

CPRE Hertfordshire Site Analysis		Welwyn Hatfield Local Plan Regulation 18 - Green Belt sites under consideration February 2026							11/03/2026 (F2)	
Data from Welwyn Hatfield Local Plan Regulation 18 Consultation Document February 2026 and some site areas by email from Welwyn Hatfield Council.		To note: *Gross site area is not necessarily the area that will be developed but used here as may reflect total area to be removed from Green Belt. Some identified site areas may change subject to further evidence coming forward.								
Green Belt Residential & Employment sites under consideration in Reg 18 Local Plan Feb 2026	Settlement	Settlement Tier	Site Ref	Green Belt Y/N	Gross Site* Area/ Ha	Proposed dwellings in Green Belt	Proposed dwellings on brownfield sites	Proposed dwellings on existing site allocations	Comment	
RESIDENTIAL - New Potential Sites in Green Belt for consideration Feb 2026										
Tier 1 settlements										
1	Land at Ellenbrook (Parcel 1)	Hatfield	1	HEL-69	Y	6.35	30			
2	Land south of Coopers Lane Road	Potters Bar/rural	1	HEL-30	Y	21.70	424		Small part Previously Developed Land	
3	Caravan Club and Cricket Club , Ascots Lane	Welwyn Garden City	1	HEL-17	Y	4.84	96		Part Previously Developed Land	
Tier 2 settlements										
4	Land north of Bradmore Way	Brookmans Park	2	HEL-38	Y	7.99	140			
5	Land to the east of Colesdale Farm	Cuffley	2	HEL- 3	Y	2.35	35		Part Previously Developed Land	
6	Land to south east of KGV playing fields	Cuffley	2	HEL-44	Y	10.70	180			
7	Leggatts Park (Scenario 2)	Little Heath	2	HEL-5	Y	23.17	465			
8	Land at Swanley Bar	Little Heath/Swanley Bar	2	HEL-7	Y	7.79	90			
9	Land at Potterells Farm, Station Road (north)	Welham Green	2	HEL-86	Y	5.86	80			
10	Land at Potterells Farm, Station Road (south)	Welham Green	2	HEL-89	Y	11.50	150			
11	Barnbeth, 24 Station Road	Welham Green	2	HEL-1	Y	0.33	7		Part Previously Developed Land	
12	Land south of Bulls Lane	Welham Green	2	HEL-4	Y	4.08	60			
13	Land north of Pooleys Lane	Welham Green	2	HEL-66	Y	4.77	80		Part Previously Developed Land	
14	Land west of Fulling Mill Lane (Scenario 1)	Welwyn	2	HEL-73	Y	12.24	232			
EMPLOYMENT - New Potential Site in Green Belt for consideration Feb 2026										
15	Brookmans Park Transmitter Station	Brookmans Park	n/a	HEL-88	Y	24.27	n/a		Part Previously Developed Land	
TOTAL 'New Potential Sites' in GREEN BELT (in addition to existing site allocations in adopted Local Plan 2023)						147.94	2069			
						Gross Site* Area/ Ha	Proposed dwellings			
RESIDENTIAL - Reasonable Alternative Sites in Green Belt for consideration Feb 2026										
1	Upper Bell Lane Farm, Bell Lane	Bell Bar	5	HEL-37	Y	5.24	100			
2	Land to the northeast of Great North Road	Bell Bar	5	HEL-39	Y	1.43	34			
3	Home Farm Buildings	Bell Bar	5	HEL-80	Y	0.42	8			
4	Land west of Bluebridge Road	Brookmans Park	2	HEL-48	Y	12.07	155			
5	Land at Raybrook Farm	Brookmans Park	2	HEL-60	Y	4.13	28			
6	Tollgate Farm, Tollgate Road, Colney Heath	Bullens Green	5	HEL-15	Y	2.26	63			
7	Land at Tollgate Farm, Bullens Green Lane	Bullens Green	5	HEL-28	Y	8.73	180			
8	Land at Harmer Green Lane	Digswell	3	HEL-24	Y	8.83	100			
9	Land at Ellenbrook (Scenario 2)	Hatfield	1	HEL-70	Y	14.79	140			
10	Land west of Great North Road	Lemsford	4	HEL-11	Y	3.57	63			
11	Land adjacent Lemsford School	Lemsford	4	HEL-12	Y	1.08	24			
12	Land at Roebuck Farm	Lemsford	4	HEL-67	Y	2.04	39			
13	Land south of Hawkshead Road	Little Heath	2	HEL-49	Y	4.80	88			
14	Hill View Farm, Northaw Road West	Northaw	4	HEL-29	Y	3.96	105			

15	Land east of Great North Road	Stanborough	5	HEL-58	Y	0.35	7				
16	Land to the north of New Road	Stanborough	5	HEL-25	Y	3.88	90				
17	Land at School Lane/Whitehill	Welwyn	2	HEL-40	Y	4.01	63				
18	Land on south-west side of Fulling Mill Lane	Welwyn	2	HEL-20	Y	1.55	14				
19	Land west of Fulling Mill Lane (Scenario 2)	Welwyn	2	HEL-74	Y	See above	See above			10.7 Ha with 240 dw but appears to duplicate HEL-73 Scenario 1 above	
20	Land at London Road, Knebworth	Woolmer Green	3	HEL-35	Y	1.19	25				
	EMPLOYMENT - Reasonable Alternative Sites in Green Belt for consideration Feb 2026										
21	Land east of A6129	Stanborough	n/a	HEL-22/23	Y	10.33	n/a			Part Previously Developed Land	
	TOTAL 'Reasonable Alternative Sites' in GREEN BELT (in addition to or instead of 'New Potential Sites' and existing site allocations in adopted Local Plan 2023)						94.66	1326			
						Gross Site* Area/ Ha	Proposed dwellings				
	Existing and potential allocations										
	Tier 1 Existing Allocations									5857	
	Tier 2 Existing Allocations									1135	
	Tier 3 Existing Allocations									209	
	Tier 1 Potential Allocations on brownfield sites									714	
	Tier 2 Potential Allocations on brownfield sites									7	
	Tier 1 Potential Allocations in Green Belt									550	
	Tier 2 Potential Allocations in Green Belt									1519	
	Potential Employment allocations x 1 (HEL-31 not included as brownfield site in Green Belt)						24.27 Ha				Existing and potential allocations
	TOTALS						24.27 Ha	2069	721	7201	Total dwellings 9991
	Reasonable Alternative Sites										
	Residential sites x 20 (excluding HEL-74 which appears to duplicate HEL-73)							1326			
	Employment sites x 1 (HEL-78 not included as not in Green belt)						10.33 Ha				Reasonable Alternative Sites
	TOTALS						10.33 Ha	1326			Total dwellings 1326
	Housing Trajectory										
	Existing & proposed allocations									9991	
	Completions 24/25									216	
	Commitments									941	
	Windfalls**									2175	
	TOTAL									13323	
	** Note windfalls does not include an allowance for grey belt sites coming forward due to lack of records and difficulty in estimating numbers.										