

Gadebridge Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
GAD1	Housewood End	garage courts	large site with frontage to open space. surrounded by residential and open space, good access to main roads		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD1			
GAD2	Marlins Turn	garage courts	large site with frontage to open space, and pathway to surrounding housing areas. Good access to main road. A little evidence of dumping		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD2			
GAD3	Marlins Turn	garage courts	large site. Good access to main road. Surrounded by residential areas		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD3			
GAD4	Fennycroft Road	garage works and car sales	large site within local centre, surrounded by residential and shops	0.089	A			close to local centre and garage in some disrepair	GAD4		U	N
GAD5	Hetchleys	garage courts	surrounded by residential and open space with pathways linking with surrounds. Good frontage to open space		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD5			
GAD6	Middleknights Hill	garage courts	large site surrounded by residential. Close to local centre		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD6			
GAD7	Howards Drive/Cherry Orchard	green space	green space with trees surrounded by residential		R			Amenity, overlooking and tree issues. Site rejected in order to retain amenity space.	GAD7			
GAD8	Howards Drive	garage courts	surrounded by residential		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD8			
GAD9	off Fennycroft Road (240)	garage courts	surrounded by residential and open space, pathway linking with residential area. Some evidence of graffiti. Good frontage to open space		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD9			
GAD10	off Fennycroft Road (158)	garage courts	good frontage to open space and road, surrounded by residential and open space. Good access to local centre.		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD10			
GAD11	off Fennycroft Road (81)	garage courts and parking	large site with good access to local centre. surrounded by residential and local centre.		R			In average/good condition & evidence of use. Site rejected in order to retain garage courts and parking facilities.	GAD11			
GAD12	Robbs Close	garage courts	surrounded by residential		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD12			
GAD13	Cherry Orchard/Chasden Road	green and unused space	good road frontage, surrounded by residential		R			Amenity open space. Site rejected in order to retain amenity.	GAD13			

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GAD14	off Cherry Orchard (2)	garage courts	surrounded by residential		R			In good condition & evidence of use. Site rejected in order to retain garage courts.	GAD14			
GAD15	off Cherry Orchard (61)	garage courts	surrounded by residential and open space		R			In good condition & evidence of use. Site rejected in order to retain garage courts.	GAD15			
GAD16	off Howard Drive (15)	garage courts & parking	large site with easy access to local centre. Surrounded by residential		R			In good condition & evidence of use. Site rejected in order to retain garage courts and parking facilities.	GAD16			
GAD17	off Galley Hill (360)	garage courts	surrounded by residential, church and open space. Good access to local centre		R			In good condition & evidence of use. Site rejected in order to retain garage courts.	GAD17			
GAD18	Galley Hill	Baptist Church and Hall	surrounded by residential and open space		R			Retain community use .	GAD18			
GAD19	off Spring Lane (210)	garage courts	large site with good frontage to open space and road. Surrounded by residential		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD19			
GAD20	Wellcroft	garage courts	surrounded by school, residential and open space		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD20			
GAD21	Catkin Close	garage courts	surrounded by school and residential		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD21			
GAD22	Saffron Lane	garage courts	surrounded by residential, open space and main road.		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD22			
GAD23	Butts End	garage courts	surrounded by residential and open space.		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD23			
GAD24	Coles Hill	garage courts	some empty. Graffiti present. surrounded by residential and open space		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD24			
GAD25	Pudding Lane (East & West)	garage courts	surrounded by residential and open space. Good frontage to open space.		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD25			
GAD26	off Gadebridge Road (175)	garage courts	large site surrounded by residential, open space and local centre.some empty. Good frontage to open space.		R			Most of the courts are in average/good condition. Site rejected in order to retain garage courts.	GAD26			
GAD27	off Gadebridge Road (11)	garage courts	surrounded by residential, school and open land. Some empty. Good frontage to open space		R			Most of the courts are in average/good condition. Site rejected in order to retain garage courts.	GAD27			
GAD28	Long Arrotts	garage courts	surrounded by residential, hall and open space		R			Most of the courts are in average/good condition. Site rejected in order to retain garage courts.	GAD28			

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GAD29	Manscroft Road	Scout Hut	surrounded by residential and gardens/ large site, potential to extend to rear garden. Good access to local centre		R			Retain community use .	GAD29			
GAD30	Aspfield Row	garage courts	surrounded by residential		R			Most of the courts in good condition & evidence of use. Site rejected in order to retain garage courts.	GAD30			
GAD31	Wood View	garage courts and parking	large site surrounded by residential and open space. Good frontage to open space. Some garage courts in poor repair		R			Most of the courts are in average/good condition. Possible parking issue. Site rejected in order to retain garage courts and parking facilities.	GAD31			
GAD32	Sleets End	garage courts	surrounded by residential		R			most in poor repair. Site rejected in order to retain garage courts.	GAD32			
GAD33	Manscroft Road	garage courts	surrounded by residential		R			in average/poor condition. Site rejected in order to retain garage courts.	GAD33			
GAD34	Minstrel Close/ Bards Corner	dense hedging	surrounded by residential, pathway running adjacent to site linking surrounding areas		R			Site rejected to retain amenity space.	GAD34			
GAD35	Trouvere Park/ Lyrical Way/ Pierian Spring	green space	surrounded by residential		R			Amenity and tree issues.	GAD35			
GAD36	Cocks Vennel	garage courts	surrounded by residential area with pathways linking. Good access to main road		R			Site rejected to retain garage courts.	GAD36			
GAD37	Fennycroft Road	Car Park	surrounded by local centre and residential, busy car park		R			centre parking - busy well used and overlooking issues	GAD37			
GAD38	The Nokes	garage courts	within local centre. In average/good condition		R			good condition. Site rejected to retain garage courts.	GAD38			
GAD39	The Nokes	Builders Offices, youth club, photographic office	within local centre, not a lot of activity. Good potential for housing, good access	0.054	A			in general disrepair - potential for mixed use flats above	GAD39		U	N
GAD40	Galley Hill	Car Park outside shopping			R			Need to retain local centre car parking	GAD40			
GAD41	West Herts College - duplicate of HHC 77	Housing	Playing fields north of Gadebridge Lane / south of Link Road		R			duplicate of HHC 77	GAD41			
GAD42	Gadebridge North	playing fields	Two reps submitted. One direct from HCC and one via V and G.	10.73	A			HCC are the owner and Vincent and Goring are the agent/promoters	GAD42		G	Y
GAD43	Land at Gadebridge North	Farmland.	David Lock Associates submitted.	54	A			Fairfield Partnership are owners. David Lock Associates are the agents/promoters. Planned for housing, primary school, local centre and open space.	GAD43		G	Y

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						Policy constraints	Physical constraints					
GAD44	The Nokes	Garage Courts	High Town is Agent	0.056	A			DBC are owners, High Town are agents/promoters. Site is for affordable housing.	GAD44		U	N
GAD45	Picotts End pumping station	Pumping station			R	Green Belt		Site is well outside and detached from any urban area and facilities. Fails on all greenfield and Green Belt criteria, including PPG2	GAD45			

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
GAD1																	
GAD2																	
GAD3																	
GAD4				√			Site is in a local centre.										
GAD5																	
GAD6																	
GAD7																	
GAD8																	
GAD9																	
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GAD34																	
GAD35																	
GAD36																	

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
GAD37																		
GAD38																		
GAD39					√			Site is in a local centre.										
GAD40																		
GAD41																		
GAD42	√					√		Site is in green belt. Open space on edge of site.	√									Wildlife sites are adjacent to site.
GAD43	√	√	√			√		Site is in green belt. In Little Heath Uplands Character Area. Open space and open land on edge of site.	√					√				Wildlife site in the site. Public right of way running through site.
GAD44					√			Site is in a local centre.										
GAD45																		

Gadebridge Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
GAD1	Housewood End							GAD1
GAD2	Marlins Turn							GAD2
GAD3	Marlins Turn							GAD3
GAD4	Fennycroft Road	0.089	19	4	16	10		GAD4
GAD5	Hetchleys							GAD5
GAD6	Middleknights Hill							GAD6
GAD7	Howards Drive/Cherry Orchard							GAD7
GAD8	Howards Drive							GAD8
GAD9	off Fennycroft Road (240)							GAD9
GAD10	off Fennycroft Road (158)							GAD10
GAD11	off Fennycroft Road (81)							GAD11
GAD12	Robbs Close							GAD12
GAD13	Cherry Orchard/Chasden Road							GAD13
GAD14	off Cherry Orchard (2)							GAD14
GAD15	off Cherry Orchard (61)							GAD15
GAD16	off Howard Drive (15)							GAD16
GAD17	off Galley Hill (360)							GAD17
GAD18	Galley Hill							GAD18
GAD19	off Spring Lane (210)							GAD19
GAD20	Wellcroft							GAD20
GAD21	Catkin Close							GAD21
GAD22	Saffron Lane							GAD22
GAD23	Butts End							GAD23
GAD24	Coles Hill							GAD24
GAD25	Pudding Lane (East & West)							GAD25
GAD26	off Gadebridge Road (175)							GAD26
GAD27	off Gadebridge Road (11)							GAD27
GAD28	Long Arrotts							GAD28
GAD29	Manscroft Road							GAD29
GAD30	Aspfield Row							GAD30
GAD31	Wood View							GAD31
GAD32	Sleets End							GAD32
GAD33	Manscroft Road							GAD33
GAD34	Minstrel Close/ Bards Corner							GAD34
GAD35	Trouvere Park/ Lyrical Way/ Pierian Spring							GAD35
GAD36	Cocks Vennel							GAD36
GAD37	Fennycroft Road							GAD37
GAD38	The Nokes							GAD38
GAD39	The Nokes	0.054	5	2	3	3		GAD39
GAD40	Galley Hill							GAD40
GAD41	West Herts College -duplicate of HHC 77							GAD41
GAD42	Gadebridge North	10.73	L	215	322	268		GAD42
GAD43	Land at Gadebridge North	54	L	1080	1620	1350		GAD43
GAD44	The Nokes	0.056	9	2	5	4		GAD44
GAD45	Picotts End pumping station							GAD45

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15+)	
GAD1								
GAD2								
GAD3								
GAD4			M-L	H	M		No phasing period	The site is currently a car showroom, Marlow Cars and associated MOT centre. Likely to be constraints on relocation of existing building and also rights to light and overlooking issues from surrounding residential properties. Were the site to come forward, land would need to be remediated given current MOT uses and the site would be capable of providing a small scale residential scheme of potentially flatted development. The site may prove attractive to a local housebuilder. Developer intention unknown.
GAD5								
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Gadebridge Ward

GAD38								
GAD39			L-M	M	M		No phasing period	The site is currently a row of A1 retail units, single storey behind a small shopping parade. A number of issues associated with bringing the site forward for residential development, namely multiple ownerships on the site, also loss of employment and retail amenity. Were the site to come forward, it would be likely to provide a small scale scheme of residential development, potentially flattened. Access would need to be improved. The site may prove attractive to a local housebuilder. Developer intention unknown.
GAD40								
GAD41								
GAD42			M-H	L	M		11-15 years	The site is open greenfield agricultural land in the Green Belt. The site will be capable of providing a large scale residential scheme of mixed dwellings. There may be development constraints related to development in the Green Belt and ownership issues regarding the agricultural use. Were the site to come forward for development it is likely that a national or regional housebuilder will be interested in the site. Site development costs would need to include new service infrastructure provision to the site. There may be potential rights to light and overlooking issues from residential property adjacent. Developer intention exists.
GAD43			M-H	L	M		6-10 years	The site is open greenfield agricultural land in the Green Belt. The site will be capable of providing a large scale residential scheme. There may be development constraints related to development in the Green Belt and ownership issues regarding the agricultural use. Were the site to come forward for development it is likely that a national or regional housebuilder will be interested in the site. Site development costs would need to include new service infrastructure provision to the site. There may be potential rights to light and overlooking issues from residential property adjacent. Developer intention exists.
GAD44			M-L	M	M		0-5 years	The site is currently a row of garages around a paved forecourt. Likely to be some development costs associated with demolition of existing structures. The site may prove attractive to a local housebuilder. Access to the site would need to be improved. Developer intention exists.
GAD45								

Gadebridge Ward

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						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B			
GAD1	Housewood End																GAD1	
GAD2	Marlins Turn																GAD2	
GAD3	Marlins Turn																GAD3	
GAD4	Fennycroft Road	0.089	19	U	N									4	16		GAD4	
GAD5	Hetchleys																GAD5	
GAD6	Middleknights Hill																GAD6	
GAD7	Howards Drive/Cherry Orchard																GAD7	
GAD8	Howards Drive																GAD8	
GAD9	off Fennycroft Road (240)																GAD9	
GAD10	off Fennycroft Road (158)																GAD10	
GAD11	off Fennycroft Road (81)																GAD11	
GAD12	Robbs Close																GAD12	
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GAD14	off Cherry Orchard (2)																GAD14	
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GAD39	The Nokes	0.054	5	U	N									2	3		GAD39	
GAD40	Galley Hill																GAD40	
GAD41	West Herts College -duplicate of HHC 77																GAD41	
GAD42	Gadebridge North	10.73	L	G	Y					215	322						GAD42	
GAD43	Land at Gadebridge North	54	L	G	Y			400	400	400	400	280	820				GAD43	
GAD44	The Nokes	0.056	9	U	N	2	5										GAD44	
GAD45	Picotts End pumping station																GAD45	
						Total Urban	2	5	0	0	0	0	0	6	19			
						Total Greenfield	0	0	400	400	615	722	280	820	0	0		

Gadebridge Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
					Total >5ha	0	0	400	400	615	722	280	820	0	0		
					Total	2	5	400	400	615	722	280	820	6	19		