

Neighbourhood Plan - Site Assessment Critical Criteria - Round 1 - Revised November 2020

	Reason for not scoring / inclusion	Is the site outside Flood Zone 3?	Is the site outside an area allocated for employment in the DP?	Is the site within the settlement boundary or adjacent/close (50-100m) to it?	Does the site have access?	Is the site close to stat. environmental Designations?	Would development of the site cause coalescence of the village?	What grade of Agric land is the site: grade 1 or 2 = red, 3 = amber, other = green?	Site suitable for development according to green belt policy Red = low, Amber = moderate or high, Green = not GB	Is the site available?	Sites to proceed to full site assessment
Call for Sites											
C1 Marsh Lane	Open Space per District Plan	Yes	Yes	Yes	Yes	Near	No				Yes
C2 Land south of Station Road		Yes	Yes	Yes	Yes	Near	Yes				No
C3 Roydon Rd / Hunsdon Road		Yes	Yes	Yes	Yes	Near	No				No
C4 St Margaretsbury Recreation	Open Space per District Plan	Yes	Yes	Yes	Yes	Near	No				No
C5 Roydon Road		Yes	Yes	Yes	Yes	Near	No				No
C6 Nursery Netherfield Lane		Yes	Yes	No	Yes	Near	No				No
New Site – North of Chapelfields/rear of church		Yes	Yes	Yes	No	Near	No				No
Sites identified by Steering Group											
1 North of High Street		No	Yes	Yes	Yes	Near	No				No
2 Village Club car park		Yes	Yes	Yes	Yes	Near	No				No
3 South of High St / W of car park		Yes	Yes	Yes	Yes	Near	No				Yes
4 North of High Street		Yes	Yes	Yes	Yes	Near	No				Yes
5 Millers Lane		Part	Yes	Yes	Yes	Near	No				Yes

6 South Street		Part	Yes	Yes	Yes	Near	No				Yes
7 North of High Street		No	Yes	Yes	Yes	Near	No				No
8 Lawrence Ave - east	Employment Area per DP	Yes	No	Yes	Yes	Near	No				No
9 Lawrence Ave - east / high st	Removed due to trees and site dimensions										
10 Lawrence Ave - west/railway	Removed due to site dimensions										
11 North Station Road		Yes	Yes	Yes	Yes	Near	No				Yes
12 Signal box	Removed as building unsuitable for housing										
13 North Station Road	Removed as impractical for development										
14 Folly View	Removed half of area due to parking	Yes	Yes	Yes	Yes	Near	No				Yes
15 Folly View	Removed due to site dims and overlooking										
16 French Close - garages		Yes	Yes	Yes	Yes	Near	No				Yes

17 Scott Ave / Gilpins Gallop	Removed due to site dims and overlooking										
18 Hillside Lane	Removed due to size – parking spaces										
19 Hillside Lane / entrance	Removed due to overlooking										
20 Hillside Lane/Fieldway		Yes	Yes	Yes	Yes	Near	No				Yes
21 Fieldway / New River Ave		Yes	Yes	Yes	Yes	Near	No				Yes

22a New River Ave - garages	Removed due to site dims										
22b New River Ave - garages		Yes	Yes	Yes	Yes	Near	NO				Yes
23 Amwell Lane - garages	Edge of Nature Conservation Site per DP	Yes	Yes	Yes	Yes	Near	No				Yes
24 Amwell Lane - industrial	Employment Area per District Plan	Yes	No	Yes	Yes	Near	No				No
25 Sanville Gardens-green space	Open Space per District Plan	Yes	Yes	Yes	Yes	Near	No				
26 The Granary - green space	Open Space per District Plan	Yes	Yes	Yes	Yes	Near	No				
27 The Granary - green / railway	Open Space per District Plan	Yes	Yes	Yes	Yes	Near	No				
28 North of Hoddesdon Road	Planning permission pending 3/18/1228FP (8)										N/A
29 East of Hoddesdon Road	Planning permission – 3/16/2565/FP (4)										N/A
30a West of Hoddesdon Road	Planning permission – 3/17/0274FUL (6)										N/A
30b West of Hoddesdon Road	Planning permission – 3/16/1407/FUL (2)										N/A
31 Chapelfields / Woodcroft	Removed due to site dimensions										
32 Chapelfields - garages		Yes	Yes	Yes	Yes	Near	No				Yes
33 Chapelfields - garages		Yes	Yes	Yes	Yes	Near	No				Yes
34 Chapelfields / Woodcroft	Removed due to access to playground & trees										
35 Amwell Lane		Yes	Yes	Yes	Yes	Near	No				Yes
36 Hillside Crescent	Planning permission – 3/14/1511/FP (1)*! BUILT – check date										N/A

37 French's Close	Planning permission – 3/15/1459/FP (1)*! BUILT – check date											N/A
38 French's Close	Planning permission – 3/18/2413/FP (1)											N/A

Sites identified at Consultation

A Folly View - woodland	Nature Conservation Site per NP / Woodland											
B Not used												
C Recreation ground	Open Space per District Plan	Yes	Yes	Yes	Yes	Near	No					
D Amwell View School	Play area for school and woodland	Yes	Yes	Yes	Yes	Near	No					
E Land south of Maltings	Edge of Nature Conservation Site per DP	No	Yes	Yes	No	Near	No					No
F Malting car park / green space		Part	Yes	Yes	Yes	Near	No					
G Maltings	Employment area in District Plan	Yes	No	Yes	Yes	Near	No					No
H South of Maltings	Nature Conservation Site per DP	No	Yes	Yes	Yes	Near	No					No
J South of Marsh Lane	Edge of Nature Conservation Site per DP	No	Yes	Yes	Yes	Near	No					No
K & L Netherfield Lane		Yes	Yes	Yes	Yes	Near	No					Yes
M Netherfield Lane - adj Nursery		Yes	Yes	No	Yes	Near	No					No
N Not used												
O Not used												
P School recreation ground	Open Space per District Plan	Yes	Yes	Yes	Yes	Near	No					
Q Cappell Lane		Yes	Yes	Yes	Yes	Near	No					Yes
S south of Marsh Lane	Nature Conservation Site per DP	No	Yes	No	Yes	Near	No			N/A		No

