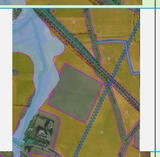
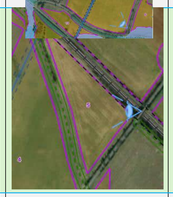
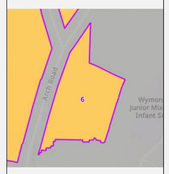
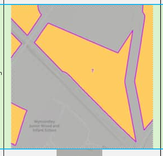
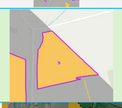
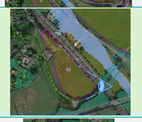
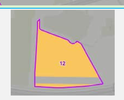
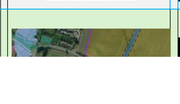
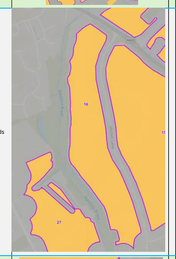
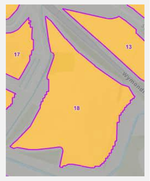
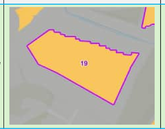
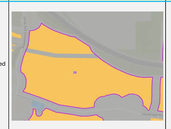
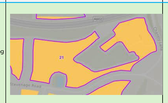
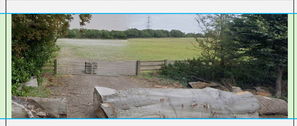
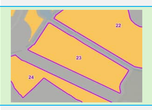
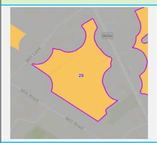
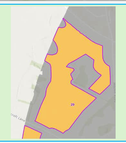
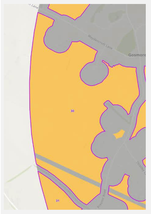
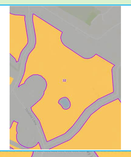
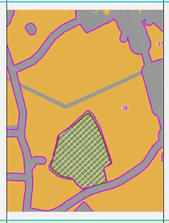
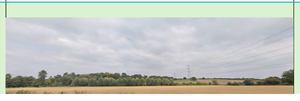
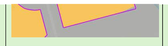
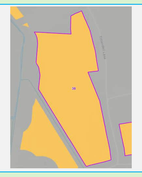
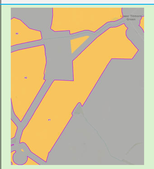
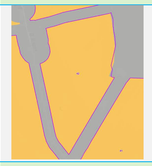
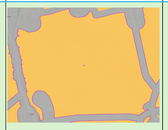
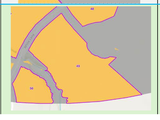
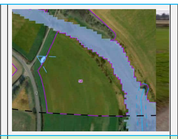
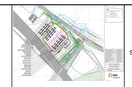
Appendix D Assessment Table

Site ref	Address	Description	Site Plan View Extracted from Web Viewer	Site Aerial View Extracted from Web Viewer (View Point Shown for View of Site)	View of Site	Available Land (estimate)	Location (what three words)	Land Use	Onsite Physical Constraints or Easements	Onsite National / Local designations	Adjacent Constraints (National / Local designations)	Other Constriants Nearby	Planning History	Green Belt Review 2017 and 2018 Update Red ≥ Mixed /High and Significant Amber ≤ Mixed and Significant	Landscape Appraisal (RAG)	EDF-R Initial Feasibility (RAG)	Land Availability	OVERALL RAG Assessment
1	North of Hitchin Road, NE of Spring Cottage	Southern part of an agricultural field transected by OHLs				8.09ha	beans.slate.cheek	Agricultural field	400kV Overhead Line intersects the Site in north-south direction	Green Belt	Approx. 150m South of Scheduled Monument Public Right of Way to the West Conservation Area to the East (North Hertfordshire Local Constraint) Archaeological Area to the East (North Hertfordshire Local Constraint)	50m from residential building 50m from Urban Area	None	**Willian Parcel** Sub parcel 14e Visual Openness - Mixed / High Physical Openness - Mixed/High Safeguard from encroachment - Significant **Overall Contribution - Significant**	N	Close to scheduled monument and archaeology areas Prohibitive costs to develop north of railway line		**not shortlisted**
2	Land at Grange Farm, Great Wymondley	Several agricultural fields and land west of Great Wymondley intersected by OHLs				25.27ha	potato.souk.moves	Agricultural fields	400kV Overhead Line intersects the property Watercourse	Green Belt	Conservation Area to the East (North Hertfordshire Local Constraint) Archaeological Area to the East (North Hertfordshire Local Constraint)	Located near an Urban Area (50m) Adjacent to Railway on southern boundary	None	**Little Wymondley Parcel** Sub parcel 10b Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Significant **Overall Contribution - Significant**	Y The west boundary of the parcel is lined by a bridleway. Great Wymondley is designated as conservation area with much of the parcel located within the western setting of the conservation area, which also includes a number of listed buildings. The parcel's east boundary is formed by Arch Road in a north to south direction. The south of the parcel is bisected by a local railway line. Residents in the south of Great Wymondley have open near views of the parcel. Users of the PRoWs also have open near views of the parcel. People travelling along the railway line and Arch Road have open views of the parcel, albeit over a short-duration. Users of Hitchin Road along the northern boundary have oblique and open views, in places, of the parcel.	Elevated open landscape with open views Prohibitive costs to develop north of the railway line		**not shortlisted**
3	Land west of Great Wymondley	Several agricultural fields, north of railway			[redacted]	5.41ha	sector.models.soaks	4 x small agricultural fields north of railway line		Green Belt	N/A	Located near (50m) a residential building Adjacent to Railway Located near (10m) of a Woodland	consent for stables in 1985 82/00005/1	**Little Wymondley Parcel** Sub parcel 10b Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Significant **Overall Contribution - Significant**	N	Elevated open landscape with open views Prohibitive costs to develop north of the railway line		**not shortlisted**
4	Land north of Stevenage Road, south of the railway line	Several agricultural fields transected by OHLs			[redacted]	23.82ha	pile.humans.piano	large agricultural field	400kV Overhead Line intersects the Site	Green Belt	Public Right of Way Adjacent to the Site Close to large archaeological area in the middle of the field	Adjacent to Railway Located near (50m) a Urban Area	None	**Little Wymondley Parcel** Sub parcel 10b Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Significant **Overall Contribution - Significant**	Y Northeast boundary is lined by a bridleway where there are open views of the parcel. A footpath also skirts the majority of the western boundary. The north boundary is defined by the railway line, which is slightly elevated to he parcel and travellers would have oblique open views of the parcel over a short-duration. Views from the parcel are backdropped by the southeast of Hitchin where residents would have mid-distant views of the parcel. Residents of the western edge of Little Wymondley also have views of the parcel. Adjacent to the southwest corner of the parcel is a small group of properties. Although the parcel contains pylons and overhead cables and is adjacent to the railway line, the parcel is relatively open and is widely viewed from surrounding landscape.	West part of the site is on a steep bank and rises to a plateau. Visible from the A602 (eastwards). Higher by the school. Slope would be an issue for construction.		**not shortlisted**
5	Site northeast of Gypsy Lane, west of Arch Road, south of railway line	Agricultural field to the south of railway lines				2.92ha	actual.pizza.model	Agricultural field		Green Belt	Public Right of Way on west boundary of the Site (Gypsy Lane)	Adjacent to Railway Archaeological areas to the west and east	None	**Little Wymondley Parcel** Sub parcel 10b Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Significant **Overall Contribution - Significant**	Y Users of (Gypsy Lane) PRoW would have an open near view of the parcel. People travelling along the railway line and Arch Road have open views of the parcel, albeit over a short-duration.	Site is relatively flat and accessible		**not shortlisted**
6	East of Arch Road, west of Wymondley Junior School	Agricultural field			[redacted]	2.58ha	heat.dent.axed	Agricultural field		Green Belt	Adjacent to Flood Zone 2 and 3 (south) Archaeological areas to the north and east	Located near (50m) Urban Area School on eastern boundary	None	**Little Wymondley Parcel** Sub parcel 10d Visual Openness - Low / Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	N	Insufficient clearance distance from the nearest residential properties on Sicout Road and the school itself as a sensitive receptor. Even allowing for a minimum separation distance of 100m would not allow enough area to site a BESS.		**not shortlisted**
7	Site north of railway line, east of Arch Road	Agricultural fields to the north of railway lines			[redacted]	7.99ha	pass.erase.wires	Agricultural field		Green Belt	Public Right of Way Adjacent to the Site (E boundary)	Adjacent to Railway Located near (50m) a residential building Located near (50m) a Urban Area	None	**Little Wymondley Parcel** Sub parcel 10c Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	Y Parcel is located to the north of Little Wymondley on the north side of the railway line. The Hertfordshire Way LDFP transects the western paddocks, on the west side of Priory Lane, where users of the route have open views. Nearby residents also have open or filtered views of the western part of the parcel. Residents in the south and southeast of Great Wymondley have open near views of the parcel. Users of the PRoWs also have open near views of the parcel. People travelling along the railway line and Arch Road have open views of the parcel, albeit over a short-duration.	Prohibitive costs to develop north of railway line. Residential properties to the SW of the railway line would be within 100m with likelihood of noise realed issues		**not shortlisted**
8	Land west of Priory Lane, SE of Great Wymondley	Agricultural field			[redacted]	9.5ha	acute.shady.pace	Agricultural field		Green Belt	Located Adjacent to two Scheduled Monuments Public Right of Way Adjacent on western boundary	Located near (50m) a residential building	None	**Little Wymondley Parcel** Sub parcel 10c Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	Y Parcel is located to the north of Little Wymondley on the north side of the railway line. The Hertfordshire Way LDFP forms the west boundary, where users of the route have open views. Nearby residents also have open or filtered views of the western part of the parcel. Residents in the south and southeast of Great Wymondley have open near views of the parcel. Users of the PRoWs also have open near views of the parcel. People travelling along the railway line and Arch Road have open views of the parcel, albeit over a short-duration.	Prohibitive costs to develop north of railway line Open landsape with slight elevated rise		**not shortlisted**
9	Land east of Priory Lane, south of Graveley Lane, east of Great Wymondley	Agricultural field			[redacted]	2.46ha	cats.herb.area	Agricultural field		Green Belt	Located Directly North of Scheduled Monument	Located near (50m) residential building. Adjacent to consented solar farm and cable route	Screening Opinion for Solar Farm 21/02228/SO	**Little Wymondley Parcel Review** Sub parcel 10c Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	N	Prohibitive costs to develop north of railway line Very open site in prominent location at crossroad. Considered too close to residential properties.		**not shortlisted**
10	Site north of Stevenage Road, west of the A1 (M)	Agricultural field west of the A1 (M)			[redacted]	34.23	apron.drift.stick	Agricultural field		Green Belt	Located Directly East of Flood Zone 2 & 3 Located Directly South of Scheduled Monument	Located near (50m) a residential building Located near (10m) of a Watercourse Located south and west of consented solar farm Located near (10m) of a Woodland	None	**Little Wymondley Parcel Review** Sub parcel 10c Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	Y Parcel is located to the north of Little Wymondley on the north side of the railway line. On the east side of Priory Lane, the Site is near farm buildings, small woodland blocks and paddocks. A care home is located to the south. Stevenage Road skirts the southern boundary where there are some open views of the parcel with the topography rising slightly from the road. The A1(M) defines the east boundary.	Southern part of site is very open and elevated with clear visibility from Stevenage Road to the south. Not suitable for BESS. Limited land available on larger landholding. The areas available are in elevated positions and highly visible from residential properties.		**not shortlisted**
11	Site north of Chantry Lane, south of railway line, north of A602	Agricultural field south of railway line and north of A602			[redacted]	2.58ha	burn.ruled.piano	Agricultural field		Green Belt	Public Right of Way Adjacent on western boundary of Site	Adjacent to Railway OHL through the south of the Site	None	**Little Wymondley Parcel** Sub parcel 10d Visual Openness - Low / Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	Y A PROW footpath forms the west boundary of the site. Part of the northern boundary is defined by residential curtilages with nearby listed buildings. And to the west is the railway line. The parcel is relatively contained.	High cost to develop north of bypass		**not shortlisted**
12	Site north of A602, east of recreation ground and PROW	Agricultural field transected by OHLs to the south			[redacted]	2.31ha	palm.defend.porch	Agricultural field		Green Belt	Public Right of Way on western boundary	West of archaeological area 400kV Overhead Line intersects the Site to the south	None	**Little Wymondley Parcel** Sub parcel 10d Visual Openness - Low / Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	Y The A602 dual carriageway forms the southern boundary. The Hertfordshire Way LDFP skirts the west boundary of the parcel. The northwest corner is adjacent to Little Wymondley tennis club and recreational grounds. There are pylons and overhead cables through the southern porton of the site. The parcel is relatively contained.	Southern part of the site constrained by OHLs. Western part of field within 150m of approved outline residential planning permission to the west Prohibitive costs to develop north of bypass Adjacent to recreation ground and archaeology area. Access very challenging		**not shortlisted**
					[redacted]							Located near Ashbrook (within 50m) Urban Area		**Little Wymondley Parcel Review**				

13	Site north of A602, and south of Stevenage Road (north of former landfill site)	Agricultural field transected by OHLs			[redacted]	2.52ha	blend.caked.bossy	Agricultural field		Green Belt	Only area west of OHL is useable, which will reduce site area	400kV Overhead Line intersects the Site Located near (10m) of a Woodland	None	Sub parcel 10b at the northern edge. Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Significant **Overall Contribution - Significant**	**N**	Access issues. Steep bank on west part of the site that rises to a plateau. Highly visible from the A602 (eastwards). Slope considered issue for construction.		**not shortlisted**
14	Land surrounding Kingshott School, north of Stevenage Road, west of Ashbrook	Several agricultural fields, southern portion of the site contains buildings associated with Kingshott School			[redacted]	20.97ha	easy.clots.lasted	School Grounds		Green Belt	Located Directly East of Flood Zone 2 & 3	Located near (50m) a Urban Area Located near (10m) of a Watercourse Located near (10m) of a Woodland Located near (50m) a residential building	Numerous education related applications	**Little Wymondley Parcel Review** Sub parcel 10b at the northern edge. Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Significant **Overall Contribution - Significant**	**N**	not considered		**not shortlisted**
15	Large site bounded by Stevenage Road to the north, Folly Lane to the west and Ashbrook Lane to the east	Multiple agricultural fields			[redacted]	21.06ha	vast.reveal.hotels	Agricultural field		Green Belt	St Ippolyts to the south	southern boundary within 50m of an Urban Area Located near (10m) of a Woodland Located near (50m) a residential building	Screening Opinion for a community sports facility 14/02030/SO	**Little Wymondley Parcel Review** Sub parcel 10a at the northern edge. Visual Openness - Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	**N**	not considered		**not shortlisted**
16	Site west of Folly Lane and east of Hitchin	Multiple agricultural fields			[redacted]	11.02ha	analogy.insect.random	Agricultural field		Green Belt	Listed Building within 50m of southern boundary	Located near (50m) Urban Area Located Directly East of a Watercourse and Waterbody Located near (10m) of a Woodland	Various applications submitted on the southern edge of the site for a barn and visibility splays	**Little Wymondley Parcel Review** Sub parcel 10a at the northern edge. Visual Openness - Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	**N**	Average drop of 8-10m running E to W giving significant construction difficulties, relatively poor access along Folly Lane and openess of landscape.		**not shortlisted**
17	Land on east side of Ashbrook Lane, St Ippolyts (includes the sewerage works)	Agricultural fields and sewerage works			[redacted]	2.89ha	jazzy.seat.card	Sewage Treatment Plant / Agricultural field		Green Belt	Only southern part of the site available as northern part is a sewage treatment plant Public Right of Way Adjacent to the Site Located Directly East of Flood Zone 2 & 3	Located near (10m) of a Watercourse Located near (50m) a Urban Area Located near (50m) a residential building	**Sewage Treatment Works 11/02354/1CC**	**Little Wymondley Parcel Review** Sub parcel 10a at the northern edge. Visual Openness - Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	**Y** A sewage works is adjacent to the northern boundary. Ash Brook runs in a north to south direction. The remainer of the parcel is comprised of small field with some small treebelts. The south of the parcel is close to the setting of St Ippolyts, which is also designated as a conservation area. Although the parcel is adjacent to the sewerage works, it is relatively unspoilt.	Once sewage treatment plant area is removed there would be less than 1.2ha remaining. Residential property on the southwest corner.		**not shortlisted**
18	Land east of sewage works, South of A602, St Ippolyts	Multiple agricultural fields to the west of OHLs			[redacted]	7.01ha	lined.shock.peanut	Agricultural field		Green Belt	Public Right of Way Adjacent Located Directly Adjacent to Flood Zone 2 & 3	Located near (50m) a Urban Area Located near (10m) of a Woodland Located near (10m) of a Watercourse 400kV Overhead Line adjacent to the property	None	**Little Wymondley Parcel Review** Sub parcel 10a at the northern edge. Visual Openness - Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	**Y** Southeast boundary of the parcel is lined by a footpath and a footpath is close to the eastern boundary. Ashbrook Lane local road defines the east boundary. A sewerage works is adjacent to the northern boundary. Ash Brook runs in a north to south direction. The remainer of the parcel is comprised of small fields with some small treebelts. The south of the parcel is close to the setting of St Ippolyts, which is also designated as a conservation area. Although the parcel is adjacent to the sewerage works, it is relatively unspoilt. The section adjacent to the A602 dual carriageway and a sewerage works is set away from the settlement and PRoW.	There is a 10m change in level across the site. Not suitable for BESS		**not shortlisted**
19	Land South of A602, St Ippolyts	Agricultural field north of the Ash Brook				2.28ha	crown.gallons.battle	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property Located Directly South of Flood Zone 2 & 3	Located near (50m) a Urban Area (Landscape Constraint).	Change of use to form dwelling and studio 93/00436/1 - Refused	**Little Wymondley Parcel Review** Sub parcel 10a at the northern edge. Visual Openness - Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	**N**	Very close to boundary with St Ippolyts. Access issues difficult through narrow residential streets. Inappropriate location		**not shortlisted**
20	Land east of Blakemore End Road, south of A602 and north of Stevenage Road, Little Wymondley	Agricultural fields transected by OHLs			[redacted]	15.49ha	diner.traded.boring	Agricultural field	OHLs underground cables	Green Belt	Located nearby (50m) of a Listed Building Urban Open Land to the North (North Hertfordshire Local Constraint)	400kV Overhead Line intersects the property Located near (10m) of a Woodland Adjacent to Histroic Landfill Site Located near (50m) a residential building	21/01527/FP Retention of stable/feed store building in south west corner. Now removed.	**Little Wymondley Parcel** Sub parcel 10e Visual Openness - Low / Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	**Y** The A602 dual carriageway that runs in an east west direction forms the northern boundary. The parcel contains several pylons with 3 overhead lines crossing the parcel. The southeast boundary is lined by the Hertfordshire Way LDFP. Alongside the A602 are treebelts which screen the busy road. The southwest of the parcel is in the context of Wymondley Transforming Statation. Southern field adjacent to Stevenage Road where there are several residential properties and the properties and the pub 'Hermit of Redcoats'. Several listed buildings along Stevenage Road. Northern part of the field identifid as green in BAG.	acceptable access, topo and distance to point of connection for cabling		**northern portion shortlisted** Discounted due to potential for viewsinto the site and unknown drainage discharge options
21	Land at Bury Wood, Little Wymondley, Hitchin	Agricultural fields surrounding Bury Wood				5.93ha	buyers.boil.falls	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property Located adjacent to Listed Building (more than 50m)	Located near (10m) of a Woodland Located Directly Adjacent (10m) of a Waterbody (Lawn Pond)	None	**Little Wymondley Parcel** Sub parcel 10e Visual Openness - Low / Mixed Physical Openness - Low / Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	**Y** The A602 dual carriageway that runs in an east west direction forms the northern boundary. The Hertfordshire Way LDFP skirts the west boundary of the parcel. Stevenage Road and Chantry Lane skirts the southern and eastern boundary. The south of the parcel contains large farm buildings, a woodland block, and a pond surrounded by trees. The parcel contains several pylons with 3 lines of overhead cables. The parcel is relatively contained.	acceptable access, topo and distance to point of connection for cabling		**west portion shortlisted**
22	Todds End, Todds Green, Little Wymondley	Site comprisiong several small fields west of Todd's Green, south of Stevenage Road, Little Wymondley			[redacted]	6.31ha	usual.scarcely.tune	Agricultural field	Overhead lines through the Site in NW - SE direction Hedgerows	Green Belt	Located near (50m) of a Listed Building Located near (10m) of a Ancient Woodland IT2 - West of Stevenage Safeguarded Corridor to the East (Stevenage Local Constraint) Safeguarded Land to the South (North Hertfordshire Local Constraint)	Located near (50m) of Urban Area Located near (10m) of a Watercourse Located near (50m) a residential building Located near (10m) of a Woodland	None	see earlier GB Review	**N**	Potential field size limitation and potential need to remove large area of established hedgerow		**shortlisted** Discounted due to proximity to residential and constrained site
23	Land at Lower Titmore Green, Little Wymondley	Agricultural fields south of drain and west of Lucas's Wood				3.12ha	those.topic.scouts	Agricultural field	Hedgerows	Green Belt	Public Right of Way Adjacent to the south of the Site Located near (10m) of a Ancient Woodland Safeguarded Land to the East (North Hertfordshire Local Constraint)	Located near (10m) of a Watercourse Located near (10m) of a Woodland	None	see earlier GB Review	**N**	Access issues.		**shortlisted** Discounted due to access issues
24	Land West of Lucas's Wood, Little Wymondley	cultural fields west of Lucas's W			[redacted]	1.97ha	class.humans.honey	Agricultural field		Green Belt	Public Right of Way to the north of the Site Safeguarded Land to the South (North Hertfordshire Local Constraint) Located near (10m) of a Ancient Woodland Located near (50m) of a Listed Heritage Building	Located near (10m) of a Watercourse Located near (10m) of a Woodland	None	see earlier GB Review	**N**	Unsatisfactory access arrangements from the south (too narrow) and from south (multiple land ownerships)		**shortlisted** Discounted due to access issues
25	Titmore Farm, Titmore Green, Little Wymondley	Several agricultural fields on land west of Upper Titmore Green			[redacted]	15.56ha	bared.calms.lazy	Agricultural field	Hedgerows	Green Belt	Located near (50m) of a Listed Heritage Building	Adjacent to Planning Application. Located near (50m) a residential building (Landscape Constraint).	None	see earlier GB Review	**N**	Difficult site access (access to the site very constrained by high hedgerows along Stevenage Road. Narrow road into Lower Titmore Green) No landowner interest; views from Lower Titmore Green and adjacent PROW.		**not shortlisted**

					[redacted]						Public Right of Way Adjacent to the site	Watercourse to the south						
26	Land north of Sperberry Hill, east of Ippollitts Brook and west of St Ippolyts Cemetry, St Ippolyts	Field containing a number of mature trees, east of Ippollitts Brook and west of St Ippolyts Cemetry and Hitchin Dog Park				1.89ha	drove.leap.piano	Unknown		Green Belt	Located Directly East of Flood Zone 2 & 3 (Hyrdrology Constraint). Public Right of Way Adjacent to the Property (Transport Constraint).	Located near (10m) of a Woodland (Ecology Constraint).		see earlier GB Review	N	Would require removal of mature trees to make a workable scheme. Contrary to policy in this regard		**not shortlisted**
27	Land north of Brookend Lane and west of Ippollitts Brook, St Ippolyts, Hitchin	Multiple agricultural fields to the west of Ippollitts Brook , intersected by mature hedgerows				6.57ha	name.axed.analogy	Agricultural field		Green Belt	Located Directly East of Flood Zone 2 & 3 (Hyrdrology Constraint). Housing Site to the South (North Hertfordshire Local Constraint) Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint).	Located near (10m) of a Watercourse (Hydrology Constraint). Located near (50m) of Urban Area (Landscape Constraint). Located near (10m) of a Woodland (Ecology Constraint). Located near (50m) a residential building (Landscape Constraint).		see earlier GB Review	N	too close to property to the south, west and east to present a feasible site		**not shortlisted**
28	Land West of London Road (B656) and East of Mill Road, St Ippolyts, Hitchin	Multiple agricultural fields, containing mature hedgerows and located to the west of Flint Cottage and Flint House				4.60ha	nails.slime.violin	Agricultural field		Green Belt	Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint).	Located near (50m) of Urban Area (Landscape Constraint). Located near (10m) of a Woodland (Ecology Constraint). Located near (50m) a residential building (Landscape Constraint).		**Gosmore Parcel** Sub parcel 11b Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Significant **Overall Contribution - Significant**	N	too close to residential properties		**not shortlisted**
29	Land North of Maydencroft Lane and West of Hitchin Road, St Ippolyts, Hitchin	Multiple agricultural fields, intercepted by hedgerows and located north east of Maydencroft Manor				9.66ha	loops.dome.zips	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint). Conservation Area to the East (North Hertfordshire Local Constraint)	Located near (50m) of Urban Area (Landscape Constraint). Located Adjacent to Historic Landfill Site (Land Quality Constraint). Located near (10m) of a Woodland (Ecology Constraint).		**Gosmore Parcel** Sub parcel 11b Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Significant **Overall Contribution - Significant**	N	too close to residential properties		**not shortlisted**
30	Land South of Maydencroft Lane and West of Preston Road, St Ippolyts, Hitchin	Multiple agricultural fields, intercepted by hedgerows and OHLs				27.70ha	courier.follow.perky	Agricultural field		Green Belt	Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint). Conservation Area to the North (North Hertfordshire Local Constraint)	Located near (50m) of Urban Area (Landscape Constraint). 400kV Overhead Line intersects the property (Landscape Constraint). Located near (10m) of a Woodland (Ecology Constraint).		**Gosmore Parcel** Sub parcel 11c Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	N	Majority of land excluded by proximity of residential. Multiple LOs and residential feel to area.		**not shortlisted**
31	Land West of Preston Road, St Ippolyts, Hitchin	Eastern portion of an agricultural field				2.58ha	cheeks.idea.exit	Agricultural field		Green Belt	N/A	Located near (50m) of Urban Area (Landscape Constraint). Located near (10m) of a Woodland (Ecology Constraint).		**Gosmore Parcel** Sub parcel 11c Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	N	Outside 1.5km initial search limit		**shortlisted** Discounted due to distance from PoC
32	Land forming part of Thirstley Farm, Thirsty Lane, St Ippolyts, Hitchin	Multiple agricultural fields containing hedgerows and Thistely Pond				15.10ha	brave.method.doors	Agricultural field		Green Belt	Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint).	Located Adjacent to a Waterbody (Hydrology Constraint). Located near (50m) a residential building (Landscape Constraint). Located near (50m) of Urban Area (Landscape Constraint).		**Gosmore Parcel** Sub parcel 11d Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	N	Majority of land excluded by 150m set off distance for noise and beyond the 1.5km search radius		**shortlisted** Discounted due to proximity to residential property
33	Land forming part of St Ibbs Farm, London Road, St Ippolyts, Hitchen (landfill site shown in hatching)	Large agricultural field, intercepted by OHLs				7.91ha	late.gates.ground	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint).	Located near (50m) of Urban Area (Landscape Constraint). 400kV Overhead Line intersects the property (Landscape Constraint). Located near (50m) a residential building (Landscape Constraint).		**Gosmore Parcel** Sub parcel 11d Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	N	not considered		**not shortlisted**
34	Land forming part of St Ibbs Farm, London Road, St Ippolyts, Hitchen	Agricultural field				6.58ha	tummy.courier.zeal	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint).	Located near (50m) a residential building (Landscape Constraint).		**Gosmore Parcel** Sub parcel 11d Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	N	not considered		**not shortlisted**
35	Land forming part of St Ibbs Farm, London Rod, St Ippolyts, Hitchen	Agrcultural fields				4.61ha	skirt.action.record	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint).	Located near (10m) of a Woodland (Ecology Constraint).			N	not considered		**not shortlisted**
36	Land forming part of St Ibbs Farm, London Rod, St Ippolyts, Hitchen (landfill site shown in hatching)	Multiple agricultural fields, intercepted by OHLs				44.95ha	belong.matter.sling	Agricultural field		Green Belt	Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint). Located near (10m) of a Ancient Woodland (Ecology Constraint).	Located Adjacent to Historic Landfill Site (Land Quality Constraint). Located near (10m) of a Woodland (Ecology Constraint). Located near (50m) of Urban Area (Landscape Constraint). 400kV Overhead Line intersects the property (Landscape Constraint). Located Adjacent to Permitted Waste and Authorised Landfill Site (Land Quality Constraint).		**Gosmore Parcel** Sub parcel 11d Visual Openness - Mixed Physical Openness - Mixed Safeguard from encroachment - Moderate **Overall Contribution - Significant**	N	??		**not shortlisted**
37	Land forming part of St Ibbs Farm, London Rod, St Ippolyts, Hitchen	Portion of an agricultural field with OHLs running adjacent to the southern boundary of the Site.				2.29ha	covers.dinner.grit	Agricultural field		Green Belt	Located Directly East of Flood Zone 2 & 3 (Hyrdrology Constraint).	Located near (10m) of a Woodland (Ecology Constraint). Located near (50m) of Urban Area (Landscape Constraint). Located near (50m) a residential building (Landscape Constraint).			N	not considered		**not shortlisted**

											400kV Overhead Line Adjacent to the property (Landscape Constraint).						
38	Land west of Tittendell Lane and North of Little Almshow Land Round the Wyck, St Ippolytts, Hitchen	Two agricultural fields located to the east of Ippollitts Brook				5.46ha	snack.feast.stable	Agricultural field		Green Belt	Located Directly East of Flood Zone 2 & 3 (Hydrology Constraint).	Located near (10m) of a Woodland (Ecology Constraint). Located Adjacent to Historic Landfill Site (Land Quality Constraint). Located near (10m) of a Watercourse and Waterbody (Hydrology Constraint). Adjacent to Planning Application. Located near (50m) a residential building (Landscape Constraint).			N	Land too open and 'rural'.		**shortlisted** Discounted as land considered too open and 'rural
39	Land to the east of Tittendell Lane, South of Little Almshole Lane and North of Little Almshow Lane Round the Wick, St Ippolyts, Hitchen	Agricultural field				3.17ha	goat.booth.enter	Agricultural field		Green Belt	Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint). Public Right of Way Adjacent to the Property (Transport Constraint).	Located near (10m) of a Woodland (Ecology Constraint). Adjacent to Planning Application.		N	Land too open and 'rural'. Proximity to Grade II listed building		**shortlisted** Discounted as land considered too open and 'rural' and proximity to Grade II Listed Building
40	Land to the east of Little Almshole Lane, St Ippolyts, Hitchen	Agricultural field to the south of a PROW				3.93ha	pink.apple.slide	Agricultural field		Green Belt	Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint). Public Right of Way Adjacent to the Property (Transport Constraint).	Located near (10m) of a Watercourse (Hydrology Constraint). Located near (50m) a residential building (Landscape Constraint). Adjacent to Planning Application.		N	Discounted as within a 150m buffer of residential properties		**shortlisted** Discounted as considered too close to residential properties
41						23.06ha	truly.fines.deeper	Agricultural field		Green Belt	Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint). Public Right of Way Adjacent to the Property (Transport Constraint). Safeguarded Land to the East (North Hertfordshire Local Constraint) Archaeological Area to the East (North Hertfordshire Local Constraint) Located near (10m) of a Ancient Woodland (Ecology Constraint).	Located near (10m) of a Watercourse (Hydrology Constraint). Located near (50m) a residential building (Landscape Constraint). Adjacent to Planning Application.		Y Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chiltern Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**
42	Land to the East of Almshoebury Cottages, St Ippolyts, Hitchen	Agricultural field				9.82ha	unit.closet.achieving	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint).	Located near (50m) a residential building (Landscape Constraint). Adjacent to Planning Application.		Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chiltern Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**
43	Land to the East ofLondon Road (B656) and to the South of Little Almshow Lane Round The Wyck, St Ippolyts, Hitchen	Multiple agricultural fields				42.58ha	units.alien.blunt	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint). Located Directly East of Flood Zone 2 & 3 (Hydrology Constraint).	Located near (50m) a residential building (Landscape Constraint). Located Adjacent to Historic Landfill Site (Land Quality Constraint). Located near (10m) of a Woodland (Ecology Constraint).		Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chiltern Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**
44	Land to the South of Little Almshow Road and to the West of London Road (B656), St Ippolyts, Hitchen	Multiple agricultural fields surrounding two areas of woodland				29.79ha	drive.basin.floor	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint). Located Directly East of Flood Zone 2 & 3 (Hydrology Constraint).	Located near (10m) of a Woodland (Ecology Constraint).		Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chiltern Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**
45	Land to the West of London Road (B656), St Ippolyts, Hitchen	Agricultural fields to the rear of the Rusty Gun				15.26ha	grid.rock.custom	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint). Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint). Located Directly East of Flood Zone 2 & 3 (Hydrology Constraint).	Located near (50m) a residential building (Landscape Constraint).		Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chiltern Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**
46	Land to the North of B651 and West of London Road (B656), St Ippolyts, Hitchen	Agricultural field				8.12ha	member.when.plan	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint). Archaeological Area to the East (North Hertfordshire Local Constraint) Located Directly East of Flood Zone 2 & 3 (Hydrology Constraint).	N/A		Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chiltern Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**
47	Land to the East of London Road (B656) and West of B651, St Ippolyts, Hitchen	Agricultural field to the south of a PROW				11.51ha	lung.free.forest	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint). Located Directly East of Flood Zone 2 & 3 (Hydrology Constraint).	Located Adjacent to Historic Landfill Site (Land Quality Constraint).		Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chiltern Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**
48	Land part of Almshowbury Farm, Almshow Bury, While Lane, St Ippolyts, Hitchen	Muliple agricultural fields and containing "Almshoe Glamping" camp ground.				3.39ha	bottle.tone.prep	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint). Safeguarded Land to the East (North Hertfordshire Local Constraint) Located near (50m) of a Listed Heritage Building (Cultural Heritage Constraint).	Located near (10m) of a Woodland (Ecology Constraint). Located near (50m) a residential building (Landscape Constraint).		Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chiltern Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**
49	Land to the South of White Lane and to the East of Truncks Wood, St Ippolyts, Hitchen	Agricultural field				12.19ha	guitar.branded.taken	Agricultural field		Green Belt	Public Right of Way Adjacent to the Property (Transport Constraint). Located Directly East of Flood Zone 2 & 3 (Hydrology Constraint). Safeguarded Land to the East (North Hertfordshire Local Constraint)	Located near (10m) of a Woodland (Ecology Constraint). Located near (50m) a residential building (Landscape Constraint).		Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chiltern Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**

50	Land and to the East o	Agricultural field				2.62ha	dated.ranks.glaze	Agricultural field		Green Belt	Located Directly Adjacent of Flood Zone 2 & 3 (Hydrology Constraint).	N/A			Assessed as part of a very large parcel comprising Sites 41 to 50. A a group these are set away from settlement, located in open countryside. The parcel is transected by the Hertfordshire Way LDFP and the Chilterns Way LDFP and several other PRoWs where users of the routes have open views. In the centre of the parcel is a farmstead with a Grade I and Grade II listed building. The topography of the parcel rises to a small ridgeline at the farmstead and to the runs east through the parcel. There are long-distant panoramic views throughout the parcel with the parcel itself being a relatively unspoilt rural landscape. The parcel is viewed from the surrounding landscape and forms the elevated backdrop in views from locations to the north	**not considered further**		**not shortlisted**
51	Former landfill sites northeast of National Grid site	Paddock				?	?	Agricultural land / paddocks		Green Belt			**Ref 17/04353/FP** – Gas Peaking Plant refused March 2018 on lack of evidence for very special circumstances for GB development and lack of evidence the development would not result in the contamination of a principle aquifer and significant harm to air quality Also **17/01195/1 gas peaking plant refused**. In 1999 eight stables were consented.		**Y** A linear parcel that is screened from the A602 woodland. Some open views form Blakemore End Road	EDF-R advised that former landfill not suitable for construction		**not shortlisted**
OTHER																			
	Land on the south-west side of Stevenage Road, Little Wymondley.	Original site considered					~1.5ha		Agricultural land / paddocks	Gas pipeline through the site	Flood Zone 3 Along Eastern Boundary (Hydrology Constraint) Green Belt Tree buffer							SLR Appraisal in 2023 - well contained site adjacent to the railway and othe infrastructure. Capable of accommodating BESS development. Green		**Negative Pre-App required review of site short list again**