

SLAA REF	PARISH	SITE NAME	Site Area (Ha)	Suitable	Available	Achievable	Deliverable	Developable	Deliverable with Policy Change	Developable with Policy Change
23/003	Great Amwell	Land north of Jansus	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 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 The site is considered deliverable			
23/004	Great Amwell	Land surrounding Van Hages Garden Centre	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
23/021	Great Amwell	Hillside Farm	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	Byfield Nursery & Landcroft	3.69	N – This part brownfield/greenfield site is located within the Green Belt in Great Amwell, a Group 2 Village. 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	Land west of London Road (opposite no's 87-119)	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.	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

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25/002	Hertford Heath	Land at Amwell Place Farm (east & west of Downfield Road)	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 Group 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. However, the southern part of the site could be considered suitable 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 - Site is considered achievable.			Up to 40 dwellings The site is considered deliverable subject to a review of the Green Belt through a Neighbourhood Plan for Hertford Heath.	
25/003	Hertford Heath	The Roundings and land to the rear	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
26/001	Hertingfordbury	Water Hall Quarry Complex	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.	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
26/003	Hertingfordbury	Birchall Farm (land north of Birchall Lane)	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 in conjunction with adjacent land in Welwyn Hatfield Borough, 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