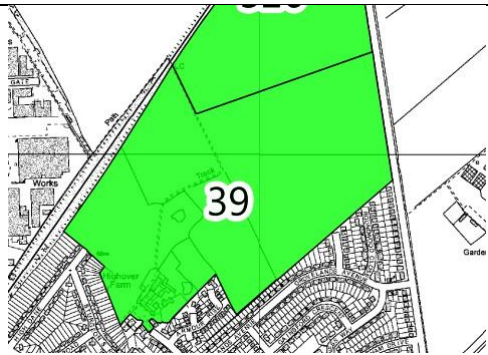
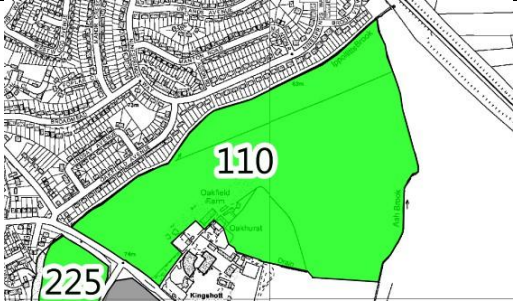
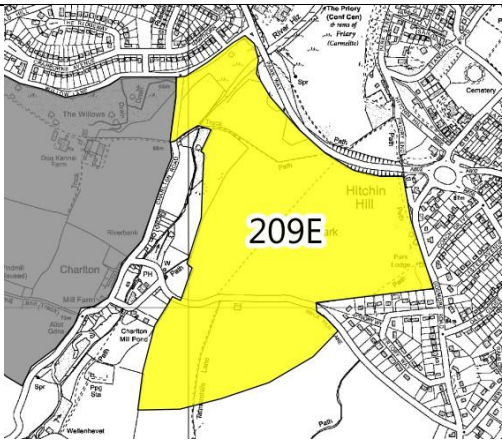


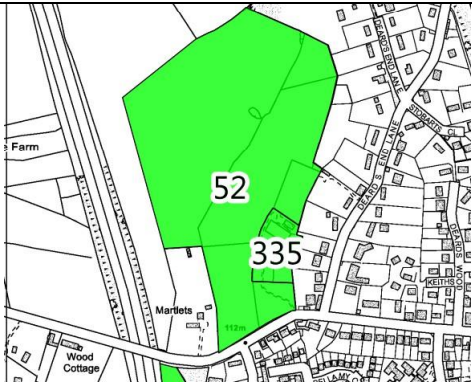
APPENDIX A: ASSESSMENT OF ALTERNATIVE SITES

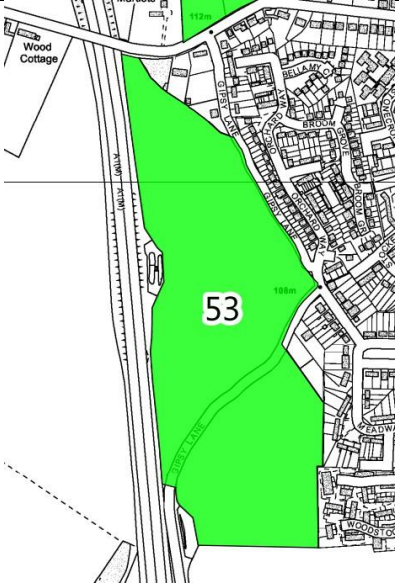
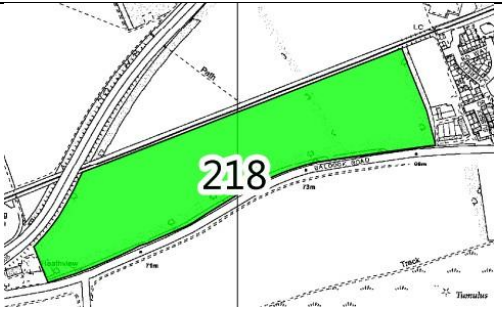
Site	Size (approx.)	Suitable	Achievable	Available	Planning Policy Designation	Assessment	Site boundary (2016 SHLAA)
South of Clothall Common (Clothall parish)	13.34 ha	Yes	Potentially	No	Site allocation	The site is allocated for 245 dwellings (site BA3). It is currently being brought forward as part of the 'Growing Baldock' masterplan for a total of 3,000 homes, comprising allocated sites BA1, BA2, BA3 and BA10, which was adopted at Council in June 2025 and is expected to be submitted for outline planning permission in 2025. As such, the site is not available for development.	
Eastern part of area D, north of Baldock	16.08	No	Potentially	No	Site allocation	Part of the BA1 allocation (total 2,800 dwellings) in the Local Plan. It is currently being brought forward as part of the 'Growing Baldock' masterplan for a total of 3,000 homes, comprising allocated sites BA1, BA2, BA3 and BA10, which was adopted at Council in June 2025 and is expected to be submitted for outline planning	

						permission in 2025. As such, the site is not available for development.	
Highover Farm, Stotfold Road	26.09	No	Potentially	No	Green Belt	Outline planning permission (ref. 18/01154/OP) was granted on 29/11/2024 for 700 dwellings, including this site. It is understood that the permission remains extant and is being implemented, as per recent discharges of conditions. Therefore, the site is not considered to be available for development.	
North of Highover Farm	12.72	No	Yes	No	Green Belt	This site also forms part of outline permission ref. 18/01154/OP , as above. As such, it is not available for development.	

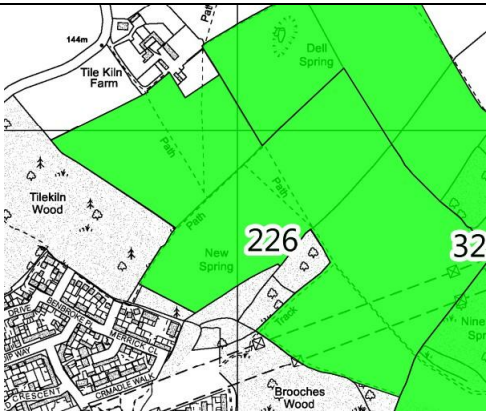
Oakfield Farm, Stevenage Road (A602) (St Ippolyts parish)	28.53	Yes	Yes	No	Green Belt	In the 2016 SHLAA, the site is allocated for 300 dwellings. However, it was rejected as not being suitable for development, given its important role in preventing the sprawl of Hitchin southwards (i.e. Green Belt purpose A). It is also extends substantially to the north of Stevenage Road into the open landscape, away from existing built form and harmfully encroaching into the countryside (purpose C). The site lies in Flood Zone 3 making it unsuitable for development. As such, it is not considered to be suitable or achievable for development.	
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South West Hitchin (east)	14.24	No	Yes	No	Green Belt	In the 2016 SHLAA, the site has an indicative capacity for 285 dwellings. However, the SHLAA assessment notes the western area of the site provides a significant contribution to Green Belt purposes a), c), d) and overall. This is because Gosmore Road and Park Way provide clear boundaries around much of eastern half of site. Additionally, the topography of the site slopes up, such that development to the western side of the parcel would result in significant landscape visual harm. The site is also part of the setting of the adjacent conservation area to the north. Overall, the site is considered to be less suitable to accommodate the proposed development and not likely to be achievable.	
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						Also, the site is not being actively marketed for sale and therefore is currently unavailable.	
Land at Deards End	11.37	No	Yes	No	Site allocation	In the Local Plan, the site is allocated for 200 homes. Based on this assessment of the site's capacity, it would not be able to accommodate the proposed development (which additionally comprises an ISS and 3no. multi-use sports pitches). The location directly adjacent to the A1(M) is unsuitable for the proposed school use. Therefore, the site is unsuitable. Also, the site is not being actively marketed for sale and therefore is currently unavailable.	

Land at Gypsy Lane	15.26	No	Yes	No	Site allocation	In the Local Plan, the site is allocated for 184 homes. This is not considered to be sufficiently large to accommodate the proposed development, which provides a substantially higher quantum of development. A screening opinion for 250 dwellings (ref. 21/00862/SO) was submitted to the council in February 2021 and public consultation was undertaken in early 2025. It is anticipated that a planning application will be submitted for the site very shortly. Therefore, the site is currently unavailable to facilitate the proposed development.	 A map showing a green-shaded site labeled '53'. The site is irregularly shaped and located next to a road. To the left of the site, there is a label 'Wood Cottage'. The map also shows surrounding residential areas and other roads.
Land west of Ivy Farm, Royston	15.50	No	Yes	No	Rural Area beyond the Green Belt	An outline planning application for a residential development of 279 dwellings (ref. 16/00378/1) was approved by North Herts Council on the 06/02/2019. The consent is currently being implemented.	 A map showing a green-shaded site labeled '218'. The site is a long, narrow strip of land, possibly a former railway corridor, located next to a road. The map also shows surrounding residential areas and other roads.

						Thus, the land is currently unavailable for the proposed development.	
Land south of Newmarket Road	14.25	No	Yes	No	Rural Area beyond the Green Belt	A planning application for a hybrid application for a residential development of up to 325 dwellings (ref. 24/01013/OP) was submitted to North Herts Council on the 21/05/2024. The application has been registered by the Council. Thus, the land is currently unavailable for the proposed development.	
Land north of Newmarket Road (north)	11.34	Yes	Yes	No	Rural Area beyond the Green Belt	Planning permission (ref. 14/02485/1) for a residential development was approved on the 07/12/2016. An application (ref. 17/02627/1) for approval of reserved matters was approved on 30/05/18. An S73 application (ref. 24/02656/S73) for the variation of the conditions of application 17/02627/1 was submitted on 02/12/24. This application has been registered	

						by the Council. The site is thus unavailable.	
North East of Great Ashby	19.62	Yes	Yes	No	Site allocation	In the Local Plan, the site is allocated for 600 homes. In April 2023, a scoping application was submitted to the Council and a Strategic Masterplan Framework was adopted by Full Council in November 2024 for 600 homes and supporting infrastructure. It is anticipated that a planning application in accordance with the masterplan will be submitted. As such, the site is not suitable or available for the proposed development. Also, the site is not being actively marketed for sale and therefore is currently unavailable.	

Stevenage North East (Roundwood)	10.81	Yes	Yes	No	Green Belt	A planning application (ref. 24/02889/FP) was submitted on 19/12/2024 for 281 dwellings on the site. Therefore, it is currently unavailable. 
Land within Wymondley Bypass	20.04	Yes	Yes	No	Site allocation	In the Local Plan, the site is allocated under policy WY1 for 300 dwellings. An outline planning application (ref. 22/00956/OP) was submitted in April 2022 for 300 dwellings and is currently under consideration. Therefore, it is currently unavailable. 