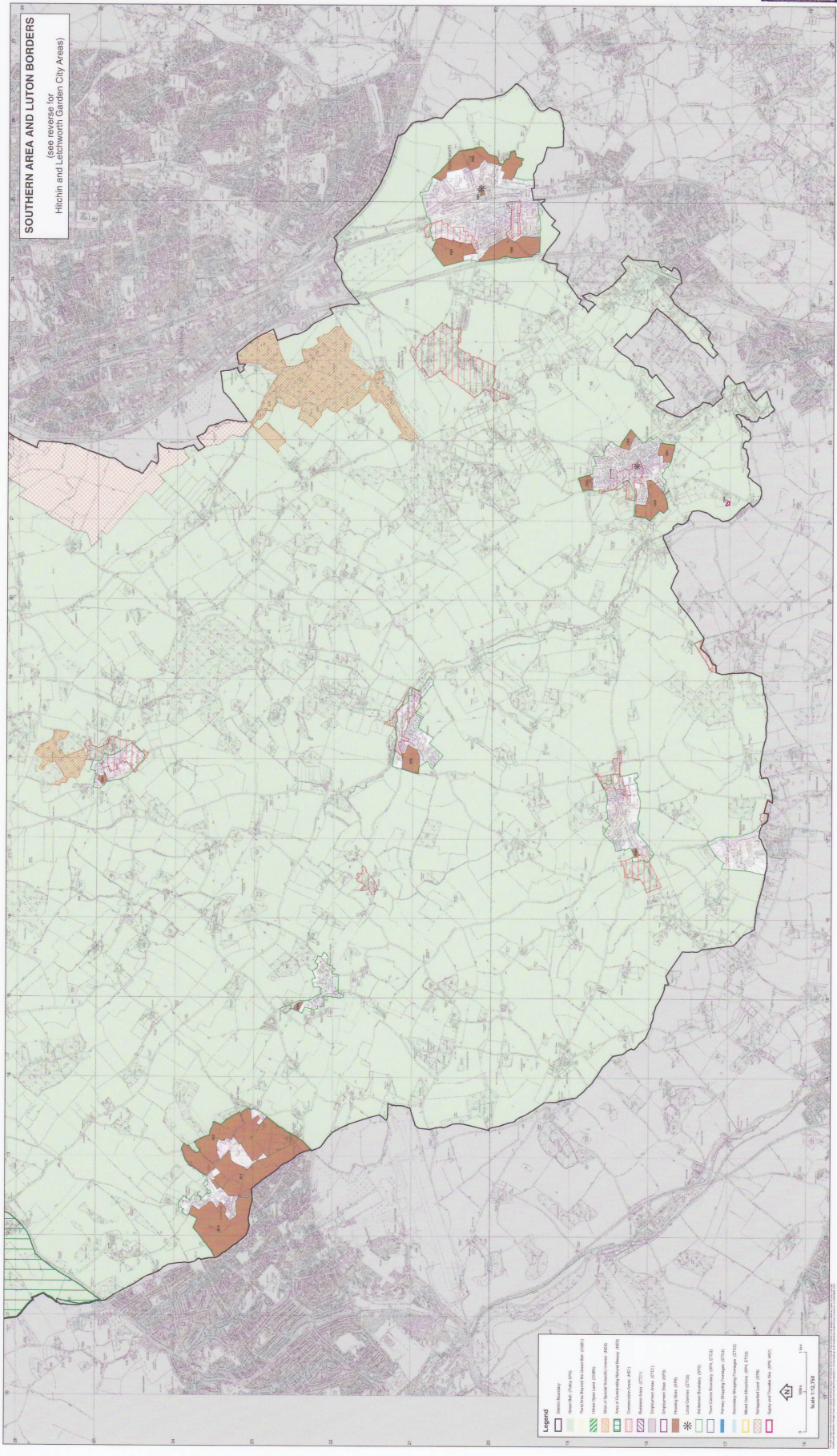
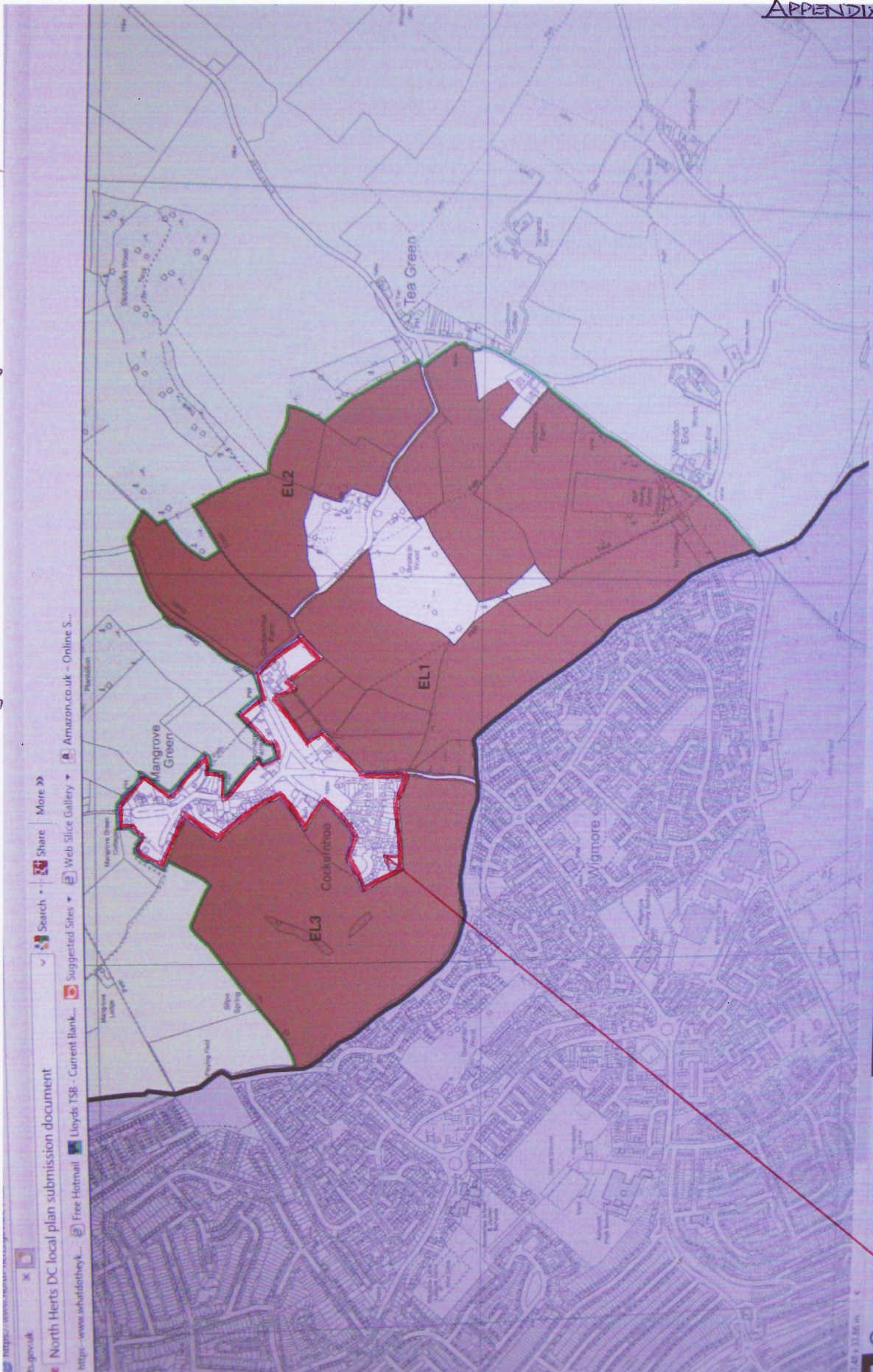


LPSD Attachment - Map of Southern Area and Luton Borders



LPSD Attachment - Close up of Cockenthoe village and East of Luton strategic sites



APPENDIX "B"

"File" settlement boundary of Cockenthoe village, marked in red, under SP2.

EXTRACT FROM SHLAA 2016 UPDATE - APPENDIX 4: SUMMARY SITE ASSESSMENT

SHLAA ref	Prof. Options ref	Address	Town / parish	Source	Site type	Suitable?	Summary reasons	Available?	Achievable	Refined site area	Refined dwelling estimate
L/24	LG6	Land off Radburn Way	Letchworth	2014 SHLAA	Greenfield within urban area	Yes	Area of undeveloped land to east of properties on Baldock Road / Radburn Way. Site large enough to accommodate scheme with appropriate separation distances from surrounding residential. Might be possible to take access from Radburn Way through existing garage court but this would require relocation / re-provision. Alternate access option through adjoining Site 337. Reduced estimate based on 25dph	Yes	Yes	0.94	24
NL	LG1	Letchworth North	Letchworth	2014 SHLAA	Green Belt	Yes	Undeveloped site to the north of Letchworth. Bounded around southern edges by existing residential but site bounded to the north less well defined and this would need to be addressed. Site is largely flat but slopes away towards edges leading to extended residential particularly to north-west and north-east. Would need to demonstrate appropriate means of access as few gaps between surrounding residential. Would require release from the Green Belt.	Yes	Yes	44.87	900
340		Dancote, Cockerhoe Green, Cockerhoe	Luton (adjoining)	Site submission	Green Belt	Yes	Existing building and curtilage at Cockerhoe. Site well defined and screened. Relationship with Cockerhoe would need to be addressed and requires release from the Green Belt.	Yes	Yes	0.55	11
341		Land east of Sealey Drive, Luton	Luton (adjoining)	Site submission	Green Belt	No	Site located within registered Historic Park & Garden. Site extends beyond administrative boundary and Luton have allocated land within their authority as Green Belt in publication draft Local Plan meaning any development in North Hertfordshire would be detached from Luton urban area.	Yes	-	0	0
212a	EL3	Land north east of Luton	Luton (adjoining)	2014 SHLAA	Green Belt	Yes	Undeveloped site to east of Luton that generally slopes in towards existing urban area. Site boundaries largely well defined by planting and surrounding residential though some strengthening would be required. Relationship with Cockerhoe would need to be addressed and appropriate access / links. Opportunity for larger, masterplanned development in conjunction with sites ELE and ELW. Would require release from the Green Belt.	Yes	Yes	33.78	700
ELE	EL2	Luton East (east)	Luton (adjoining)	2014 SHLAA	Green Belt	Yes	Undeveloped site to east of Luton largely contained on plateau though north-eastern edges of site slope down towards Lilley Bottom. Majority of site boundaries well defined by surrounding roads and woodland though some additional planting could be required to strengthen in parts. Site not suitable for development in isolation as would be detached from existing urban area but could be delivered as an extension to site ELW. Relationship with Tea Green and Cockerhoe would need to be addressed and access provided. Would require release from the Green Belt.	Yes	Yes	15	350
ELW	EL1	Luton East (west)	Luton (adjoining)	2014 SHLAA	Green Belt	Yes	Undeveloped site to east of Luton that generally slopes in towards existing urban area. Site boundaries largely well defined by planting and surrounding roads though some strengthening would be required. Relationship with Cockerhoe and Tea Green would need to be addressed and appropriate access / links provided. Opportunity for larger, masterplanned development in conjunction with sites ELE and 212a. Would require release from the Green Belt.	Yes	Yes	69.32	1050
213		The Rookery, King's Walden Road	Offley	2014 SHLAA	Beyond settlement boundary ex GB	No	Small, broadly square site located to south of Great Offley. Site well bounded on three sides by Harris Lane, hedgerow and woodland. However no boundary with adjoining Rookery and site site within curtilage of this listed building and impact on setting a significant consideration. Provision of new access via Harris Lane unlikely to be suitable due to narrow width and visibility whilst Listed Building precludes new access from High Street that might allow development at this scale	Yes	-	0	0
342		Bakers Close	Offley	Site submission	Beyond settlement boundary ex GB	No	Irregular shaped site to north-east of Great Offley. Would result in built extent of village extending in a narrow 'finger' towards adjoining woodland which is designated wildlife site and access cannot obviously be achieved without demolition of an existing building within Conservation Area.	Yes	-	0	0

