

**CONFIDENTIAL**

SBC Site ID: <b>002</b>	<b>Vincent Court Fishers Green Road</b>
Site area (ha): 1.13	
Current use: Allocation	



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**Surrounding land uses**

North: Railway line to school playing fields beyond	East: Railway line to school playing fields beyond
South: Residential, semi-detached & terraced, two storeys, 47dph	West: Residential, terraced, two storeys, 30dph

**Site Constraints**

AQMA	No	Policies protecting use	No
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Potential	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>002</b>	<b>Vincent Court</b>
Site area (ha): 1.13	<b>Fishers Green Road</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>101</b>	<b>Telephone Exchange Exchange Road and Bedwell Crescent</b>
Site area (ha): 0.40	
Current use: Commercial	



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**Surrounding land uses**

North: Residential, terraced, two storey, 40dph	East: Residential flats & terraced, three storey, 125dph / Neighbourhood Centre
South: Residential, flats, three storey, 75dph	West: Site 515 (garage court) / residential, terraced, two storey, 38dph

**Site Constraints**

AQMA	No	Policies protecting use	No
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>101</b>	<b>Telephone Exchange Exchange Road and Bedwell Crescent</b>
Site area (ha): 0.40	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

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**CONFIDENTIAL**

SBC Site ID: <b>104</b>	<b>Used Car Lot Broadwater Crescent</b>
Site area (ha): 0.22	
Current use: Commercial	



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**Surrounding land uses**

North: Church / vicarage, two storey equivalent	East: Residential, low rise (1.5), 33dph
South: Community, single storey hut, Marymead Spring OS down hill	West: Open space to residential, terraced, two storey, 35dph beyond

**Site Constraints**

AQMA	No	Policies protecting use	No
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space / Green Link	No
Conservation Area	Yes	RIG	No
Contaminated	Potential	SAM	No
Green Belt	No	SSSI	No
High quality agricultural	N/a	TPO	No
Historic parks & gardens	No	Wildlife Site	Adjacent
Listed Buildings	No		

**CONFIDENTIAL**

SBC Site ID: <b>104</b>	<b>Used Car Lot</b>
Site area (ha): 0.22	<b>Broadwater Crescent</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>108</b>	<b>Filling Station Lonsdale Road</b>
Site area (ha): 0.22	
Current use: Commercial	



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**Surrounding land uses**

North: Residential, terraced & flats, two storey, 55dph	East: Garage court & parking area to rear of residential, terraced, two storey, 36dph beyond
South: Fairlands Way then tree screen obscuring rear of residential beyond	West: Allotment gardens

**Site Constraints**

AQMA	No	Policies protecting use	No
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Potential	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>108</b>	<b>Filling Station</b> <b>Lonsdale Road</b>
Site area (ha): 0.22	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.



**CONFIDENTIAL**

SBC Site ID: <b>112</b>	<b>Pound Avenue Depot</b> <b>Pound Avenue and Letchmore Road</b>
Site area (ha): 0.14	
Current use: Commercial	



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**Surrounding land uses**

North: NE: Residential, semi-detached & terraced, two storey, 38dph	East: Residential, flats, terraced & semi-detached, 35dph
South: Large detached residential and Site 005 (Snooker club)	West: Residential, terraced & semi-detached, 34dph

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	Yes	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Potential	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>112</b>	<b>Pound Avenue Depot</b> <b>Pound Avenue and Letchmore Road</b>
Site area (ha): 0.14	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

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**CONFIDENTIAL**

SBC Site ID: <b>117</b>	<b>Roebuck Retail Park South London Road</b>
Site area (ha): 0.79	
Current use: Commercial	



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**Surrounding land uses**

North: Site 118 (Roebuck Retail Park North), Commercial, approx 3 storey equivalent	East: Monkwood Way to Roebuck Wood beyond
South: Site 105 (Specialist cars site), commercial, approx two storey equivalent	West: Railway line

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	Part	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Potential	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>117</b>	<b>Roebuck Retail Park South London Road</b>
Site area (ha): 0.79	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>124</b>	<b>Market Square</b> <b>Market Place and Park Place</b>
Site area (ha): 1.85	
Current use: Commercial	



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**Surrounding land uses**

North: Site 121 (Town Centre regen.) Currently Marshgate surface car park.	East: St Georges Street to Town Centre Gardens (NE) and Church (SE, listed, approx two storeys) beyond.
South: Site 121 (Town Centre Regen). Presently Eastgate surface car park.	West: Servicing yards to r/o Quennsway retail units (with upper floor uses). Three storeys.

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	Adjacent	Green Link	
Contaminated	Potential	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	Setting	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>124</b>	<b>Market Square</b>
Site area (ha): 1.85	<b>Market Place and Park Place</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

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**CONFIDENTIAL**

SBC Site ID: <b>125</b>	<b>Stevenage Leisure Park</b>
Site area (ha): 8.15	
Current use: Commercial	



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**Surrounding land uses**

North: Warehouse style industrial uses. Approx 2 storey equivalent.	East: Railway line / station to surface car parks and Lytton Way dual carriageway beyond.
South: Offices, four storeys.	West: EADS Astrium complex. Various buildings 2-5 storeys.

**Site Constraints**

AQMA	No	Policies protecting use	No
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Potential	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>125</b>	<b>Stevenage Leisure Park</b>
Site area (ha): 8.15	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

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**CONFIDENTIAL**

SBC Site ID: <b>201</b>	<b>Broad Hall Centre and adjacent amenity land Shephall Green and Hydean Way</b>
Site area (ha): 1.06	
Current use: Community	



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**Surrounding land uses**

North: Residential, terraced, two storey, 50dph	East: Residential, semi-detached, two storey, 30dph
South: Site 306 (Heathcote School)	West: Residential, semi-detached, two storey, 22dph

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Part
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	Yes	Recreation / Open Space / Green Link	Informal (part)
Conservation Area	Part		
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>201</b>	<b>Broad Hall Centre and adjacent amenity land Shephall Green and Hydean Way</b>
Site area (ha): 1.06	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>206</b>	<b>Cutty Lane Friends Meeting House</b> <b>Friends Meeting House</b>
Site area (ha): 0.12	
Current use: Community	



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**Surrounding land uses**

North: Residential, terraced, two storey, 55dph & flats, high rise, 166dph	East: ? To residential beyond, semi-detached, 63dph
South: Residential, terraced, two storey, 63dph	West: Residential, flats, three storey, 101dph

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space / Green Link	No
Conservation Area	No		
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>206</b>	<b>Cutty Lane Friends Meeting House</b> <b>Friends Meeting House</b>
Site area (ha): 0.12	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

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**CONFIDENTIAL**

SBC Site ID: <b>210</b>	<b>Chells Way Surgery Columbus Close</b>
Site area (ha): 0.29	
Current use: Community	



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**Surrounding land uses**

North: Residential, terraced, two storeys, 43dph	East: Residential, terraced, two storeys, 41dph
South: Fairlands Valley Park	West: Fairlands Valley Park

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space / Green Link	Part
Conservation Area	No	RIG	No
Contaminated	Unlikely	SAM	No
Green Belt	No	SSSI	No
High quality agricultural	N/a	TPO	No
Historic parks & gardens	No	Wildlife Site	Adjacent
Listed Buildings	No		

**CONFIDENTIAL**

SBC Site ID: <b>210</b>	<b>Chells Way Surgery</b> <b>Columbus Close</b>
Site area (ha): 0.29	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

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**CONFIDENTIAL**

SBC Site ID: <b>216</b>	<b>Ambulance and Fire Station St Georges Way</b>
Site area (ha): 0.42	
Current use: Community	



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**Surrounding land uses**

North: Manulife House (seven storeys). Hotel conversion in progress.	East: Site 523 (Penn Road Garage Court) to residential flats, 49dph beyond.
South: Residential, flats, 3 storey, 90dph.	West: St Georges Way to Site 121 (Town Centre Regen) beyond, presently Eastgate surface car park. Southgate House (approx 12 storeys) to SW.

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>216</b>	<b>Ambulance and Fire Station St Georges Way</b>
Site area (ha): 0.42	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.



**CONFIDENTIAL**

SBC Site ID: <b>303</b>	<b>Barnwell East School</b> <b>Collenswood Road</b>
Site area (ha): 2.37	
Current use: Education	



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**Surrounding land uses**

North: Playing fields / landscape buffer to residential, detached, 32dph beyond	East: Residential, detached, two storey, 28dph beyond
South: Playing fields / Ashtree JMI School	West: Sinks Spring (woodland) to residential, terraced, two storey, 29dph beyond

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	Adjacent AL
Area of Archaeology	No	Recreation / Open Space / Green Link	Yes
Conservation Area	No		
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	Adjacent

**CONFIDENTIAL**

SBC Site ID: <b>303</b>	<b>Collenswood School</b> <b>Collenswood Road</b>
Site area (ha): 2.37	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>403</b>	<b>Six Hills House</b> <b>London Road/ Six Hills Way</b>
Site area (ha): 0.87	
Current use: Employment	



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**Surrounding land uses**

North: Six Hills Way to Police Station beyond	East: Amenity / landscaping to London Road. R/o Asda supermarket beyond
South: Site 404 (Offices), approx five to six storey equivalent	West: Railway line

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space / Green Link	No
Conservation Area	No		
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	Adjacent
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	Adjacent

**CONFIDENTIAL**

SBC Site ID: <b>403</b>	<b>Six Hills House</b>
Site area (ha): 0.87	<b>London Road/ Six Hills Way</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

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**CONFIDENTIAL**

SBC Site ID: <b>409</b>	<b>Depot Julians Road</b>
Site area (ha): 0.53	
Current use: Employment	



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**Surrounding land uses**

North: Residential, detached / semi-detached / terraced, 29dph	East: Old Town gyratory to rear of bowling green properties beyond
South: Residential, detached & semi-detached, 21dph	West: As south

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	ROW through site
Area of Archaeology	No	Recreation / Open Space / Green Link	No
Conservation Area	Yes	RIG	No
Contaminated	Potential	SAM	No
Green Belt	No	SSSI	No
High quality agricultural	N/a	TPO	No
Historic parks & gardens	No	Wildlife Site	No
Listed Buildings	Setting		

**CONFIDENTIAL**

SBC Site ID: <b>409</b>	<b>Depot Julians Road</b>
Site area (ha): 0.53	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>506</b>	<b>Broadwater Lane Oaksfield Close and Broadwater Lane</b>
Site area (ha): 0.44	
Current use: Garage court	



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**Surrounding land uses**

North: Residential, terraced, two storey, 36dph	East: Broadhall Way to amenity space / nature reserve beyond
South: Residential, terraced, two storey, 30dph	West: Amenity buffer / Broadwater Lane to residential beyond

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	Adjacent AL
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>506</b>	<b>Broadwater Lane</b>
Site area (ha): 0.44	<b>Oaksfield Close and Broadwater Lane</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.



**CONFIDENTIAL**

SBC Site ID: <b>520</b>	<b>Wiltshire Road Garage court</b> <b>Wiltshire Way</b>
Site area (ha): 0.10	
Current use: Garage court	



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**Surrounding land uses**

North: Residential, terraced, two storey, 40dph	East: Peartree Park
South: Residential, semi-detached & terraced, two storey, 49dph	West: Residential, terraced, two storey, 47dph

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>520</b>	<b>Wiltshire Road Garage court</b>
Site area (ha): 0.10	<b>Wiltshire Way</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>601</b>	<b>Reserve school site Hertford Road</b>
Site area (ha): 2.65	
Current use: Greenfield	



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**Surrounding land uses**

North: Residential, semi-detached, two storey, 48dph / Broadwater arboretum	East: Residential flats / terraced, two storey, 73dph
South: Amenity space (SE) / Residential, terraced, two and a half storey, 48dph	West: Residential, terraced, two storey, 46dph

**Site Constraints**

AQMA	No	Policies protecting use	No
Area of Flood risk	Part	Previously developed	No
AONB	No	PROW / Ancient Lane	ROW through site
Area of Archaeology	No	Recreation / Open Space / Green Link	Yes
Conservation Area	No	RIG	No
Contaminated	Unlikely	SAM	No
Green Belt	No	SSSI	No
High quality agricultural	3	TPO	Yes
Historic parks & gardens	No	Wildlife Site	No
Listed Buildings	No		

**CONFIDENTIAL**

SBC Site ID: <b>601</b>	<b>Reserve school site Hertford Road</b>
Site area (ha): 2.65	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>604</b>	<b>Land off A602 [B] Bragbury End</b>
Site area (ha): 16.46	
Current use: Greenfield	



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**Surrounding land uses**

North: A602 to Bragbury End sports ground beyond	East: Site 605 (Land off A602[C]), Green Belt
South: Railway line to Green Belt (East Herts) beyond	West: Site 603 (Land off A602[A])

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	Part	Previously developed	No
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Unlikely	RIG	No
Green Belt	Yes	SAM	No
High quality agricultural	3	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>604</b>	<b>Land off A602 [B]</b>
Site area (ha): 16.46	<b>Bragbury End</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>607</b>	<b>Land off Knebworth Lane</b>
Site area (ha): 0.58	
Current use: Greenfield	



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**Surrounding land uses**

North: Railway embankment	East: Railway embankment to Tesco supermarket beyond
South: Knebworth Lane to sports club in Green Belt beyond (NHDC)	West: Railway embankment to GSK site beyond

**Site Constraints**

AQMA	No	Policies protecting use	No
Area of Flood risk	Part	Previously developed	No
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>607</b>	<b>Land off Knebworth Lane</b>
Site area (ha): 0.58	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.



**CONFIDENTIAL**

SBC Site ID: <b>701</b>	<b>Kenilworth Close NC Hertford Road</b>
Site area (ha): 0.70	
Current use: N/hood centre	



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**Surrounding land uses**

North: Residential, cluster homes & detached, two storeys, 59dph / 27dph respectively	East: Amenity buffer to residential, flats, three storey, 90dph beyond
South: Residential, flats, three storey, 86dph	West: Residential, flats, three storey, 72dph

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space / Green Link	No
Conservation Area	No	RIG	No
Contaminated	Unlikely	SAM	No
Green Belt	No	SSSI	No
High quality agricultural	N/a	TPO	No
Historic parks & gardens	No	Wildlife Site	No
Listed Buildings	No		

**CONFIDENTIAL**

SBC Site ID: <b>701</b>	<b>Kenilworth Close NC Hertford Road</b>
Site area (ha): 0.70	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>703</b>	<b>The Hyde NC Hydean/ Shephall Way</b>
Site area (ha): 1.28	
Current use: N/hood centre	



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**Surrounding land uses**

North: Residential, terraced, two storey, 52dph	East: Residential, flats, five storey, 137dph
South: Church / Residential, terraced, two storey, 50dph	West: Residential, terraced / flats, two storey, 49dph

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Potential	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>703</b>	<b>The Hyde NC</b> <b>Hydean/ Shephall Way</b>
Site area (ha): 1.28	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>704</b>	<b>The Oval NC</b> <b>Vardon/ Jessop Road</b>
Site area (ha): 2.22	
Current use: N/hood centre	



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**Surrounding land uses**

North: Church / Residential, terraced / flats, 74dph	East: Verity Way and landscape buffer to residential, terraced, 38dph beyond
South: Residential, terraced, 39dph	West: Residential, flats / terraced, 60dph

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Potential	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>704</b>	<b>The Oval NC</b>
Site area (ha): 2.22	<b>Vardon/ Jessop Road</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>810</b>	<b>Woodland Way Wood Fir Close</b>
Site area (ha): 0.23	
Current use: Open Space	



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**Surrounding land uses**

North: Residential, mix of types, two storey, 20dph	East: Residential, semi-detached / detached, 18dph
South: Residential, flats, 65dph	West: Garages to residential, terraced, two storey, 38dph beyond

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	No
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space / Green Link	Yes
Conservation Area	No	RIG	No
Contaminated	Unlikely	SAM	No
Green Belt	No	SSSI	No
High quality agricultural	N/a	TPO	No
Historic parks & gardens	No	Wildlife Site	No
Listed Buildings	No		

**CONFIDENTIAL**

SBC Site ID: <b>810</b>	<b>Woodland Way Wood</b>
Site area (ha): 0.23	<b>Fir Close</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

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**CONFIDENTIAL**

SBC Site ID: <b>814</b>	<b>OLD 6</b> <b>St Albans Link</b>
Site area (ha): 0.18	
Current use: Open Space	



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**Surrounding land uses**

North: Residential, detached, two storey, 25dph	East: Residential, terraced, two storey, 50dph
South: Residential, terraced, two storey, 48dph	West: Amenity space

**Site Constraints**

AQMA	No	Policies protecting use	Yes
Area of Flood risk	No	Previously developed	No
AONB	No	PROW / Ancient Lane	Adjacent AL
Area of Archaeology	No	Recreation / Open Space / Green Link	Yes
Conservation Area	Adjacent		
Contaminated	Potential	RIG	No
Green Belt	Adjacent	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	No
Listed Buildings	No	Wildlife Site	No

**CONFIDENTIAL**

SBC Site ID: <b>814</b>	<b>OLD 6</b>
Site area (ha): 0.18	<b>St Albans Link</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.

**CONFIDENTIAL**

SBC Site ID: <b>903</b>	<b>Broadhill Hertford Road</b>
Site area (ha): 1.47	
Current use: Residential	



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**Surrounding land uses**

North: Allotments / amenity space	East: Residential, terraced, two storeys, 42dph
South: Residential, detached, two storeys, 15dph	West: Residential, terraced, two storeys, 37dph

**Site Constraints**

AQMA	No	Policies protecting use	No
Area of Flood risk	Part	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space /	No
Conservation Area	No	Green Link	
Contaminated	Unlikely	RIG	No
Green Belt	No	SAM	No
High quality agricultural	N/a	SSSI	No
Historic parks & gardens	No	TPO	Yes
Listed Buildings	No	Wildlife Site	Yes

**CONFIDENTIAL**

SBC Site ID: <b>903</b>	<b>Broadhill</b>
Site area (ha): 1.47	<b>Hertford Road</b>

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

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**CONFIDENTIAL**

SBC Site ID: <b>908</b>	<b>Hitchin Road</b>
Site area (ha): 1.81	
Current use: Residential	



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**Surrounding land uses**

North: Gunnels Wood Road / Hitchin Road roundabout	East: Hitchin Road to residential, detached, 19dph beyond
South: Residential, detached, 12dph	West: Residential, detached / semi detached, 20dph

**Site Constraints**

AQMA	No	Policies protecting use	No
Area of Flood risk	No	Previously developed	Yes
AONB	No	PROW / Ancient Lane	No
Area of Archaeology	No	Recreation / Open Space / Green Link	No
Conservation Area	Adjacent	RIG	No
Contaminated	Potential	SAM	No
Green Belt	No	SSSI	No
High quality agricultural	N/a	TPO	Yes
Historic parks & gardens	No	Wildlife Site	No
Listed Buildings	No		

**CONFIDENTIAL**

SBC Site ID: <b>908</b>	<b>Hitchin Road</b>
Site area (ha): 1.81	

Is the site <b>suitable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Is the site <b>achievable</b> for residential development?      Yes / Yes as part of mixed use scheme / No
<b>Observations:</b>

Estimate of potential density / yield:	Suitable housing type(s):

<b>Other comments:</b>

Visited by:	Date:

**Note:** The participating Councils are currently at an early stage in the preparation of their Local Development Frameworks. Identification of this site at this stage does not necessarily mean that the Councils support or wish to promote its (re)development. Completion of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.