	No	Yes	No	Policy-Green wedge
21/003	Terlings Park	No	Yes	No	Policy- loss of employment land
21/004	Land north of A414/Eastwick Road	No		No	Improve local infrastructure / Inadequate local infrastructure
21/005	Land at rear of/adjacent to The Dusty Miller PH	No		No	Improve local infrastructure / Inadequate local infrastructure
		The land is part developed (pub beer garden), adjacent to a major commercial site (recognized in the current Local Plan) and already well linked and related to Harlow; being equidistant from existing residential and commercial neighbourhoods and just 0.5km from Harlow town train station. In land use terms it is suited to residential and or commercial development and would form a highly sustainable urban extension to the new town.	This site is in single ownership and available immediately but it was put forward in the 2009 'call' specifically mindful of the provisions of The East of England Plan relating to the status of Harlow as a key centre for development and change (Policy HA1) The RSS provides for a Green Belt Review facilitating urban extensions into East Hertfordshire District.	See above.	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
			Depending on the formal revocation of the RSS and the consequent Local Plan developed by Harlow, the site can either be considered in isolation, as a physical adjunct to Harlow with which it is socially and economically linked, or, as part and parcel of a comprehensive northern extension to Harlow.		
21/006	Land south of Gilston Park House	No		No	Improve local infrastructure / Inadequate local infrastructure
21/007	Terlings Park and the Gravel Pits to the west of Redricks Lane	No		No	Improve local infrastructure / Inadequate local infrastructure
21/008	Gilston Great Park	No		No	Improve local infrastructure / Inadequate local infrastructure
21/009	Land to the south of Eastwick Road/ Redricks Lane	No		No	Improve local infrastructure / Inadequate local infrastructure

## Great Amwell

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
23/001	Land to the rear of The Brooms	Small service village - number of homes proposed seems appropriate to scale of village.	3rd party negotiation could make the site delivery difficult. Also development appears to be garden land which could be more difficult to develop in planning terms now.	Popular village, likely to be viable.	
		Yes	Yes	Unknown	Access may be an issue
23/002	Byfield Nursery off Gypsy Lane & Land off Gypsy Lane/A1170	Edge of centre site. Could be suitable for scale of development proposed	Likely to be available	Popular village, likely to be viable.	
		Not develop all site but potential for smaller allocation	Unknown	Unknown	Local services would need to be assessed before new housing provision
		Large village, site within the existing settlement, hence suitable for residential development	Unclear what happens to the existing pumping station.	Popular village, likely to be viable.	
23/003	Land at Amwell Lane	Yes	Unknown	Unknown	
23/004	Land at Amwell Hill	Scale of development proposed would be out of keeping with the village. Village lacks facilities for this scale of new development	Likely to be available	Likely to be viable	
		No - Development would swamp existing settlement	Unknown	Unknown	Possible smaller development/allocation
23/005	Land adjacent 23 Fieldway	Within the village, appropriate for development. However is there sufficient public open space within area?	Likely to be available	Likely to be viable	
		Yes	Unknown	Unknown	
23/006	Land adjacent 12	Within the village, appropriate for	Likely to be available	Likely to be viable	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
	Fieldway	development. However is there sufficient public open space within area?			
		Yes	Unknown	Unknown	
23/007	Land adjacent 2 New River Avenue	Large village, site within the existing settlement, hence suitable for residential development	Likely to be available	Likely to be viable	
		Yes	Unknown	Unknown	
23/008	Land at Folly View	Land provides amenity area. Possible some new residential could be incorporated successfully.	Likely to be available	Likely to be viable	
		No	Unknown	Unknown	
23/009	Land at 15-22 River Meads	Land provides car parking for residential properties. Possible some new residential could be incorporated successfully	Unknown	Likely to be viable	
		Yes	Unknown	Unknown	
23/010	Land at 34-48 River Meads	Land provides car parking for residential properties. Possible some new residential could be incorporated successfully	Unknown	Likely to be viable	
		Yes	Unknown	Unknown	
23/011	Land at 67-75 River Meads	Land provides car parking for residential properties. Possible some new residential could be incorporated successfully	Unknown	Likely to be viable	
		Yes	Unknown	Unknown	
23/012	Land adjacent 83-87 River Meads	Land provides car parking and access for residential properties. Not sure how new residential could be incorporated successfully	Unknown	???	
		Yes	Unknown	Unknown	Site irregular shape, better options than this one
23/013	Land at the Telephone Exchange, corner of Amwell Lane	Could provide access point to 23/014	Unknown	Likely to be viable - but relies on number of landowners	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		Yes	Unknown	Unknown	Should be brought forward with 1-16 Amwell Lane
23/014	Land to rear of 1-16 Amwell Lane	Back garden development, might be difficult to development in planning terms	Unknown	Likely to be viable - but relies on number of landowners	
		Yes	Unknown	Unknown	Should be brought forward with Land at Telephone Exchange
23/015	Land at The Nook, off Amwell Lane	Back garden development, might be difficult to development in planning terms. Access could be difficult.	Unknown	Likely to be viable - but relies on number of landowners	
		No	Unknown	Unknown	Poor Access
23/016	Land between Amwell Lane and the New River	Amenity land. Some residential could be incorporated.	Unknown	?	
		No	Unknown	Unknown	Site irregular shape
23/017	36 Hertford Road	Adjacent to the village. Density of development in this location looks inappropriate and out of keeping with the character of the area.	Likely to be available	Expensive area to live in. Site should be achievable.	
		Yes	Unknown	Unknown	
23/018	Land to south of "Waggon & Horses" PH, Pepper Hill	Significant tree cover on the site, which provides an amenity setting to the houses opposite and likely natural habitat for birds and other species.	Unknown	?	
		Yes	Unknown	Unknown	
23/019	Factory Land, Furlong Way	Redevelopment of existing employment site, Not clear number of units that could be accommodated. Surrounded by existing housing, but some distance to shops and services.	Unknown	Depends on scale of development and infrastructure required.	
		Yes	Unknown	Unknown	Should be brought forward with

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
					neighbouring site - Land at the rear of The Brooms
23/020	"Amwell Grove", Cauthery Lane	Adjoining the village. Site covered in mature trees, and seems to be garden development which might be difficult to develop in planning terms.	Unknown	?	
		Yes	Unknown	Unknown	

### Hertford Heath

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
25/001	Land fronting the west side of London Road (opposite no's 87-119)	Larger village, therefore the scale of the development should be appropriate to the village	Unclear what the ownership is.	Area should have strong values so should be achievable	
		Wrong side of road - road forms defensible barrier	Unknown	Unknown	
		Site is in the Green Belt and bounded on three sides by open fields. The Landscape Character Assessment advises to "resist any development or change of use that might affect or diminish the distinctiveness and immediately screened in a manner that would not in itself have a negative impact on local landscape character". This site would not meet this recommendation. Anticipated to be residential development on the golf course at some point in the future. This development combined with site 25/001 would cause coalescence with Hertford. County Highways objected previously to an entrance in this vicinity onto London Road.			
25/002	Land at Amwell Place Farm	Scale of development proposed would be out of keeping with the village, however a small amount may be suitable for development	Unclear what the ownership is.	Area should have strong values so should be achievable	
		Smaller area may be suitable for allocation; either side of Downfield Road	Unknown	Unknown	
		Site is in the Green Belt. Scale of development would double size of village. Access via Downfield road is of concern – extremely narrow, no footway and subject to national speed limit for some of its length. The primary school is full and children going to Hoddesdon and Hertford. Bus service breaks down regularly.			
25/003	The Roundings and land to the rear	The scale of the proposed development would be appropriate to the size of the village	Unclear what the ownership is. What condition are the existing buildings in?	Area should have strong values so should be achievable	
		Yes	Unknown - Potential ownership issues if in multiple ownership	Unknown	If could be brought forward with Highwood would create more comprehensive development
		Within the built up area			

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
25/004	Land at Rushen Drive	Within the village, appropriate for development. Existing garage block site, should be able to accommodate more than 1 dwellings	Unknown	Likely to be viable	
		Yes	Unknown	Unknown	Depends on usage of parking
		Problem with cars parked on roads which are very narrow and the loss of these garages and parking spaces can only exacerbate the problem.			
25/005	Land at Trinity Road	Within the village, appropriate for development. Existing garage block site.	Unknown	Likely to be viable	
		Yes	Unknown	Unknown	Better sites than this
		Problem with cars parked on roads which are very narrow and the loss of these garages and parking spaces can only exacerbate the problem.			
25/006	Land at Trinity Walk	Within the village, appropriate for development. Existing garage block site.	Within the village, appropriate for development. Existing garage block site.	Within the village, appropriate for development. Existing garage block site.	
		Yes	Unknown	Unknown	Better sites than this
		Problem with cars parked on roads which are very narrow and the loss of these garages and parking spaces can only exacerbate the problem.			
25/007	Land to rear of 51-69 Mount Pleasant	Back-land garden development. Might have planning difficulties to develop. However within the settlement and should be suitable for residential.	Unknown	Requires demolition of a property to gain access. Could be various landowners involved.	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		Unsuitable location to rear of existing built line	Unknown	Unknown	
		Would extend the village beyond its present boundaries			

**Hunsdon**

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
29/001	Land adjacent to Little Samuel's Farm	No	Yes	No	Access issues
29/004	Eastern part of Briggens Estate	No		No	Inadequate local infrastructure

## Little Hadham

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
31/001	Field number 5155, Stone House Farm	No	Yes	No	Severe access problems A120
		No	Yes	No	
31/002	Land and buildings at Little Hadham	No	Yes	No	Development on this huge site would create massive flooding problems in the Ash Valley
		No	Yes	Not prior to A120 by-pass	Major development. Severe impact
31/003	Land at Bury Green Farm	Yes	Yes	Yes	Access to Bury green is very poor. Brownfield site
		No	Yes	No	Ideally employment land.
31/004	Land at rear of Florence Cottage	No	Yes	No	Surface-water run-off will contribute to flooding
		Yes	Yes	Yes	No access
31/005	Paddock adjacent to Barrans	No	Yes	No	Outside settlement area
		Yes	Yes	Yes	
31/006	Land adjoining Ashcroft Farm	No	Yes	No	Surface-water run-off will contribute to flooding
		No	Yes	No	Tricky access A120
31/007	Field behind Foxearth	No	Yes	No	Surface-water run-off will contribute to flooding in the Ash valley
		Yes	Yes	Yes	Infill
31/008	Land on Acremore Street	No	?	No	Part of private garden, access problems and surface-water run-off will contribute to flooding
		Yes	Yes	Yes	Small scale
31/009	Land at "Little Sparrows", The Ford	No	No	No	Part of private garden. Access problems, and surface-water run-off will contribute to flooding
		Yes	Yes	Yes	Small scale
31/010	Land to the south of "The Manse", The Ford	No	No	No	Part of private garden, access problems and surface-water run-off will contribute to flooding
		Yes	Yes	Yes	Small scale
31/011	Land to the north of South Cottages, The Ford	No	No	No	Part of private garden, access problems and surface-water run-off will contribute to flooding
		Yes	Yes	Yes	Small scale

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
31/012	Land to south of "Ashdene", The Ford	No	Yes	No	No proper access. Surface-water run-off will contribute to flooding in the Ash Valley
		No	Yes	No	Loss of allotments
31/013	Land at "Florence Cottage", The Ford	No	Yes	No	Surface-water run-off will contribute to flooding in the Ash Valley. Duplicated in call for sites
		Yes	Yes	Yes	Existing residential. Small scale
31/014	Land to the south of "Ford House", The Ford	No	No	No	Private garden in the flood plain
		Yes	Yes	Yes	Existing residential. Small scale
31/015	Land to south of "Houghtons", The Ford	No	No	No	Part of private garden. Access problems
		Yes	Yes	Yes	Existing residential. Small scale
31/017	Land at The Smithy	No	?	No	Surface-water run-off will contribute to flooding
		Yes	Yes	Yes	Existing residential. Small scale
31/018	Land adjacent Watts Close	Yes	Yes	Yes	Existing residential. Small scale
31/019	Land at "Little Ash House", The Ash	No	No	No	Site in the flood plain
		No			Existing residential. Small scale
31/020	Land to rear of "Maybrook", Albury Road	Yes	Yes	Yes	Small scale
31/021	Land adjacent "Peasecroft", Albury Road	Yes	Yes	Yes	Small scale
31/022	Old Lime Works	No	Yes	No	
		No	No	Yes	Outside settlement limit.
31/023	Land at Lloyd Taylor Close	No			

As a general point virtually all the sites are in the catchment area of the River Ash which already has a serious flooding problem (26 houses flooded in Little Hadham in 2001 for example.). Any development in these areas will increase the flood risk by speeding up the surface water run-off. This risk can be partly mitigated by on site surface water retention schemes, but there is nothing about this mentioned in the scheme proposals, and in any event cannot completely solve the problem and are prohibitively expensive. None of these sites could be developed.

## Much Hadham

SLAA Reference	Site Location	Suitability	Availability	Achievability	Interventions / Notes
33/001	Land to west of Hodge's Garage	No	No. Multiple ownership	No	Loss of Allotments
33/002	Land at Walnut Close	Yes	Yes	Yes	Forms part of existing estate
33/003	Land at Poplar Cottages	Yes	Yes	Yes	Infill
33/004	Land south of Ashleys	Yes	Yes	Yes	Infill
33/005	Dolan's Field, Land north of New Barns Lane	No	Yes	No	Very large development for village
33/006	Land at "Swanston Cottage", Malting Lane	Yes	Yes	Yes	Inside settlement area
33/007	Land at Windmill Way	No	Ransom strip?		Access issues
33/008	Land to rear of "Kesten" and "The Chestnuts", Station Road	No			
33/009	Land to south of Fire Station, Hadham Cross	Yes	Yes	Yes	Infill. Existing residential.
33/010	Strip of land to rear of 10 Millers View	No	Yes	No	1m wide strip
33/011	Land at "Stablegate", Malting Lane	Yes	Yes	Yes	Inside settlement area.

As a general point virtually all the sites are in the catchment area of the River Ash which already has a serious flooding problem. Any development in these areas will increase the flood risk by speeding up the surface water run-off. This risk can be partly mitigated by on site surface water retention schemes, but there is nothing about this mentioned in the scheme proposals, and in any event cannot completely solve the problem and are prohibitively expensive. None of these sites could be developed.

## Standon and Puckeridge

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
35/005	Land to the rear of Lamb and Flag Public House, Colliers End	The land is beyond the Green Belt and in the A10 corridor with Colliers End now benefiting from a by-pass. There is easy access to higher order facilities in the villages and towns to both the north and south. If 'corridor development' emerges as a strategy then the land is suitable for consideration, but in any event it could be used to accommodate a share of the district's housing need, including affordable provision, and in so doing assist with the social sustainability of one of the smaller settlements.	The site is in the ownership of McMullen and Sons Ltd and is available.	The site has an established access off the former A10 (Ermine Street) and the usual utilities and services are available in the settlement.	The foremost third of the site, closest to Ermine Street, is part of a linear Area of Archaeological Significance (AAS). Were development to take place it would be accompanied by appropriate works of archaeological investigation
35/016	Land off Perowne Way, Standon	<p>Puckeridge is a defined Category 1 village and both it and Standon (Cat 2) combine to form a large rural settlement and local service base in the A10 and A120 road corridors in a part of the district unconstrained by the Green Belt. Standon in particular has seen estate development in the post-war years and, with the benefit of hindsight, not all of this is as carefully laid out and designed, in particular in terms of its interface with the adjacent countryside, as would now be the case. It is nonetheless a popular location for families offering a rural location, facilities for day to day needs and easy access to higher order facilities along the A10 corridor.</p> <p>This particular land adjoins a series of disparate short cul-de-sacs which terminate abruptly and through, and from, which there</p>	The site is held under option by Hubert C Leach Ltd with an obligation to seek planning approval at the earliest opportunity and the freehold would be made available should an approval be forthcoming or as the case is likely to be an allocation. Approximately 55% of the land is farmed (that part unconstrained by the SM or flooding) and vacant possession can be readily achieved. The remainder is uncultivated, covered in trees or scrub and is equally available.	The site adjoins the existing settlement and already benefits from vehicular (farm vehicles) and pedestrian access. The landowner controls those slivers of land between the adopted highway (in the cul-de-sac) and the site so there is the option of various points of access all of which can be explored with the highway authority and the local community. It is understood that all necessary services are available in public land	None appears to be necessary.

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		<p>is a series of informal footpaths running around the cultivated areas and across the adjacent areas of scrub. There is no landscaping around or within the housing and it forms an abrupt edge to the village which is the line of the current Local Plan settlement boundary.</p> <p>The landowners are not suggesting that all the land is developed, not least because it is in part designated as a Scheduled Monument ( SM ), part within a floodplain and it also rises to a local spot height of 86m. What is suggested is some sensitive residential development on the lower slopes free from either the SM or flooding notation. Unlike the current square edged estates housing and landscaping could combine to provide a softer and more sinuous edge to the village. It would also enable formal regularising of the existing recreational access by incorporating the undeveloped land as recreational open space for both the new housing and the existing population. The whole area is also part of an extensive Local Plan designated Area of Archaeological Significance (AAS), along with all the existing built up parts of the villages and the land around them, and obviously any development would facilitate specialist investigation of any ground to be disturbed.</p>		to the south of the site (within the adjoining estate development)	

### Stanstead Abbotts

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
36/001	Kitten Hill, Stanstead Abbotts	Good links to train stations at St Margarets and Roydon. Large village with good range of services. Suitable for scale of development	Likely to be available	Popular village, likely to be viable.	
		Site wrong side of Hunsdon Road - Defensible barrier	Unknown	Unknown	
36/002	Land at Marsh Lane	Good links to train stations at St Margarets and Roydon. Large village with good range of services. Suitable for scale of development	Likely to be available	Popular village, likely to be viable. Need to overcome flooding issues.	
		Good sustainable location	Unknown	Unknown	
36/003	Land at Marsh Lane (next to the Mill Stream)	Feels more remote from village. Would seem suitable for Marina, but unclear what the traffic implications are.	Likely to be available	Financial implications unknown	
		No	Unknown	Unknown	
36/004	Car park at French & Jupps	Lots of existing trees covering the site. Should try to retain the most significant.	Likely to be available	????	
		Unsuitable location	Unknown	Unknown	
36/005	The Old Windmill	Adjacent to existing residential. Need to understand why pp refused previously	Likely to be available	Popular village, likely to be viable.	
		No	Unknown	Unknown	
36/006	David Websters'	Site currently used for employment. Subject to planning conditions, this site is suitable and should support business growth	Available	Achievable	
		Yes - Separate from wider development; develop with land off Netherfield Lane	Unknown	Unknown	May be desirable to retain employment use, potential as part of wider scheme to integrate with wider settlement

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
36/007	Land off Netherfield Lane	Edge of village location. If intensify employment use at adjacent site, this might have implications for suitability. Number of units proposed suggests that most the land would remain as open space.	Likely to be available	Popular village, likely to achieve good values	
		Yes	Unknown	Unknown	Potential for wider development with David Websters
36/008	Tennis Court	Substantial tree belt to central area of site. Edge of village location. Site appears to be residential grounds to house. Only one new home proposed, is this to enable refurbishment of existing property?	Likely to be available	???	
		No	Unknown	Unknown	
36/009	Land adjacent 128-130 Chapelfields	Garage block. Suitable for some residential. Understood potentially bigger scheme looking at the redevelopment of the whole Chapelfields area	Garage block likely to be available	Should be viable if parcelled up with other sites	
		No	Unknown	Unknown	
36/010	Land adjacent 57-59 Chapelfields	Large garage block. Suitable for some residential development	Garage block likely to be available	Should be viable if parcelled up with other sites	
		Yes - Only potential on front of site	Unknown	Unknown	
36/011	Land off Abbots Way	Large garage block. Suitable for some residential development	Garage block likely to be available	Should be viable if parcelled up with other sites	
		Yes - Depends on usage of parking area	Unknown	Unknown	
36/012	Land adjacent 58 Woodcroft Avenue	Large garage block. Suitable for some residential development	Garage block likely to be available	Should be viable if parcelled up with other sites	
		No	Unknown	Unknown	
36/013	Land opposite 14-16 Chapelfields	Amenity area, adjacent car parking.	Unknown	Should be viable if parcelled up with other sites	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
		Yes	Unknown	Unknown	
36/014	Land adjacent 2 Chapelfields	Amenity area.	Unknown	Should be viable if parcelled up with other sites	
		Yes	Unknown	Unknown	
36/015	Land to rear of 30-42 Roydon Road	Site covered by garages to existing properties. Could be some redevelopment. Would be suitable for residential	Unknown	Site difficulties might make site unachievable. Multiple landowners?	
		Yes	Yes	Unknown	

## Stanstead St Margarets

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
37/001	Land at Stanstead Abbots (edge of settlement assessment sites 15 & 16 plus land to east of site 15)	Significant urban expansion to village. Could erode the green separation between Stanstead Abbots and Stanstead St Margarets	Assume available	Popular village, likely to achieve good values. Close to existing road network. Is there capacity available?	
		Yes	Unknown	Unknown	
37/002	Land at Ware Road, Hoddesdon	Not well connected to village, would feel remote.	Assume available	Unlikely to come forward due to remote location	
		No	Unknown	Unknown	
37/003	The Wilderness	Significant tree cover on the site, which provides an amenity setting to the houses opposite and likely natural habitat for birds and other species. Are there any noise implications as adjacent to A414 (elevated section?)	Assume available	Possibly	
		No	Unknown	Unknown	
37/004	Hillside Nursery	Edge of settlement site, could be issues of connectivity. Could be made suitable for residential with improved accesses.	Assume available	Landownership issues (as multiple could cause difficulties in delivering).	
		Yes	Yes	Unknown	Potential ownership issues
37/006	Sanville Gardens (land adjacent Hoddesdon Road)	Inside the village. Significant recent development to rear (The Granary). Would require a sensitively designed scheme, possibly lower density than promoted.	Unknown	Popular village, with expensive house prices. Scheme should be viable.	
		Yes	Yes	Unknown	
37/007	Land between Hoddesdon Road and the New River	Site provides significant amenity land to residential opposite. Edge of large village.	Unknown	Density might need to be reduced. Could be achieved and viable to to expensive house prices locally.	
		No	Unknown	Unknown	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
37/011	Leeside Works, Lawrence Avenue	Redevelopment of existing employment site. Surrounded by existing housing and close to train station. If site redundant for employment it could be suitable.	Unknown	Popular village, with expensive house prices. Scheme should be viable.	
		Yes	Yes	Unknown	
37/012	Land adjacent 33 Hoddesdon Road	Inside the village. Adjacent to listed building. Development would need to be sensitively designed.	Unknown	Popular village, with expensive house prices. Scheme should be viable.	
		Yes	Yes	Unknown	
37/013	Land at Lawrence Avenue	Well located. Amenity land. Some residential could be incorporated. However would need to understand what the overall public open space provision in locality is.	Unknown	Popular village, with expensive house prices. Scheme should be viable.	
		No	Yes	Unknown	
37/014	Land at Heron Drive	Amenity land. Some residential could be incorporated, provided not detrimental to overall public open space provision	Unknown	Popular village, with expensive house prices. Scheme should be viable.	
		No	Unknown	Unknown	
37/015	The Spinney	Outline planning consent for residential - deemed suitable	Assume available	Popular village, with expensive house prices. Scheme should be viable.	
		No	Unknown	Unknown	

## Stapleford

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
38/001	Little Gobions	Remote from village. Not suitable for development	Assume available	Low prospect of coming forward for development	
		No	Unknown	Unknown	
38/002	Hubbards	Remote from village. Not suitable for development	Assume available	Low prospect of coming forward for development	
		No	Unknown	Unknown	
38/003	Opposite Stapleford Place Farm, High Road	Site within the village and scale of development appropriate to the village.	Assume available	Possibly, could be local opposition to loss of village hall.	
		Yes	Unknown	Unknown	
38/004	Land at Clusterbolts	Site within the village and scale of development appropriate to the village.	Assume available	Reasonable prospect of coming forward	
		Yes	Unknown	Unknown	

**Thorley**

<b>SLAA Reference</b>	<b>Site Location</b>	<b>Suitability</b>	<b>Availability</b>	<b>Achievability</b>	<b>Interventions / Notes</b>
41/001	Twyford Bury	No	Yes	No	Green Belt
41/002	Land south of Whittington Way	No	Yes	No	Major residential development proposed. Site allocated for secondary schools
41/003	Thorley Wash Grange	Yes	Yes	Yes	Small scale
41/004	Land south of Whittington Way	No	Insufficient information		Large site
41/005	Land at Pig Lane	No	?	No	Severe access difficulties
41/006	Land to rear of 52-60 The Shearers	No	?	No	Access issues. Narrow strip

## Wareside

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
44/001	Land bound by Wodson Park to west, High Oak Road and Fanhams Hall Road to the south and east, and the 'Round House' to the north	Large urban extension to Ware. Would create new neighbourhood. Scale of development would be significant for Ware, but given the facilities within the village this could be appropriate/acceptable	Yes - site in single ownership	Yes - developers have options to develop. Village is popular and house prices are expensive.	
		No	Yes	Yes	Smaller area may be suitable adjacent to existing development south of farm
44/001A	Land to the North of Fanhams Hall Road	The site has built development and or edge of settlement facilities on three sides and it represents an opportunity to round off development logically in this part of the town. Access would be drawn from Fanhams Hall Road/High Oak Road and not Kingsway. Future masterplanning would respect the setting of The Round House although it understood that there may be redevelopment proposals in relation to that property as well at some stage in the future.	The site is held under option by Hubert C Leach Ltd with an obligation to seek planning approval at the earliest opportunity. It follows that the freehold owners are in support and will make the land available should it be granted planning approval.	Access to the site can be readily achieved from Fanhams Hall Road/High Oak Road. An access study has been prepared for Leach by Ardent and preliminary discussions have taken place with the Highway Authority. There are no impediments to accessing the site. Services of sufficient capacity are believed to be readily available at the boundary of the site. The site featured in the Edge of Settlement Study and achieved a favourable report.	None appears to be necessary.

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
44/001B	Land surrounding The Round House	The site would provide a natural rounding off of the town.	Part of the land is held under option by Hubert C Leach Ltd with an obligation to seek planning approval at the earliest opportunity. It follows that the freehold support and will make the land available should it be granted planning approval. The remainder is in two ownerships where the landowners have appointed an Agent to promote the land on their behalf with a view to offering it for development should planning approval be granted. Leach and the Agent have agreed to collaborate in the promotion of the combined landholding and are committed to working together to this end.	The combined landholding links to the A10 junction to the north of Ware and to the B1004 to the east. A development of this size offers the advantage of the provision of a co-ordinated public transport strategy. Service provision for a development of this size will inevitably require strategic planning.	
44/002	Appleton Farmyard	Remote and rural location. Scale of development not inappropriate, but not ideal in sustainability terms.	Assume available	Remote village location. Expensive location. Strong development values.	Needs to satisfy normal farm diversification requirements
		Yes	Unknown	Yes	
44/003	Land adjacent to St. Georges Cottages	Remote and rural location. Scale of development not inappropriate, but not ideal in sustainability terms.	Assume available	Remote village location. Expensive location. Strong development values.	
		Yes	Unknown	Unknown	

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
44/004	Land adjacent to Appleton Farm	Countryside feel to the location, but new planting could soften edges to allow site to be made suitable for pocket park.	Assume available	Yes - if funding available to create. Support from Parish?	Would finish off development in this location
		Yes	Unknown	Unknown	
44/005	Land to the north and east of Ware	Large urban extension to Ware. Would create new neighbourhood. Scale of development would be significant for Ware, but given the facilities within the village this could be appropriate/acceptable	Yes - site in single ownership	Yes - developers have options to develop. Village is popular and house prices are expensive.	Would result in unchecked sprawl in to countryside and inappropriate development in the Green Belt
		No	Yes	Yes	
		The site would provide a natural rounding off of the town.	Part of the land is held under option by Hubert C Leach Ltd with an obligation to seek planning approval at the earliest opportunity. It follows that the freehold support and will make the land available should it be granted planning approval. The remainder is in two ownerships where the landowners have appointed an Agent to promote the land on their behalf with a view to offering it for development should planning approval be granted. Leach and the Agent have agreed to collaborate in the promotion of the combined landholding and are committed to working together to this end.	The combined landholding links to the A10 junction to the north of Ware and to the B1004 to the east. A development of this size offers the advantage of the provision of a co-ordinated public transport strategy. Service provision for a development of this size will inevitably require strategic planning.	None appears to be necessary.

Unfortunately the SLAA Panel meeting focused on the broad concept of a north to east by-pass and a significant release of land for development to both the north and east of Ware. That concept was put forward by ourselves and others when the EERA were calling for sites for the roll forward of their plan to 2031 and beyond. The SLAA meeting did not, however, consider in any depth the shorter term opportunities that exist on sites that relate closely to the existing residential development in the area.

**General Comments on 44/001B and 44/005**

The Panel considered this site at some length, there were concerns about visibility from the north (in this regard the Round House itself straddles the 65m contour whereas the spot-heights to the north on the crest above the Rib valley in which Thundridge/Wadesmill sits are 76m and 79m) although equally some pointed towards the effective use of structural planting to mitigate this. The advantages of the provision of a north/east link road were debated. The possibility of linking the new road to each of the roads that radiate from the centre of Ware towards the north, however, was not fully considered. This would provide an opportunity for road users from this area of the town to 'exit' the area without having to pass through the town centre en route. Others, promoting their land at the meeting pointed towards significant 'planning gains' should their land be considered for development. It goes without saying that a release of this significance in this area could provide equal if not greater planning gains. The question that has to be asked is which is the most appropriate location for this level of development, on a phased implementation basis, together with incremental planning gain delivery.

**Widford**

Ref	Location	Suitability	Availability	Achievability	Interventions / Notes
47/002	Land to rear of Adams Farm	No	Yes	No	Inadequate local infrastructure