



ANNUAL MONITORING REPORT

April 2010 to March 2011

**Monitoring the 'saved' policies in the
St Albans District Local Plan Review (November 1994)**

December 2011 (Base Date 31.3.11)

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EXECUTIVE SUMMARY

- 1 It should be remembered when reading this document that the information and approach set out in this AMR follows the usual convention of reflecting the situation as of 31 March 2011 and does not reflect subsequent information.
- 2 Although the Localism Bill (effective from 15th January 2012) removes the future requirement on local authorities to submit an Annual Monitoring Report to the Secretary of State, the production of a report is still required nonetheless. It will still be known as an AMR but the full title will be changed to Authority's (rather than 'Annual') Monitoring Report.
- 3 At present, the adopted District-wide local plan for St Albans City and District is the District Local Plan Review (November 1994). The policies in the adopted Local Plan were automatically 'saved' for three years and subsequently the Government agreed to some policies being saved for longer, until they are replaced by the policies in the Council's new Development Plan Documents (DPDs). As the Council has only undertaken the "public participation" stage of DPD preparation, the AMR for 2010/11 focuses on monitoring the effects of the 'saved' adopted Local Plan policies.

Local Context and Contextual Indicators

- 4 The AMR for 2010/11 provides information in relation to contextual indicators (to provide the wider context for the development of DPD policies). Key points in section 2 of the AMR include the following:
 - The population of the District in mid 2010 was 138,800;
 - 90% of the population is white and 10% non-white;
 - Levels of deprivation in the District are amongst the lowest in Hertfordshire and the region;
 - The District's crime rate continues to fall and is below the County average;
 - Unemployment in the District is 1.7% (based on the Claimant Count), which is 0.4% lower than last year;
 - St Albans has a highly skilled resident workforce, ranking number one in the eastern region and third nationally;
 - The largest job sector in the District is banking, finance and insurance providing 35% of the workforce;
 - St Albans has an exceptionally high number of VAT-registered companies;
 - The average pay of St Albans residents is 38% higher than the average pay of jobs based in the District;
 - 77% of households own their own homes;

- The average price of homes in the District is £398,000, which is well above the regional average;
- There are 18 conservation areas and 835 listed buildings;
- Car ownership is high – 42% of households own one car and 43% own two or more;
- 61% of the District’s working residents travel to work by car, whilst 15% use trains;
- 49% of the District’s working residents work in the District and 51% commute out. 22% commute to London and 19% to the rest of Hertfordshire;
- 65,700 of the District’s residents are employed, whilst the number of people who work in the District is 55,600, giving a net out-commuting level of 10,100.

Progress In Relation To The Key Milestones In The Local Development Scheme

- 5 The draft Local Development Scheme (i.e. the Council’s 3 year timetable for DPD preparation) was approved by the Council in March 2009 and agreed by Government Office for the East of England (GO-East) subject to minor tidying up. However it was not progressed due to the uncertainty of the High Court Challenge to the Regional Spatial Strategy (East of England Plan) as advised by GO-East.
- 6 It is considered that the revised LDS (March 2009) is the most appropriate version of the LDS to use as the basis to measure the progress of the LDF in the AMR at this point in time. A new LDS will be produced in early 2012 which will reflect the considerable changes to the planning system and local context since 2009. This will give a clearer idea of timescales for the LDF to stakeholders, partners and the public. This would better enable timely input to the LDF and facilitate co-ordinated working where required. The LDS will become a live document that is regularly updated on the Council’s website. The (2009) draft LDS proposes that the Council will produce the following Development Plan Documents:

Development Plan Document	Stage	Date
Core Strategy	Adoption	June 2011
Site Allocations and Development Policies	Adoption	March 2012
East Hemel Hempstead Area Action Plan (Joint plan with Dacorum Borough Council)	Adoption	March 2012

- 7 In light of changes in circumstances, including the coalition government’s approach to locally derived housing targets, the Council decided on the need for further consultation on the spatial strategy before moving to the pre-submission stage. The Council carried out the following consultations during 2010-11:
 - Core Strategy: Spatial Strategy Workshops – July 2010

- Core Strategy: Consultation on the Strategy for Locating Future Development in the District – December 2010 - February 2011.
- 8 There are significant changes in relation to the RSS. The policies to expand Hemel Hempstead and Hatfield have been deleted. Following the judgement in the High Court in May 2009, policies LA2 and LA3 of the East of England Plan (expansion of Hemel Hempstead and expansion of Welwyn Garden City/ Hatfield) were remitted to the Department for Communities and Local Government for reconsideration. Whilst the RSS does exist for the time being, the government has announced its intention to abolish the RSS and the repair process has not been taken forward.
 - 9 Work on building the evidence base for the LDF has continued and significant progress has been made, but some elements of the evidence base will not be completed until 2011 and further work will be ongoing.
 - 10 The Council is also considering the production of other SPDs.

Local Indicators

Local Services

- 11 Five sites amounting to 124 hectares of open space have a Green Flag Award.

Core Output Indicators

- 12 The key findings of the AMR in relation to the Core Output Indicators for the 2010/11 period are listed below. See section 5 of the AMR for further analysis.

BUSINESS DEVELOPMENT

1	Amount of floorspace (m ²) developed for employment by type.	Losses outweighed gains resulting in a loss of 6,194 square metres.
	Amount of floorspace completed by employment type, which is on previously developed land.	100% (1244m ²) of employment developments were on previously developed land.
	Employment land available by type.	10 hectares of employment land is available for development, just over half of which has planning permission.
	Amount of completed floorspace for town centre uses.	Developments resulted in a net gain of 110 m ² floorspace.

HOUSING

- 2 382 net additional dwellings net were completed during 2010-2011, 88% of which were built on previously developed land. 30% were affordable.
- Some 3,557 net additional dwellings were built between 2001 and 2011, very close to the East of England Plan target of 360 dwellings per annum.

St Albans District has a total of 52 authorised gypsy and traveller pitches.

ENVIRONMENTAL QUALITY

- 3 No permissions were granted contrary to environment agency advice during 2010-2011

A loss of 245 hectares was recorded in areas of biodiversity importance.

Renewable Energy. Very little information is available as many installations, such as some solar panels, do not require planning permission. However, there were no major installations.

MINERALS (FOR MINERALS PLANNING AUTHORITY ONLY)

- 4 Not applicable to this Authority. Responsibility of Hertfordshire County Council.

WASTE (FOR WASTE PLANNING AUTHORITY ONLY)

- 5 Not applicable to this Authority. Responsibility of Hertfordshire County Council.

1. BACKGROUND TO THE ANNUAL MONITORING REPORT

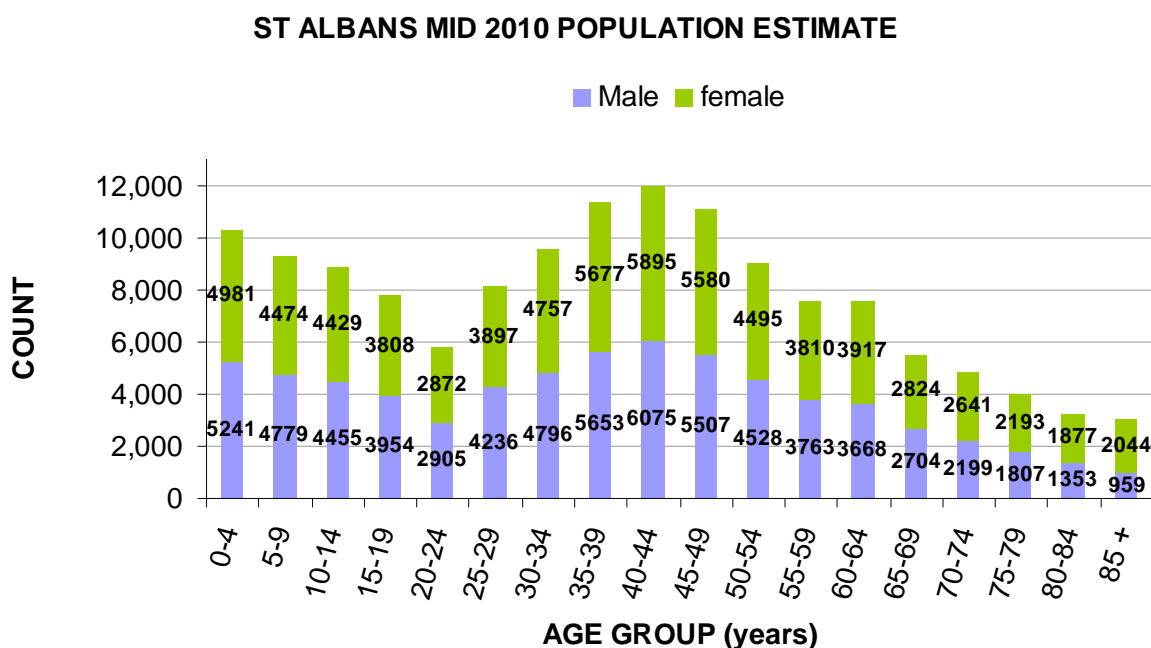
- 1.1 The Planning and Compulsory Purchase Act 2004 introduced major changes to the planning system. The key aims of the system are to streamline the plan making process and promote a pro-active, positive approach to managing development. There is a very strong emphasis on community and stakeholder involvement in planning and making key decisions early in the Plan process.
- 1.2 The Act introduced **Local Development Frameworks (LDFs)** which will replace Structure Plans (produced by County Councils) and Local Plans (produced by District Councils). The LDF will comprise a series of Local Development Documents, which set out spatial policies and proposals for future development within each local planning authority's area.
- 1.3 The Act also requires each local planning authority to produce a **Local Development Scheme**, which is essentially a three year work programme for the production of these documents and an **Annual Monitoring Report** which assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully implemented.
- 1.4 The draft Local Development Scheme (March 2009) for St Albans City and District covers the period 2009 - 2012 and explains that it is the Council's intention to produce the following Local Development Documents:
- Core Strategy Development Plan Document (DPD)
 - Site Allocations DPD
 - Development Policies DPD
 - Area Action Plan DPD for East Hemel Hempstead (joint plan with Dacorum Borough Council)
- 1.5 The Town and Country Planning (Local Development) (England) Regulations sets out further details with regard to the production of Annual Monitoring Reports.
- 1.6 At present, the adopted District-wide local plan for St Albans City and District is the District Local Plan Review (November 1994). The policies in the adopted Local Plan were automatically 'saved' for three years and subsequently the Government agreed to some policies being saved for longer, until they are replaced by the policies in the Council's new Development Plan Documents (DPDs). As the Council has only undertaken the "public participation" stage of DPD preparation, the AMR for 2010/11 focuses on monitoring the effects of the 'saved' adopted Local Plan policies. More detail can be found in Section 3.

2. LOCAL CONTEXT AND CONTEXTUAL INDICATORS

- 2.1 The City and District of St Albans has a population of approximately 138,800 and covers an area of 161.0 square kilometres. It is located within the Metropolitan Green Belt 20 miles from Central London. The main settlements are the Cathedral City of St Albans and the largely residential town of Harpenden. In addition the District has several attractive villages and hamlets set in a predominantly agricultural landscape together with a total of 18 Conservation Areas and 835 Listed Buildings.
- 2.2 The overall profile of St Albans District is of an affluent population, with some small pockets of relative deprivation. The District has a highly qualified workforce, with low unemployment and residents enjoy good employment and leisure opportunities in a high quality environment. Nevertheless, there are issues and challenges facing the District, for example: significant development pressure on the surrounding Green Belt and the historic fabric of its towns and villages; high house prices and high levels of out-commuting. Section 2 provides important time series data, which can be monitored year on year, so that actual (and predicted) changes in the District's profile can be effectively planned for in the Council's Development Plan Documents.

Demographic Structure

Chart 1



Source: National Statistics website: www.statistics.gov.uk
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- 2.3 The Office for National Statistics produces Mid-Year population estimates for each Local Authority, on an annual basis. These project forward population figures derived from the 2001 Census. The estimated population for the City and District in mid 2010 was approximately 138,800 with a split of 68,600 males and 70,200 females. Chart 1 above shows the population of the District by age bands.

2.4 Over the period 1991 to 2001 the population only grew by 2.4% despite fairly high house building rates. This is in part attributed to the closure of three residential hospitals within the District and the move to 'care in the community' which established small units utilising existing residential properties. Figures since 2001 are estimated by the Office of National Statistics. Population growth in St Albans District from 2001 to 2010 is estimated to be 7.43%. Individual annual increase estimates are shown in table 1. The same information is also displayed in Chart 2.

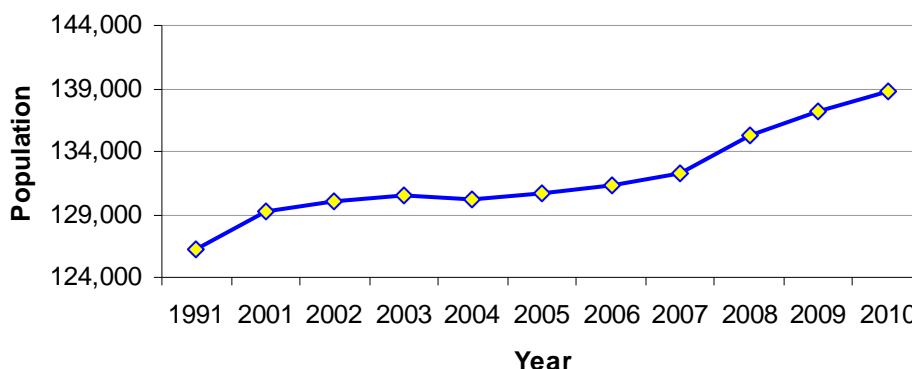
Table 1

Population Change

Year	Population	% Change	Year	Population	% Change
1991	126,202		2005	130,600	0.31
2001	129,200	2.38	2006	131,300	0.54
2002	130,000	0.62	2007	132,300	0.76
2003	130,500	0.38	2008	135,200	2.19
2004	130,200	-0.23	2009	137,200	1.48
			2010	138,800	1.17

Chart 2

Population Change 1991 - 2010



Source: National Statistics website: www.statistics.gov.uk & ONS Census 1991
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2.5 The largest ethnic group, which is white, consists of 118,700 persons, just over 90% of the district population. Of the non-white population, Asian forms the largest group with just over 4%.

Table 2

Ethnic Population of St Albans (2007)

	White	Mixed	Asian	Black	Chinese/ Other	All Ethnic Groups
Number	118700	2,700	6,100	2,700	2,100	132,300
%	89.8	2	4.6	2	1.6	100

Source: National Statistics website: www.statistics.gov.uk
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Socio-cultural Issues

- 2.6 The Government produces an Index of Multiple Deprivation, using 37 different indicators which cover specific aspects or dimensions of deprivation based on the following:
- Income
 - Employment health and disability
 - Education, skills and training
 - Barriers to housing and services
 - Crime
 - Living environment
- 2.7 These measures are weighted and combined to create the overall Index of Multiple Deprivation 2007. St Albans scores well in the survey ranking 317th out of the 354 local authority areas in England (1 being the most deprived) and 44th out of the 48 local authority areas in the East of England. In Hertfordshire only East Hertfordshire has a better ranking.
- 2.8 Hertfordshire authorities are listed below in order of ranking. Whilst overall the results for St Albans are encouraging the figures mask small pockets of relative deprivation. Analysis of the super output areas (sub-ward areas of approximately 1,500 people) shows that overall there are six super output areas in the District which fall into the worst 25% in the region. These are to be found in the wards of Batchwood, Cunningham, Colney Heath, Park Street and two in Sopwell.

Table 3
Ranking of Local Authorities in Hertfordshire

District	Ranking	
	2004	2007
East Hertfordshire	348	336
St Albans	333	317
North Hertfordshire	292	289
Dacorum	306	288
Three Rivers	308	287
Hertsmere	260	250
Welwyn Hatfield	249	231
Watford	223	203
Broxbourne	216	193
Stevenage	203	191

Source: National Statistics website: www.statistics.gov.uk
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- 2.9 Table 4 below shows numbers of crimes committed in St Albans District since 2003. Although it can be seen that overall crime has been steadily falling in St Albans, the figures reveal that drugs offences are steadily rising.

Table 4

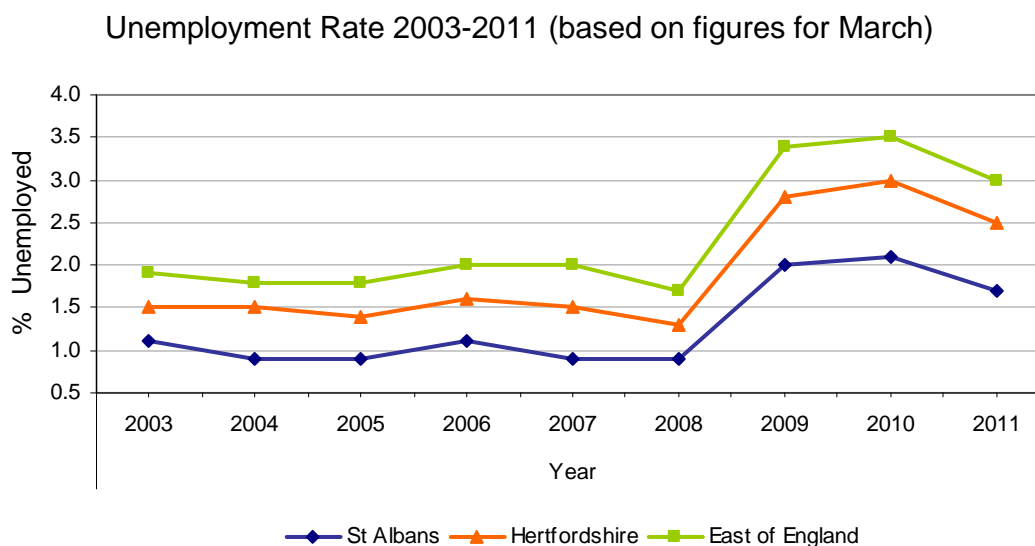
Year to March	Burglary	Criminal Damage	Drug Offences	Fraud & Forgery	Offences against Vehicles	Other offences	Other Theft Offences	Robbery	Sexual Offences	Violence Against the Person	Total
2003	1,464	1,800	226	923	2,362	75	2,596	121	84	899	10,550
2004	1,650	2,048	174	1,111	2,679	88	2,751	119	89	1,451	12,160
2005	1,615	2,236	160	1,199	1,990	108	2,840	109	107	1,673	12,037
2006	1,454	2,161	292	865	1,878	103	2,967	97	130	1,597	11,544
2007	1,177	2,007	224	609	1,615	132	2,571	108	89	1,713	10,245
2008	1,257	1,909	459	456	1,519	112	2,428	87	78	1,223	9,528
2009	1,191	1,579	525	535	1,326	119	2,260	92	77	1,244	8,948
2010	1,141	1,324	690	455	1,094	117	1,975	54	69	1,131	8,050
2011	1,012	1,156	612	494	860	84	1,827	63	61	1,024	7,193

Source: Homeoffice © Crown Copyright 2011

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2.10 Unemployment in the East of England region rose sharply during 2008-09 remained high during 2009-10, and has now fallen a little. Chart 3 indicates that although unemployment figures in St Albans district follow the Regional pattern, the rate is considerably less; where unemployment stands at 3% in the East of England, in St Albans it is 1.7. The data used to produce these statistics derives from the Claimant Count, not the Labour Force Survey. The numbers of unemployed are displayed in Table 5.

Chart 3



Source: Hertfordshire County Council Monthly Unemployment Bulletin

Table 5

Unemployment Figures 2003 - 2011

Year	St Albans		Hertfordshire		East of England	
	No	%	No	%	No	%
2003	873	1.1	9,369	1.5	62,504	1.9
2004	728	0.9	9,311	1.5	60,799	1.8
2005	754	0.9	9,192	1.4	60,770	1.8
2006	876	1.1	10,472	1.6	68,421	2.0
2007	777	0.9	9,947	1.5	69,260	2.0
2008	710	0.9	8,378	1.3	59,157	1.7
2009	1612	2.0	18,187	2.8	118,556	3.4
2010	1,716	2.1	19,735	3.0	121,488	3.5
2011	1,475	1.7	17,859	2.5	112,254	3.0

- 2.11 St Albans has a highly skilled resident workforce with 48% of residents having a qualification equalling NVQ4 and above.

Table 6

Qualifications Jan 2010-Dec 2010

	St Albans (numbers)	St Albans (%)	East (%)	Great Britain (%)
NVQ4 and above	42,400	48.2	28.5	31.3
NVQ3 and above	53,400	60.7	48.2	51
NVQ2 and above	64,700	73.5	65.8	67.3
NVQ1 and above	75,000	85.2	81.4	80.2
Other qualifications	7,900	9	8.2	8.5
No qualifications	5,100	5.8	10.4	11.3

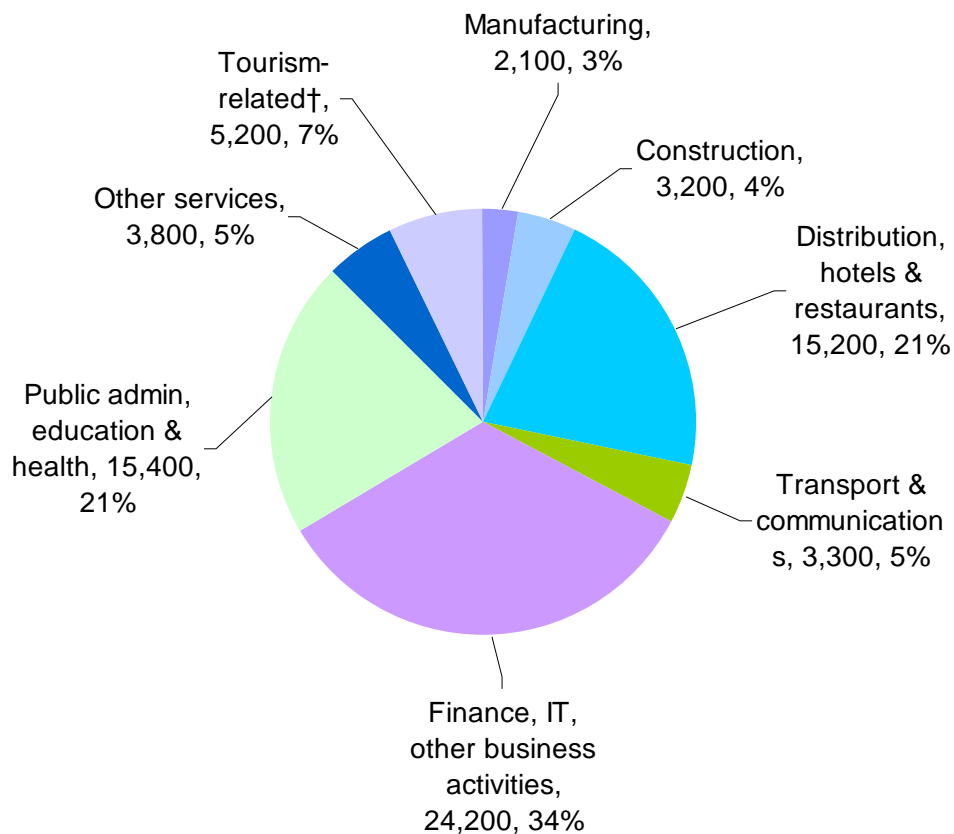
Source: ONS annual population survey

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Economy

- 2.12 The three largest economic sectors in St Albans City and District are; banking, finance and insurance providing 35% of employment; public administration, education and health providing 23%; distribution, hotels and restaurants providing 22%. The total number of jobs recorded is 61,600; see chart 6 for a breakdown of all sectors. The knowledge sector, seen by the EU and UK Government as a major source of future employment and wealth, is strong in St Albans.

Chart 5
Employee Jobs 2008



Source: ONS annual business inquiry employee analysis

- Data unavailable

† Tourism consists of industries that are also part of the services industry (see the definitions section)
% is a proportion of total employee jobs

Employee jobs excludes self-employed, government-supported trainees and HM Forces

- 2.13 The number of VAT-registered companies per 10,000 population is a recognised indicator of entrepreneurship and St Albans has an exceptionally high rate of 94.3, ranking number one in Hertfordshire and 2nd in the East of England. With a rate of 71.9 per 1,000 population, St Albans has the highest number of new Business Registrations in the East of England.
- 2.14 Small firms dominate the local economy, with 74% of enterprises employing less than 4 people. Less than 8% of companies employ 20 people or more.
- 2.15 There is a wide gap between the average pay of St Albans residents and the average pay of jobs based within the District. Residents' average pay is 38% higher than District based jobs. This reflects a position where the higher paid professional and managerial workers tend to commute out of the District to work.

Table 7

Earnings Differential Between Workplace and Residence

Year	% Residence > Workplace Earnings	Gross Median Earnings (£ per week) by:			
		Workplace	Residence		
		St Albans	St Albans	East	Great Britain
2007	33.41	461.8	616.1	479.1	459.0
2008	30.02	499.3	649.2	498.7	479.3
2009	38.47	488.7	676.7	509.4	491.0
2010	37.98	525.0	724.4	523.3	501.8

Housing

- 2.16 Over three quarters of households in St Albans own their own home (see Table 8). Nearly a quarter of households (22.9%) are in rented accommodation. Of these, 56% rent from either the Local Authority or from a Housing Association while the remaining 44% are private rentals.

Table 8

Households and Tenure in St Albans

	Total Households	Owner Occupied	Socially Rented	Private Rented	Other
St Albans	55,857	42,840	7,194	5,610	213
		76.7%	12.9%	10%	0.4%

Source: SADC Housing Needs Survey Update 2006

- 2.17 The Council's 2006 Housing Needs Survey Update showed an overall annual shortage of affordable housing units. Total annual need was recorded at 1,109 units. With a relets supply of 287 units, this leaves a shortfall of 822. The survey identified a range of housing needs which will arise, including a significant need for affordable housing for first time buyers, single people, and other low income households.
- 2.18 House prices in St Albans have risen 70% since 2002 and the overall average price of a dwelling in St Albans is now £446,000.

Table 9

Overall average price 2002-2011

Year	St Albans	Central Bedfordshire	Dacorum	Hertsmere	North Hertfordshire	Three Rivers	Watford	Welwyn Hatfield
Overall Average House Price (May)								
2003	£283,842	£167,509	£219,276	£268,044	£194,881	£261,210	£184,380	£232,734
2004	£292,060	£179,708	£234,390	£267,469	£211,294	£280,792	£203,737	£245,375
2005	£306,610	£189,708	£253,474	£294,533	£212,423	£315,727	£211,882	£246,955
2006	£326,319	£205,864	£252,540	£294,383	£234,232	£308,847	£217,263	£264,143
2007	£368,831	£213,526	£281,835	£340,455	£247,893	£352,710	£234,961	£269,344
2008	£397,400	£223,099	£308,030	£326,372	£256,516	£370,582	£252,352	£293,087
2009	£352,069	£207,402	£279,245	£329,662	£234,082	£309,276	£230,599	£275,658
2010	£392,682	£213,595	£304,618	£347,338	£251,005	£382,460	£244,244	£292,272
2011	£446,099	£222,579	£316,422	£374,699	£264,513	£373,255	£253,527	£380,455

Source: Hometrack; © Hometrack 2011

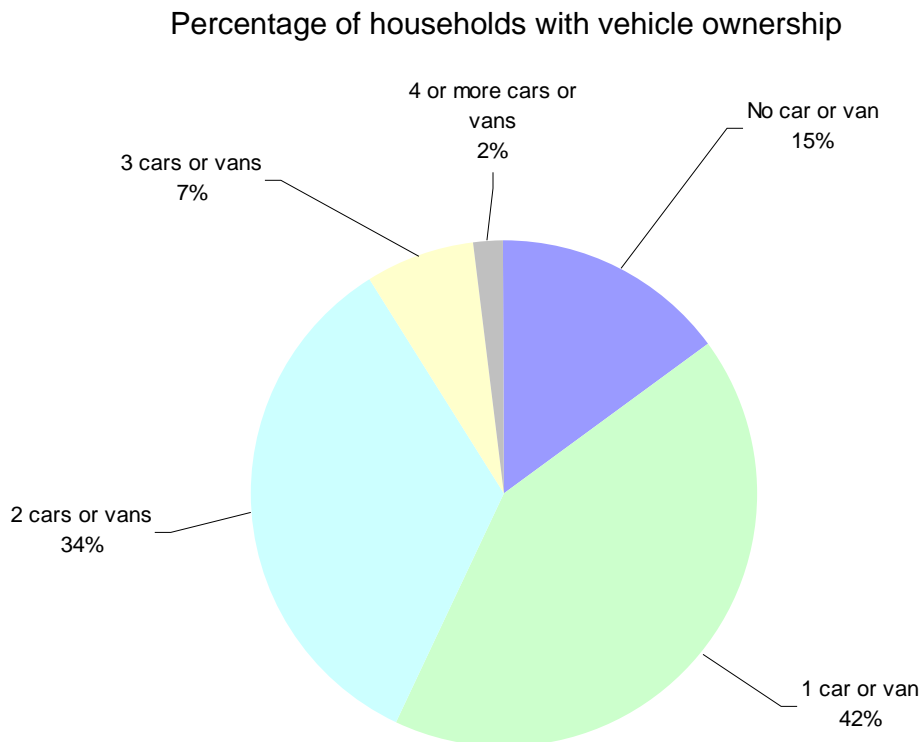
Built Environment

2.19 There are 18 Conservation Areas in the District and 835 Listed Buildings. The Listed Buildings are broken down by grade, Grade I being the highest grading and Grade II the lowest. There are 15 Grade I buildings, 41 Grade II*, and 778 Grade II.

Transport

2.20 The District is well served by transport. The M1 and M25 motorways run through the District and the A1(M) passes close to the District's eastern boundary. Trains link St Albans City and Harpenden to London, Gatwick Airport, Luton Airport, Bedford and Brighton. Fast trains to St Pancras take approximately twenty minutes, where the Eurostar terminal with high speed trains to Paris is located. There is also a direct train service from St Albans Abbey Station to Watford Junction Station, with connections to London and Milton Keynes. Luton Airport is located to the east of Luton and is only a short distance from the District's northern boundary.

Chart 6



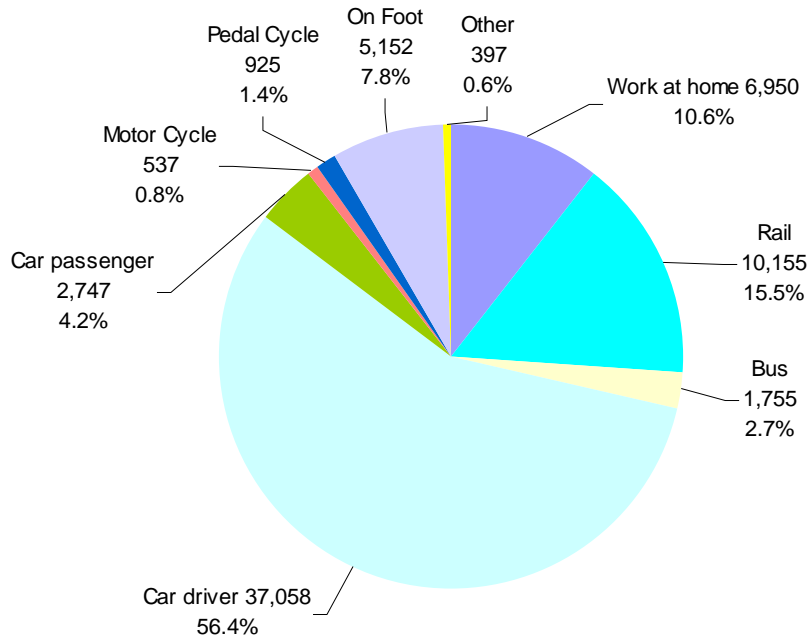
Source:ONS Census 2001 © Crown Copyright 2011

2.21 Less than 20% of workers in the District use public transport to travel to work. The car is the main mode of transport and there is a high car ownership (see chart 6) with 42% of households owning one car and 43% owning two or more cars. In addition, over 60% of residents travel to work by car (see Chart 7). This has led to increased congestion, especially around the more historic centre of St Albans. Works to widen the M1 motorway between Junction 6A (M1/M25 junction at

Bricket Wood) and Junction 10 (Luton South) have been completed and widening of the M25 through the District is underway.

Chart 7

Means of Transport to work



Source: ONS Census 2001 © Crown Copyright 2011

2.22 The District's close proximity to London and good transport links allows a high proportion of residents to commute out of the District to work. Over 22% commute into London with nearly 70% of that figure commuting into Inner London. 49% of residents work within the District, whilst 19% commute to work in the rest of the County. The neighbouring authorities of Welwyn Hatfield, Dacorum and Hertsmere attract two thirds of these out-commuters.

2.23 In turn, St Albans attracts workers from its neighbouring Hertfordshire authorities and counties, particularly Bedfordshire. A significant percentage also commutes in from London. Overall, the District is a net exporter of labour, and the numbers out-commuting and in-commuting have increased since 1991.

	1991	2001
Out-commuting	31,000	33,436
In-commuting	22,560	23,340
Net out-commuting	8,440	10,096

2.24 Tables 10 and 11 give details of St Albans' residents' area of workplace and the origins of the workforce travelling to St Albans.

Table 10

ST ALBANS RESIDENTS AREA OF WORKPLACE

Work Destination		Workers	%	Total	%	Total
St Albans		32,236	49.1			65,672
London	Inner London	10,425	15.9	14,607	22.2	
	Outer London	4,182	6.4			
Other Local Authority Districts in Hertfordshire	Broxbourne	249	0.4	12,956	19.7	
	Dacorum	2,781	4.2			
	East Hertfordshire	543	0.8			
	Hertsmere	2,238	3.4			
	North Hertfordshire	442	0.7			
	Stevenage	779	1.2			
	Three Rivers	716	1.1			
	Watford	1,763	2.7			
Welwyn Hatfield	3,445	5.2				
Neighbouring Counties	Bedfordshire	2,518	3.8	4,038	6.1	
	Buckinghamshire	897	1.4			
	Cambridgeshire	183	0.3			
	Essex	440	0.7			
Other	Elsewhere	1,655	2.5	1,835	2.8	
	No usual address	15	0.0			
	Outside UK	165	0.3			

Source: Office for National Statistics, 2001 Census
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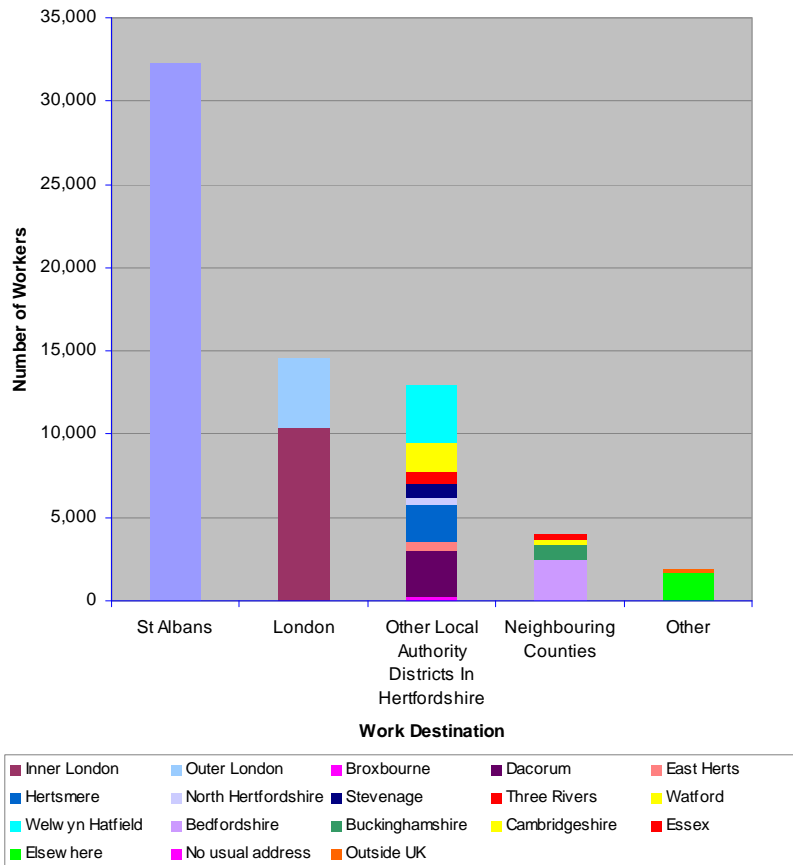
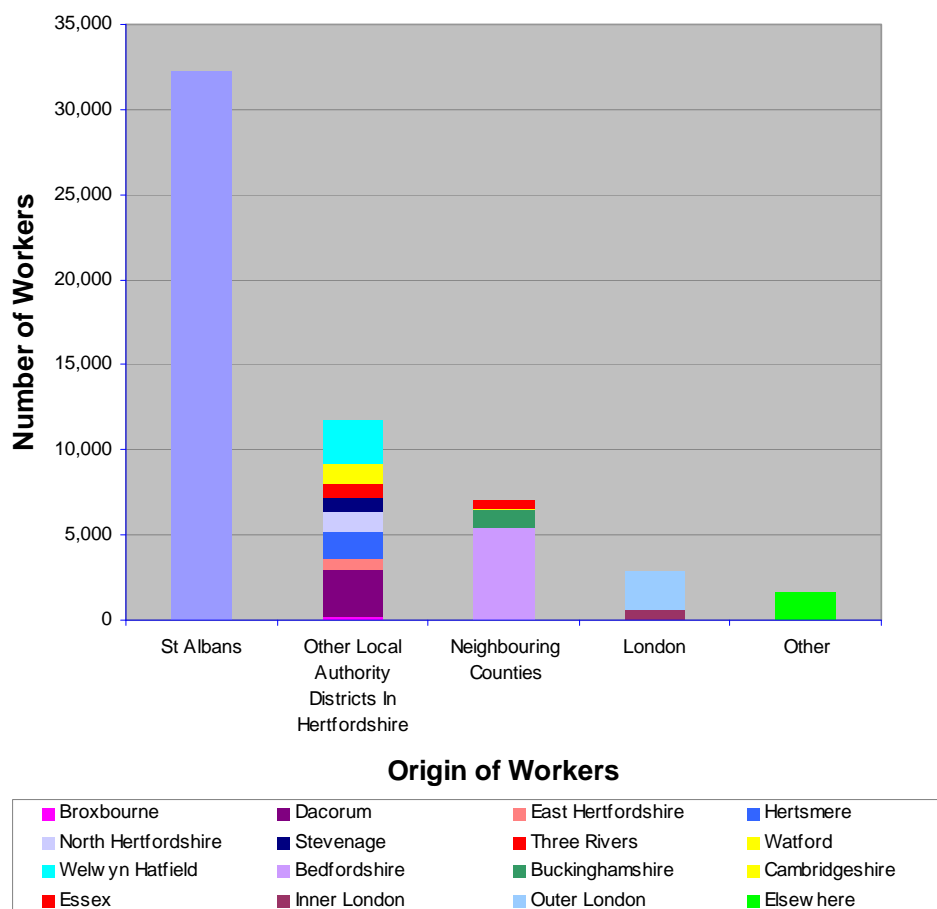


Table 11

ORIGIN OF WORKFORCE TRAVELLING TO ST ALBANS

AREA OF RESIDENCE		WORKERS	%	Total	%	Total
St Albans		32,236	58			55,576
Other Local Authority Districts in Hertfordshire	Broxbourne	247	0.4	11,798	21.2	
	Dacorum	2,742	4.9			
	East Hertfordshire	575	1.0			
	Hertsmere	1,645	3.0			
	North Hertfordshire	1,186	2.1			
	Stevenage	738	1.3			
	Three Rivers	814	1.5			
	Watford	1,301	2.3			
	Welwyn Hatfield	2,550	4.6			
Neighbouring Counties	Bedfordshire	5,440	9.8	7,070	12.7	
	Buckinghamshire	962	1.7			
	Cambridgeshire	181	0.3			
	Essex	487	0.9			
London	Inner London	631	1.1	2,819	5.1	
	Outer London	2,188	3.9			
Other	Elsewhere	1,653	3.0	1,653	3.0	

Source: Office for National Statistics, 2001 Census
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3.0 PROGRESS IN RELATION TO THE KEY MILESTONES IN THE LOCAL DEVELOPMENT SCHEME

- 3.1 The Local Development Scheme (LDS) is essentially the Council's three year work programme for the production of its Local Development Documents (LDDs), which forms part of the overall Local Development Framework for the District. The LDS informs the local community and stakeholders of the timetable that the Council intends to follow for the production of each document and enables people to see exactly when they can expect to be involved in the planning process. It also indicates in broad terms what future work is proposed beyond the three year period, particularly in terms of reviewing or supplementing the documents that the local planning authority is proposing to produce.
- 3.2 The LDS will be reviewed annually in March each year and/or when there is a need to revise or prepare any new spatial policy documents. The Council's current approved LDS was published in May 2007. The latest version is the draft revised LDS (March 2009) which was approved by the Council and agreed by GO-East subject to minor tidying up. However it was not progressed due to the uncertainty of the High Court Challenge to the Regional Spatial Strategy (East of England Plan) as advised by GO-East (see paragraph 3.6 below). It is considered that the revised LDS (March 2009) is the most appropriate version of the LDS to use as the basis to measure the progress of the LDF in the AMR.
- 3.3 A new LDS will be produced in early 2012 which will reflect the considerable changes to the planning system and local context since 2009. This will give a clearer idea of timescales for the LDF to stakeholders, partners and the public. This would better enable timely input to the LDF and facilitate co-ordinated working where required. The LDS will become a live document that is regularly updated on the Council's website.
- 3.4 One of the Local Development Documents covered in the first LDS was the Statement of Community Involvement (SCI). The SCI was adopted in April 2006, so is not included in the revised LDS.
- 3.5 Local authorities are required to assess progress on meeting the key milestones for LDD preparation, as identified in their Local Development Schemes. This AMR reports on progress of the production of the following:
- Core Strategy Development Plan Document;
 - Site Allocations and Proposals Development Plan Document;
 - Development Control Policies Development Plan Document; and
 - East Hemel Hempstead Area Action Plan
- 3.5 The Gantt chart at Appendix 6 of the draft LDS (March 2009) shows a timetable for the DPDs as stated below:

Development Plan Document	Stage	Date
Core Strategy	Issues and Options	July 2007
	Emerging Core Strategy	June 2009
	Pre-submission consultation	February 2010
	Submission of Draft Plan	July 2010
	Public examination	November 2010
	Inspector's binding report	April 2011
	Adoption	June 2011
Site Allocations and Development Policies	Issues and Options	June 2010
	Pre-submission Consultation	February 2011
	Submission of Draft Plan	July 2011
	Public examination	November 2011
	Inspector's binding report	February 2012
	Adoption	March 2012
East Hemel Hempstead Area Action Plan	Issues and Options	June 2009 & March 2010
	Pre-submission Consultation	February 2011
	Submission of Draft Plan	July 2011
	Public examination	November 2011
	Inspector's binding report	February 2012
	Adoption	March 2012

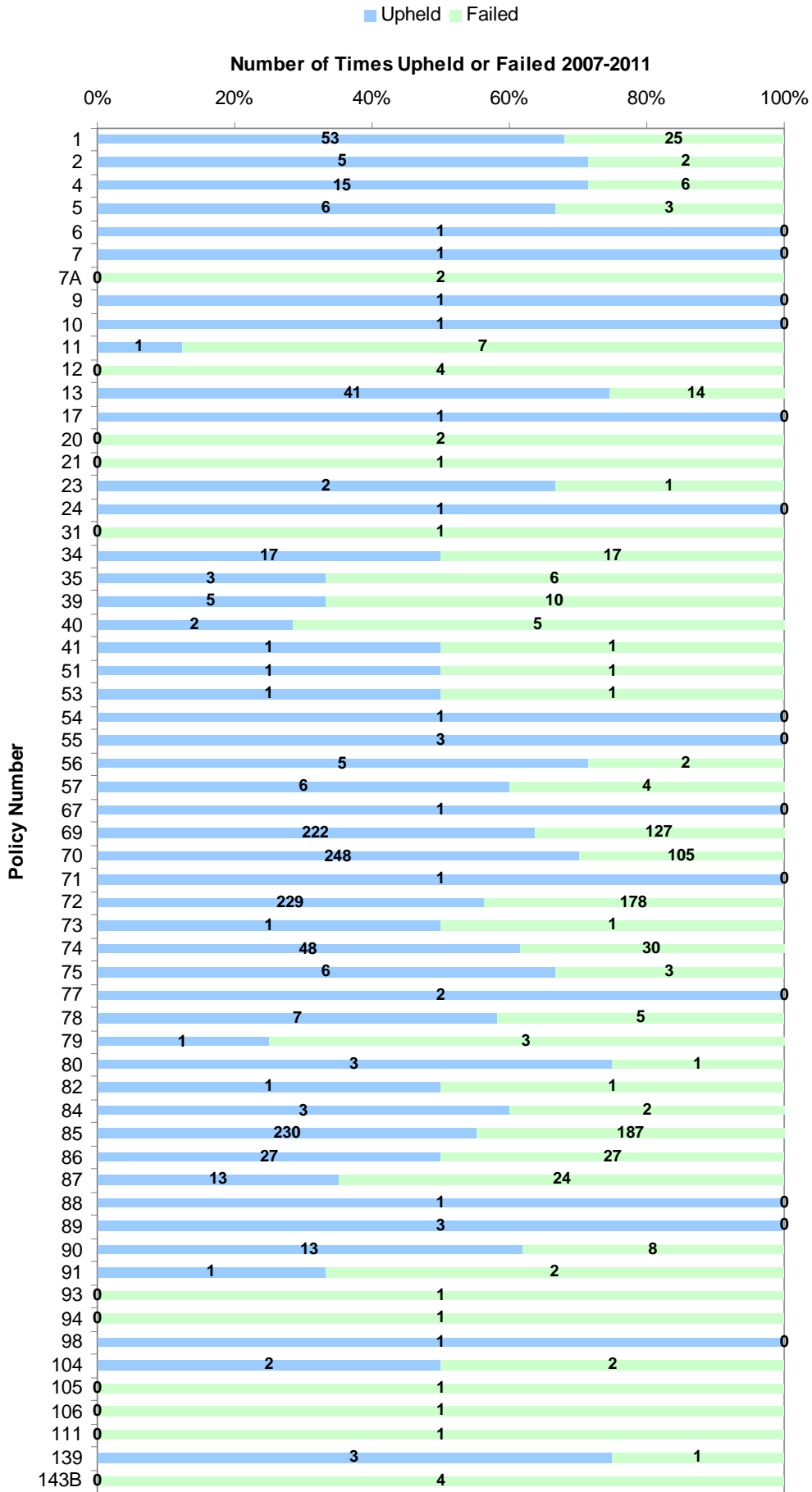
- 3.6 The East of England Plan (2008) included major expansion at Hemel Hempstead, probably extending into St Albans District and expansion at Hatfield possibly extending into St Albans District. The East Hemel Hempstead Area Action Plan (AAP) was planned to be produced jointly by St Albans District Council and Dacorum Borough Council. However there are significant changes in relation to the RSS. The policies to expand Hemel Hempstead and Hatfield have been deleted. Following the judgement in the High Court in May 2009, policies LA2 and LA3 of the East of England Plan (expansion of Hemel Hempstead and expansion of Welwyn Garden City/ Hatfield) were remitted to the Department for Communities and Local Government for reconsideration. Whilst the RSS does exist for the time being, the government has announced its intention to abolish the RSS and the repair process has not been taken forward. However it is anticipated that St Albans Council will continue to work jointly with other Councils in the production of joint evidence for the LDF. The Council will also work closely with Dacorum in particular and other Councils to progress LDF proposals where they are close to the district boundary and there are cross boundary implications.
- 3.7 In light of changes in circumstances, including the coalition government's approach to locally derived housing targets, the Council decided on the need for further consultation on the spatial strategy before moving to the pre-submission stage. The Council carried out the following consultations during 2010-11:
- Core Strategy: Spatial Strategy Workshops – July 2010
 - Core Strategy: Consultation on the Strategy for Locating Future Development in the District – December 2010 - February 2011.
- 3.8 None of the LDS milestones were met during the reporting period primarily for the following factors which have caused significant uncertainty and delay:

- Uncertainty in relation to the RSS due to the coalition government's announcement of its intention to abolish the RSS
 - Coalition government's new approach to consider locally derived housing targets
 - Proposed changes to the planning system envisaged in the Localism Bill
 - Publication of the Draft National Planning Policy Framework [NPPF]
3. Paragraph 6.2 in the LDS contains a table showing the timetable for technical studies/background work to complete the evidence base for the Core Strategy, Site Allocations and Development Policies DPDs.
- 3.10 The evidence base is an important part of the LDF. The Government's soundness tests on DPDs include a requirement that they are based on a robust and credible evidence base.
- 3.11 In view of the above and the proposed changes to the planning system envisaged in the Localism Bill, it is considered it is appropriate to revise the LDS to reflect the latest thinking. This will give a clearer idea of timescales for the LDF to stakeholders, partners and the public. This would better enable timely input to the LDF and facilitate co-ordinated working where required.

ANALYSIS OF ADOPTED LOCAL PLAN POLICIES – THEIR USAGE AND EFFECTIVENESS

- 4.1 It is important to analyse the usage of planning policies in order to assess their continuing effectiveness and usefulness and to identify those which need review or replacement.
- 4.2 The Council's monitoring has concentrated mainly on assessing the effectiveness of the housing, shopping and employment policies in the District Local Plan Review (November 1994). However, the effectiveness of all the policies needs to be considered.
- 4.3 The success or failure of policies on appeal is often a very good indicator of their effectiveness and usefulness. Appendix 1 shows which District Plan Review policies were used in appeal decisions made during 2007-2011 and how successful these policies were. The policies are as referred to in the Council's decision notices, which specify which sub-section applies. However Inspectors' decisions occasionally refer only to whole policies. A quick overview displaying whole policies only is displayed in chart 8.

Chart 8



4.4 All Local Plan policies were automatically saved until September 2007. Local planning authorities (LPAs) needed to seek the Secretary of State's agreement to issue a direction to save specific policies beyond this date. In summary, LPAs needed to demonstrate that the policies they wished to be saved:

- Reflected the principles of local development frameworks
- Were consistent with current national policy; and
- It was not feasible to replace them by 27 September 2007

4.5 The Government also indicated that:

“Through their Annual monitoring reports (AMRs) LPAs must monitor the performance of policies that are still in use together with progress made so far on replacing them.”

4.6 The Secretary of State has issued a direction stating that the following policies from the St Albans District Plan Review will remain operational beyond September 2007. Any policies not included in the list below ceased to be used after this date.

List of Saved Policies

- 1 Metropolitan Green Belt
- 2 Settlement Strategy
- 4 New Housing Development in Towns
- 5 New Housing Development in Specified Settlements
- 7 Houses in Multiple Occupation
- 7A Affordable Housing in Towns and Specified Settlements
- 8 Affordable Housing in the Metropolitan Green Belt
- 9 Non Residential Uses in Residential Areas
- 10 Loss of Residential Accommodation
- 11 Residential Conversion
- 12 Accommodation for Relatives, Dependants or Staff
- 13 Extension or Replacement of Dwellings in the Green Belt
- 18 Residential Caravans, Mobile Homes and Dwellings Constructed of Short Life Materials
- 19 Overall Employment Strategy
- 20 Development in Employment Areas
- 23 Business Use Development
- 24 Unallocated Employment Sites
- 26 Land for Employment Development at North East Hemel Hempstead
- 31 King Harry Junction Improvement, St Albans
- 33 Hemel Hempstead North East Relief Road
- 34 Highways Considerations in Development Control
- 35 Highway Improvements in association With Development
- 36 Roadside Services
- 37 Commercial Servicing
- 39 Parking Standards, General Requirements
- 40 Residential Development Parking Standards
- 42 Loss of Residential Off-Street Parking Areas and Garage Courts
- 43 Elderly Persons Dwellings and Residential Homes/Hostels, Parking Standards
- 44 Business Use, Industrial and Storage and Distribution Parking Standards
- 45 Motor Trade Uses Parking Standards
- 47 Food and Drink Establishments Parking Standards
- 48 Surgeries and Clinics Parking Standards

List of Saved Policies

- 49 Hotel and Guest Houses Parking Standards
- 51 Shopping and Service Uses, Overall Strategy
- 52 Shopping Development in St Albans City Centre
- 53 Shopping Development in Harpenden Town Centre
- 54 Shopping Development in Neighbourhood Centres
- 55 Local Shopping Facilities
- 56 Loss of Retail Floorspace
- 57 Service Uses
- 58 Major Retail Development Outside Existing Town Centres
- 60 Garden Nurseries in the Green Belt
- 60A Hospital Services
- 62 Community Care
- 65 Education Facilities
- 65A Day Nurseries and Crèches
- 67 Public Meeting Rooms and Facilities
- 69 General Design and Layout
- 70 Design and Layout of New Housing
- 72 Extensions in Residential Areas
- 73 Article 4 Directions
- 74 Landscaping and Tree Preservation
- 75 Green Space Within Settlements
- 78 Advertisement Control
- 80 Floodlighting
- 84 Flooding and River Catchment Management
- 84A Drainage Infrastructure
- 85 Development in Conservation Areas
- 86 Buildings of Special Architectural or historic Interest
- 87 Locally Listed Buildings
- 88 New Uses for Historic Buildings
- 89 New Uses for Historic Agricultural Buildings
- 90 Shopfronts and Advertisements in Conservation Areas and on Listed Buildings
- 91 Location of Leisure Facilities
- 92 New Indoor Sports Facilities
- 93 New Areas of Public Open Space
- 95 Allotments
- 96 Medium intensity Leisure Uses in the Green Belt
- 97 Existing Footpaths, Bridleways and Cycleways
- 98 Kennels and Catteries
- 99 Overnight Accommodation and Ancillary Facilities
- 102 Loss of Agricultural Land
- 104 Landscape Conservation
- 106 Nature Conservation
- 109 Scheduled Ancient Monuments
- 110 Archaeological Sites for Local Preservation
- 111 Archaeological Sites Where planning Permissions may be Subject to a Recording Condition
- 113 St Albans City Centre Environmental Enhancement Measures
- 114 St Albans City Centre Building Height, Roofscape and Skyline
- 116 St Albans City Centre Policy Area 2 (Central Shopping Core)
- 119 St Albans City Centre Policy Area 5 (Central Office Core)
- 121 St Albans City Centre Policy Area 7 (London Road East)
- 122 St Albans City Centre Policy Area 8 (City Station/Former London Road Station)
- 123 St Albans City Centre Policy Area 9 (Gasworks Site and Adjoining Land)

List of Saved Policies

- 128 Harpenden Town Centre Policy Area 2 (High Street North)
- 132 Highfield Oval Future Uses
- 139 Napsbury Hospital Redevelopment
- 142B Land at White Horse Lane, London Colney (Allotment Land)
- 143 Land Use proposals Within the Upper Colne Valley
- 143A Watling Chase Community Forest
- 143B Implementation

4.7 In its Local Development Scheme, the Council has to show for each of the policies in its 'saved' Local Plan:

- If it is to be replaced, deleted or merged;
- The timing of the above; and
- Within which Development Plan Document any replacement policy is to be located.

4.8 Appendix 2 of the draft Revised Local Development Scheme sets out the Council's initial thoughts with regard to the above. It is the Council's intention to keep this schedule under review. Particular consideration will need to be given to the usage of policies over time, in order to ascertain their future relevance and whether or not they should be replaced, deleted or merged.

5. CORE OUTPUT INDICATORS

- 5.1 Central Government's Local Development Framework Core Output Indicators Update 2/2008 July 2008 set out the full list of Core Output Indicators (COIs) on which local authorities were expected to report in their AMRs. However, Authorities can now set their own indicators
- 5.3 In future AMRs it will be possible to provide commentary on the effectiveness of DPD policies when assessed against the Core (and any Local) Output Indicators. However, this AMR is assessing 'saved' adopted Local Plan policies, which may not relate specifically to the core output indicators set out in Central Government guidance.

Business Development

BD1: Total amount of additional employment floorspace – by type

Table 12 Figures are for floorspace gains/losses in sq m (gross internal)

Year	Floor space	Use Class							Total
		B0	B1	B1a	B1b	B1c	B2	B8	
2004-05	Gain	9,359	0	3,492	24	0	0	540	13,415
	Loss	138	0	1,620	0	2,099	15,951	1,445	21,253
	Net	9,221	0	1,872	24	-2,099	-15,951	-905	-7,838
2005-06	Gain	17,253	0	8,104	0	0	0	0	25,357
	Loss	70	0	1,384	7,911	525	221	4,484	15,918
	Net	17,183	0	6,720	-7,911	-525	-221	-4,484	9,439
2006-07	Gain	0	250	5,501	1,640	0	0	6,224	13,615
	Loss	4,146	1,540	1,989	17,158	0	5,226	350	30,409
	Net	-4,146	-1,290	3,512	-15,518	0	-5,226	5,874	-16,794
2007-08	Gain	0	585	0	1,361	0	147	0	2,093
	Loss	0	1,139	106	0	0	0	3,439	4,684
	Net	0	-554	-106	1,361	0	147	-3,439	-2,591
2008-09	Gain	7,944	0	1,222	1,650	594	0	298	11,708
	Loss	10,168	86	1,577	362	1,006	4,748	8,479	26,426
	Net	-2,224	-86	-355	1,288	-412	-4,748	-8,181	-14,718
2009-10	Gain	0	0	1,029	0	0	480	6,564	8,073
	Loss	0	132	8,970	0	97	480	1,990	11,669
	Net	0	-132	-7,941	0	-97	0	4,574	-3,596
2010-11	Gain	0	0	335	168	0	741	0	1,244
	Loss	544	811	2,124	0	579	2,968	412	7,438
	Net	-544	-811	-1,789	168	-579	-2,227	-412	-6,194
Total 2004-11	Gain	34,556	835	19,683	4,843	594	1,368	13,626	75,505
	Loss	15,066	3,708	17,770	25,431	4,306	29,594	20,599	117,797
	Net	19,490	-2,873	1,913	-20,588	-3,712	-28,226	-6,973	-42,292

*B0 is used where mixed B1, B2 & B8 uses are proposed but no floorspace split has been allocated.
Source: St Albans District Council and Hertfordshire County Council

There has been a net loss of 6,194 square metres of employment floorspace (all Class B uses) for the period 2010-2011 (table 12). This is the fifth consecutive year where a loss has been recorded. The greatest single loss of employment floorspace during 2010 to 2011 was at Lea Industrial Estate, Ox Lane, Harpenden. Since 2004 there has been a loss of 42,292 square metres of employment floorspace in the District.

BD2: Total amount of employment floorspace by type on PDL

5.4 100% of the gains in employment floorspace (Class B) for 2010-2011 as shown in Table 12 were on Previously Developed Land.

BD3: Employment land available - by type

5.5 Table 13 below gives the employment commitments by area for the District as of April 2011. The District has very little land available for employment development. There are only two greenfield employment sites, part of Spencers Park (the District Plan Review Policy 26 site) and the remaining part of allocated Employment Area EMP.7 (policy 20 site), both adjoining Hemel Hempstead. Spencers Park is not included in Table 13 because it is likely to be reallocated to housing, and Employment Area 7 may not be available due to changes in the Health and Safety Executive's policy towards development near oil depots, introduced since the Buncefield explosion. The majority of commitments are for redevelopments in existing allocated employment areas, the largest of which is the proposed redevelopment of units at the Parkbury site, Frogmore.

Table 13
Employment land Availability by Type

Use Class*	(i) Allocated in Local Plan		(ii) With Permission	
	Floorspace (m ²)	Area (ha)	Floorspace (m ²)	Area (ha)
B0			5,073.00	1.93
B1			2,145.00	0.846
B1a	3,300	0.37	9,358.00	2.496
B1b			0.00	0
B1c			205.00	0.022
B2			9.00	0.001
B8	14,800	4.0	803.00	0.412
Totals	18,100	4.37	17,593.00	5.71

*Refer to paragraphs 1.11 and 1.12 for an explanation of use classes.

**BD4 i: Total floorspace for 'town centre uses' within town centre area &
BD4 ii: Total floorspace for 'town centre uses' within local authority area**

5.6 Tables 14 and 15 show the amount of completed floorspace for town centre uses (A1, A2, B1a and D2) within town centre areas (table 13) and within the local authority area (table 14). The information in table 14 relates to St Albans city centre and Harpenden town centre.

Table 14
Floorspace within town centre areas

Year	Use Class*	Gain in Year (sq.m.)	Loss in Year (sq.m.)	Net Completed in Year
2005/6	A1	350	0	350
	A2	0	0	0
	B1a	0	720	-720
	D2	0	0	0
2006/7	A1	63	625	-562
	A2	0	0	0
	B1a	0	1,569	-1,569
	D2	0	0	0
2007/8	A1	743	832	-89
	A2	0	78	-78
	B1a	0	106	-106
	D2	31	0	31
2008/9	A1	183	116	67
	A2	85	0	85
	B1a	34	733	-699
	D2	0	0	0
2009/10	A1	20	287	-267
	A2	41	162	-121
	B1a	0	121	-121
	D2	0	0	0
2010/11	A1	1,120	966	154
	A2	223	198	25
	B1a	36	105	-69
	D2	0	0	0
Total 2005/11	A1	2,479	2,826	-347
	A2	349	438	-89
	B1a	70	3,354	-3,284
	D2	31	0	31

*Refer to paragraphs 1.11 and 1.12 for an explanation of use classes.

- 5.7 The Department for Communities and Local Government (DCLG) has a project to define 'Areas of Town Centre Activity'. The aim is to produce consistently defined boundaries for town centre areas across England and Wales, and associated statistics on employment, and commercial and industrial floorspace and rateable value. This project will produce a time series, to assess changes over time. It is anticipated that future AMRs will use the DCLG's boundaries as and when they are produced.

Table 15

Floorspace within local authority area

Year	Use Class*	Gain in Year (sq.m.)	Loss in Year (sq.m.)	Net Completed in Year
2005/6	A1	2,896	249	2,647
	A2	0	0	0
	B1a	8,104	1,384	6,720
	D2	1,982	0	1,982
2006/7	A1	63	1,015	-952
	A2	0	0	0
	B1a	5,501	1,989	3,512
	D2	0	0	0
2007/8	A1	5,231	1,744	3,487
	A2	257	148	109
	B1a	0	106	-106
	D2	397	0	397
2008/9	A1	203	358	-155
	A2	85	0	85
	B1a	1,222	1,577	-355
	D2	945	613	332
2009/10	A1	974	1007	-33
	A2	217	336	-119
	B1a	1029	8970	-7941
	D2	423	382	41
2010/11	A1	2658	1239	1419
	A2	223	386	-163
	B1a	335	2124	-1789
	D2	867	902	-35
Total 2005/11	A1	12,025	5,612	6413
	A2	782	870	-88
	B1a	16,191	16,150	41
	D2	4,614	1,897	2717

*Refer to paragraphs 1.11 and 1.12 for an explanation of use classes.

Housing

- 5.8 Policy H1 in the East of England Plan has set a minimum target of 7,200 additional homes within the District in the period of 2001-2021.
- 5.9 The implications of the future abolition Regional Spatial Strategies are considered in section 3 of this AMR.

H1: Plan period and housing targets

Source of Plan Target	Start of Plan Period	End of Plan Period	Total Housing Required
East of England Plan	2001	2021	7,200

Housing Trajectory 01-21

- Past Completions
- Projections
- ✕ PLAN - Strategic Allocation annualised
- ◆ MANAGE - Annual Requirement taking account of past/projected completions
- ◆ MONITOR - No. of dwellings above or below the cumulative allocation

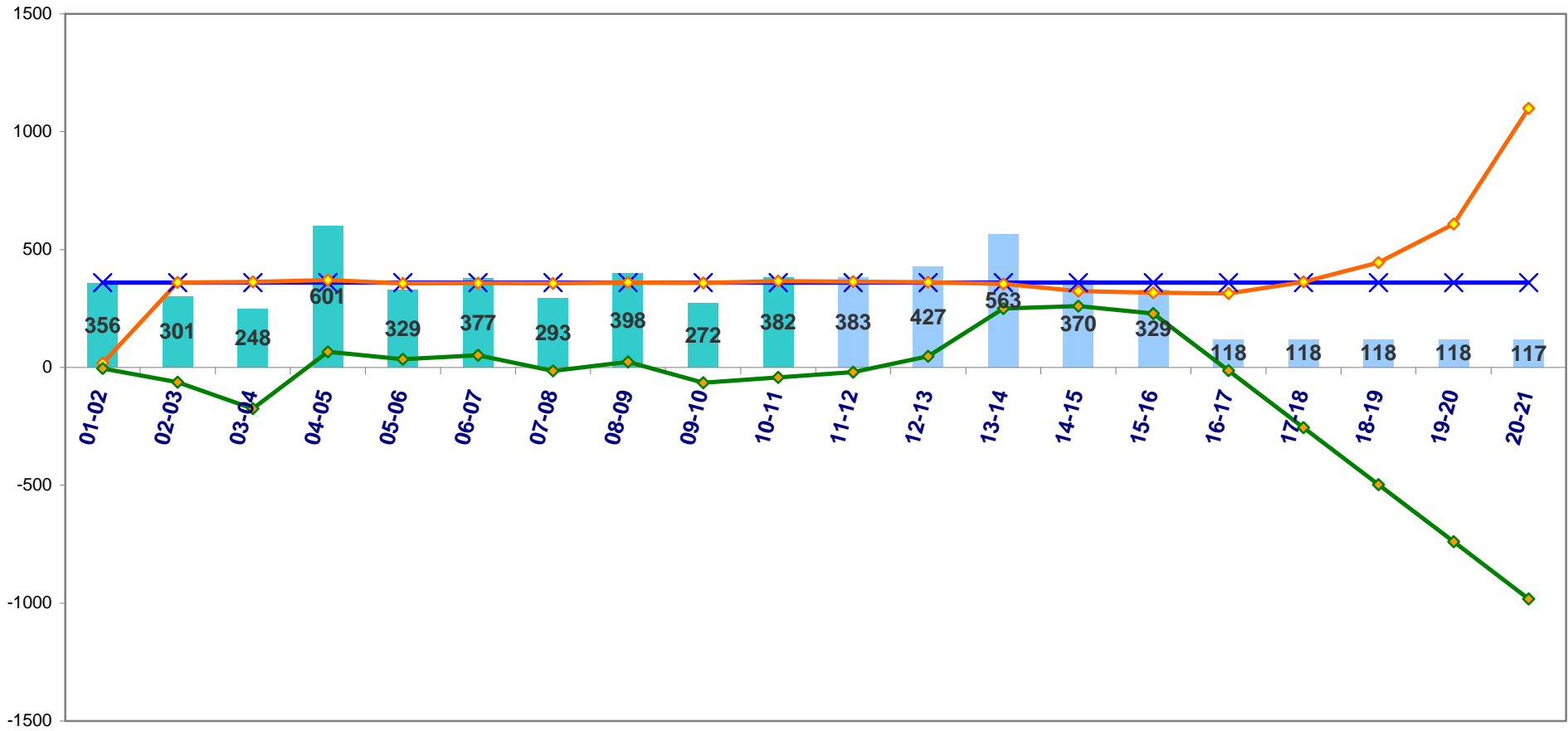

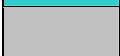


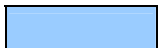

Table 16 Trajectory Data

	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11
Past Completions	356	301	248	601	329	377	293	398	272	382
Projections										
PLAN - Strategic Allocation annualised	360	360	360	360	360	360	360	360	360	360
MANAGE - Annual Requirement taking account of past/projected completions	18	360	364	370	356	358	356	361	358	366
MONITOR - No. of dwellings above or below the cumulative allocation	-4	-63	-175	66	35	52	-15	23	-65	-43
Cumulative Completions	356	657	905	1,506	1,835	2,212	2,505	2,903	3,175	3,557

	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21
Past Completions										
Projections	383	427	563	370	329	118	118	118	118	117
PLAN - Strategic Allocation annualised	360	360	360	360	360	360	360	360	360	360
MANAGE - Annual Requirement taking account of past/projected completions	364	362	354	324	317	314	363	445	609	1099
MONITOR - No. of dwellings above or below the cumulative allocation	-20	47	250	260	229	-13	-255	-497	-739	-982
Cumulative Completions	3,940	4,367	4,930	5,300	5,629	5,747	5,865	5,983	6,101	6,218

H2: Housing trajectory showing:

 (a): Net additional dwellings – in previous years
 (b): Net additional dwellings – for the reporting year

 (c): Net additional dwellings – in future years
 (d): Managed delivery target

- 5.13 The housing trajectory shows past and future rates of housing completions (including conversions) over the life span of the Local Development Framework. This enables any shortfall or surplus of housing over the plan period to be compared with planned build rates.
- 5.14 The housing trajectory will be part of the supporting evidence base underpinning the production of the Local Development Framework and will be updated annually as part of the Annual Monitoring Report to demonstrate progress towards meeting the agreed housing provision figures.
- 5.15 This monitoring report contains a housing trajectory for 2001-2021. Detailed information underpinning the trajectory can be found in Appendix 2.

H3: New and converted dwellings – on previously developed land

- 5.16 There were 494 gross dwelling completions during the 2010-2011 monitoring period. Of these completions, 433 (88%) were on previously developed land or through conversions and 61 on greenfield land. Since garden land is no longer considered to be previously developed the number of greenfield completions has risen sharply, but numbers are still well within Government target of 60% coming from previously developed land.

Table 17
Dwelling increase (gross)

Year	Previously Developed Land	Greenfield	Total	% Previously Developed
01-02	371	21	392	95
02-03	295	54	349	85
03-04	267	25	292	91
04-05	612	34	646	95
05-06	368	11	379	97
06-07	437	3	440	99
07-08	317	22	339	94
08-09	457	9	466	98
09-10	327	3	330	99
10-11	433	61	494	88
01-11	3,884	243	4,127	94

Gypsies and Travellers' Housing and Land Use Requirements

H4: Net additional pitches (Gypsy and Traveller)

- 5.19 There are five key areas for monitoring information on gypsies and travellers:

1. The number of authorised public and private sites (both permanent and transit) and numbers of caravans on them over the period monitored, and any changes during this period.

Public Authorised Sites April 2011

Site	Pitches	Of which are		Caravan Capacity
	Total	Residential	Transit	
Barley Mow, Tyttenhanger	15	15	0	30
Ver Meadows, Redbourn	15	15	0	30
Watling Street, Park Street	10	10	0	20
Total	40	40	0	80

Private Authorised Sites With Permanent Planning Permission April 2011

Site	Pitches
The Paddocks, Colney Heath	9
Chiswell Green Lane, Chiswell Green	1
Woodbury Manor Farm, Bricket Wood	1
Chequer Lane, Redbourn*	1
Total	12

*Although unauthorised, the site is immune from planning enforcement because it has been there for so long and is therefore considered authorised.

Private Authorised Sites With Temporary Planning Permission April 2011

Site Location	No of Pitches
None	

Number of Caravans on Authorised Sites			
Date		Public	Private
2011	Jan	71	29
2010	July	81	29
	January	68	45
2009	July	64	50
	January	71	57
2008	July	67	43
	January	75	57
2007	July	83	46
	January	57	30
2006	July	67	27
	January	73	27

2. *The number of unauthorised sites and number of caravans on them and any known changes during this monitoring period.*

Unauthorised Sites

Site	Pitches
Tullochside, Redbourn	8
Nuckies Farm, Colney Heath	3
Ardens Rise, House Lane, Sandridge	3
Meadowside	3
Total	17

Caravans on Unauthorised Sites		
Date		Caravans
2011	Jan	8
2010	July	24
	January	28
2009	July	3
	January	0
2008	July	0
	January	0
2007	July	3
	January	15
2006	July	12
	January	19

8 unauthorised caravans were counted in January 2011. These arise from sites where temporary permission has expired.

3. *Details of any permission granted for new public or private sites, or expansion of existing sites, during the monitoring period; and any other unimplemented permission outstanding at the end of the period.*

No permissions for Gypsy and Traveller sites were given during 2010-2011.

4. *Progress of any work to assess the housing needs of Gypsies and Travellers in accordance with the requirements of housing legislation and planning policy. If none is underway when this is anticipated to be undertaken and the nature of this work, i.e. county-wide assessment or jointly with neighbouring authorities.*

In 2005, the Centre for Urban and Regional Studies (CURS) of Birmingham University completed an assessment of the accommodation needs of Gypsies and Travellers in the South and West of Hertfordshire for St. Albans District Council, Hertsmere Borough Council, Dacorum Borough Council, Three Rivers District Council, Watford Council and Hertfordshire County Council (HCC).

The study identified a need for up to 155 additional pitches in the study area in the next five years. Its conclusions and recommendations were noted by the partner authorities.

EERA published the draft Policy on Gypsy and Traveller Accommodation in February 2008. Following an Examination in Public (EiP) the Secretary of State issued the final regional

policies on Gypsy and Traveller and Travelling Showpeople accommodation in the East of England in July 2009.

The policy set out St Alban's requirements between 2006 and 2021 for residential pitches (52 pitches), transit pitches (20 pitches across the County) and travelling showpeople plots (20 plots by 2011 to meet needs in Broxbourne and East Hertfordshire).

St Albans Council has not yet made conclusions on the location of, or locally derived target for, sites. Sites will be allocated through the LDF Site Allocations Development Plan Document process. The Core Strategy will include criteria to assess applications for gypsy and traveller sites.

More generally, an assessment of the use and performance of existing development plan policies on this issue.

The St Albans District Plan Review 1994 contains no specific policies relating to gypsies and travellers. Paragraphs 7.25 and 7.26 of the adopted plan outline that at the time of writing the Plan, the Council had achieved 'designation' under the Caravan Sites Act 1968 by providing 47 pitches. However, this legislative duty of provision is no longer in force.

Planning applications for gypsy and traveller sites since the Plan was adopted have been assessed in the light of Government guidance and under the more general local plan policies, for example Policy 1 (Metropolitan Green Belt) .

H5: Gross affordable housing completions

5.20 Table 18 shows the number of completions of affordable housing since 1994. During this period 1,265 affordable dwellings (i.e. 74 per annum) were completed. Of the affordable housing provided in the District, 71% has arisen through the operation of District Plan Review Policy 7A. Between 1994 and 2011, Policy 7A resulted in 902 affordable dwellings (i.e. 53 per annum). The provision of affordable housing has fallen far short of the target in Policy 7A of 200 affordable dwellings per annum.

Table 18
Affordable Housing Completions

Year	Dwelling Increase		
	Policy 7A	Other	Total
94-95	26	70	96
95-96	125	45	170
96-97	8	49	57
97-98	35	-41	-6
98-99	58	66	124
99-00	32	-7	25
00-01	4	26	30
01-02	44	20	64
02-03	26	19	45
03-04	0	7	7
04-05	206	37	243
05-06	18	10	28
06-07	0	10	10
07-08	14	22	36
08-09	85	7	92
09-10	119	10	129
10-11	102	13	115
Total	902	363	1,265
Dw per Annum	53	21	74

5.21 Below is a list showing the provision of affordable homes within the District for 2010 – 2011. It can be seen that 102 were achieved via Policy 7A. 30% of completions during 2010/11 were affordable.

Location	Dwelling increase resulting from Policy 7A	Total dwelling increase
West Hall, Napsbury Hospital		1
30 Stanhope Road, St Albans		3
Wheathampstead Education Centre, Butterfield Road, Wheathampstead	18	18
Oaklands College, Highfield Lane, St Albans	12	12
Garages R/O 11-15 Flint Way, St Albans		9
St Albans City College, Hatfield Road, St Albans	72	72
Total	102	115

H6: Housing Quality – Building for Life Assessments

- 5.22 A Building for Life assessment scores the design quality of housing developments against the 20 Building for Life criteria developed by the Commission for Architecture and the Built Environment (CABE). The criteria cover four areas; environment and community; character; streets, parking and pedestrianisation; design and construction.
- 5.23 St Albans District Council has not yet assessed any developments. It is hoped that more data will be available for the 2010-2011 report.

Environmental Quality

Flood protection and water quality

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

- 5.24 Over the period of this AMR no planning permissions in the St Albans District were granted contrary to the advice of the Environment Agency.

Year	Flooding	Water Quality	Total
2004-05	0	0	0
2005-06	0	0	0
2006-07	0	0	0
2007-08	0	0	0
2008-09	1	0	1
2009-10	0	0	0
2010-11	0	0	0

Biodiversity

E2: Change in areas of biodiversity importance

- 5.25 St Albans has a total of 1,534 hectares of areas of biodiversity importance.
- 5.26 There are two Sites of Special Scientific Interest (as designated by Natural England) in St Albans District. The largest is Bricket Wood Common which covers an area of over 72 hectares most of which is woodland. A small section is shrub heathland. The other much smaller (0.17 hectares) site is Moor Mill Quarry West. Both remain unchanged in area.

Sites of Special Scientific Interest

Year	Bricket Wood Common	Moor Mill Quarry West	Total Hectares	Change
2007	72.48	0.17	72.65	0
2008	72.48	0.17	72.65	0
2009	72.48	0.17	72.65	0
2010	72.48	0.17	72.65	0

- 5.27 Local Nature Reserves (designated by the District Council) are places with wildlife or geological features that are of interest locally. There are six such sites in the St Albans

District, listed below. Although figures show a loss of 0.99 hectares during 2010 there has been no actual loss of land; the changes are all due to digitisation of maps.

Local Nature Reserves

Site Name	Nature of Habitat	Hectares				
		2007	2008	2009	2010	Change
Batford Springs, Harpenden	Wetland	6.3	3.51	3.51	3.51	0
Colney Heath	Grassland	26	22.6	22.6	21.46	-1.14
Marshalls Heath, Wheathampstead	Other	3	3.98	3.98	3.99	0.01
The Wick, Marshalswick, St Albans	Woodland	3	3.39	3.39	3.39	0
Watercress Wildlife Site, Riverside Road, St Albans	Wetland	1.16	1.16	1.16	1.2	0.04
Wheathampstead (between Butterfield Road & B651)	Grassland	6.89	6.91	6.91	7.01	0.1
Total		46.35	41.58	41.55	40.56	-0.99

5.28 There are two Regionally Important Geological and Geomorphological Sites, both are former chalk pits.

Regionally Important Geological and Geomorphological Sites

Year	Potterscrouch Section	Redbournbury Chalk Pit	Total Hectares	Change
2009	0.18	0.78	0.96	0
2010	0.18	0.78	0.96	0

Source HBRC 2011

5.29 Wildlife Sites are of District or County importance for wildlife and include Sites of Special Scientific Interest and Local Nature Reserves. They are designated by the Hertfordshire Biological Records Centre. Boundary changes to sites can occur due to development or loss of habitat. Sites can be lost as well as new ones identified each year, therefore the numbers may decrease as well as increase from year to year. Almost 2 hectares were lost during 2010.

Wildlife Sites

Year	Sites	Hectares	Change
2001	193	1,767	-
2002	195	1,771	4
2003	197	1,660	-111
2004	197	1,660	0
2005	197	1,664	4
2006	197	1,669	5
2007	197	1,669	0
2008	197	1,665	-4
2009	198	1,419	-246*
2010	197	1,417	-1.95

Source HBRC 2011

*A major decision at the Wildlife Sites Ratification Meeting 2009 was to remove Wildlife Sites that fell within statutory site boundaries – i.e. within an SSSI, SAC, NNR, SPA and Ramsar site (with the exception of Local Nature Reserves). This accounts for the removal of 63

Wildlife Sites across the County, and thus the drastic differences in areas between 2009 and 2008.

Renewable energy

E3: Renewable energy generation

- 5.30 Under this core indicator, information is required in megawatts on renewable energy types including biofuels, onshore wind, water, solar energy and geothermal energy. However, this information is not available to the Council. Nevertheless, it should be noted that there are no major renewable energy installations in the District.
- 5.31 Most domestic renewable energy schemes do not require planning consent so there may be a number of schemes within the district that the Council is not aware of, and therefore cannot monitor. However, 10 household planning applications have been permitted during 2010/11 that involve the installation of renewable energy systems. 2 of these were for solar panels and one for a wind turbine. It is not known how many of these were implemented. If all were implemented and each solar panel produced 1250 kilowatts per year the total capacity would be 17.505 megawatts.

	Wind Onshore	Solar Photovoltaics	Hydro	Biomass	Total
Permitted installed capacity in MW	21.44	11.25 Estimated	0	0	32.69 Estimated
Completed installed capacity in MW	Unknown	Unknown	0	0	Unknown

Minerals and Waste

M1: Production of primary land won aggregates by mineral planning authority

M2: Production of secondary and recycled aggregates by mineral planning authority

Waste

W1: Capacity of new waste management facilities by waste planning authority

W2: Amount of municipal waste arising, and managed by management type by waste planning authority

- 5.32 St Albans District Council are not required to monitor Minerals and Waste indicators. However, interested parties should refer to the Hertfordshire County Council's Waste and Minerals Annual Monitoring Report 2010-11

Additional Indicators

Amount of floorspace developed for employment by type in employment or regeneration areas

The District has areas allocated for employment use in the current Adopted Local Plan. These are classified in Policy 20 as Allocated Employment Areas, in Policy 23 as potential business use sites, in Policy 26 as land for employment development at North East Hemel Hempstead and in Policy Intention 3 (Government Establishments). Table 19 shows the gains and losses

on these sites. The only gain during 2010-2011 is due to the construction of a mezzanine floor at Long Spring, Porters Wood, St Albans.

Table 19 - Figures are for floorspace gains/losses in sq metres in Policy 20, Policy 23, Policy 26 and Policy Intention 3 sites

Year		Use Class							TOTAL
		B0	B1	B1a	B1b	B1c	B2	B8	
2004-2005	Gain	9,359	0	2,929	24	0	0	113	12,425
	Loss	0	0	0	0	0	12,474	1,303	13,777
	Net	9,359	0	2,929	24	0	-12,474	-1,190	-1,352
2005-2006	Gain	17,253	0	4,810	0	0	0	0	22,063
	Loss	70	0	0	0	903	0	0	973
	Net	17,183	0	4,810	0	-903	0	0	21,090
2006-2007	Gain	0	250	4,821	0	0	0	6,224	11,295
	Loss	0	0	0	0	0	3,600	0	3,600
	Net	0	250	4,821	0	0	-3,600	6,224	7,695
2007-2008	Gain	0	585	0	1,361	0	0	0	1,946
	Loss	0	0	0	0	0	0	2,508	2,508
	Net	0	585	0	1,361	0	0	-2,508	-562
2008-2009	Gain	7,944	0	1,222	1,650	594	0	298	11,708
	Loss	10,168	86	1,577	362	1,006	4,748	8,479	26,426
	Net	-2,224	-86	-355	1,288	-412	-4,748	-8,181	-14,718
2009-2010	Gain	0	0	644	0	0	0	6,814	7,458
	Loss	0	500	1,375	0	97	0	0	1,972
	Net	0	-500	-731	0	-97	0	6,814	5,486
2010-2011	Gain	0	0	170	0	0	0	0	170
	Loss	0	0	0	0	0	0	0	0
	Net	0	0	170	0	0	0	0	170
Total 2004-2011	Gain	34,556	835	14,596	3,035	594	0	13,449	67,065
	Loss	10,238	586	2,952	362	2,006	20,822	12,290	49,256
	Net	24,318	249	11,644	2,673	-1,412	-20,822	1,159	17,809

B0 is used where mixed B1, B2 & B8 uses are proposed but no floorspace split has been allocated.

Source: St Albans District Council and Hertfordshire County Council

Amount of eligible open spaces managed to Green Flag Award standards

5.33 The district has a total of 2,026 hectares of publicly accessible open space. In 2010 St Albans District Council were awarded Green Flags for Clarence Park, Sopwell Nunnery and Rothamsted Park. Harpenden Town Council were awarded a Green Flag for Harpenden Common. This amounts to 134.6 hectares of open space in the District with Green Flag Status.

Open Spaces Awarded Green Flags 2010/11

Site	Hectares
Clarence Park	10.1
Sopwell Nunnery	5.5
Harpenden Common	96
Rothamsted Park	23
Total	134.6

Appendix 1

District Plan Review Policies: Success and Failure Data

The schedule below shows which policies from the St Albans District Local Plan Review 1994 were used in appeal decisions made during 2007-2011 and how successful these policies were. The policies are as referred to in the Council's decision notices, which specify which sub-section applies. However, Inspector's decisions sometimes refer only to whole policies.

	= Subtotal
	= total times for policy use

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
1	2011	18	5	13	72
	2010	19	7	12	63
	2009	21	7	14	67
	2008	20	6	14	70
	Total	78	25	53	68
2	2011	0	0	0	0
	2010	3	0	3	100
	2009	1	1	0	0
	2008	3	1	2	67
	Total	7	2	5	71
4	2011	0	-	-	-
	2010	8	2	6	75
	2009	9	3	6	67
	2008	4	1	3	75
	Total	21	6	15	71
5	2011	1	0	1	100
	2010	0	-	-	-
	2009	2	1	1	50
	2008	6	2	4	67
	Total	9	3	6	67
6	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
7	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100
7A	2011	0	-	-	-

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	2010	0	-	-	-
	2009	1	1	0	0
	2008	1	1	0	0
	Total	2	2	0	0
9	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
10	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
11	2011	1	1	0	0
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	1	0	0
	2011	1	1	0	0
	2010	1	1	0	0
	2009	1	1	0	0
	2008	0	-	-	-
	Total	3	3	0	0
11 ii	2011	2	2	0	0
	2010	2	1	1	50
	2009	0	-	-	-
	2008	0	-	-	-
	Total	4	3	1	25
11	Total	7	6	1	13
12	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	1	1	0	0
	Total	2	0	0	0
12 i	2011	2	2	0	0
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	2	2	0	0
12 ii	2011	2	2	0	0

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	2	2	0	0
12	Total	4	4	0	0
13	2011	13	3	10	
	2010	10	4	6	60
	2009	9	2	7	78
	2008	13	2	11	85
	Total	45	11	34	76
13 preamble	2011	0	-	-	-
	2010	4	2	2	50
	2009	1		1	100
	2008	0	-	-	-
	Total	5	2	3	60
13 i	2011	0	-	-	-
	2010	4	1	3	75
	2009	1	0	1	100
	2008	0	-	-	-
	Total	5	1	4	80
13	Total	55	14	41	75
17	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	0	-	-	-
	Total	1	0	1	100
20	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	1	1	0	0
	Total	2	2	0	0
21	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	1	1	0	0
23	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
23 b	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	1	1	0	0
23 ii	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
23	Total	3	1	2	67
24	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	0	-	-	-
	Total	1	0	1	100
31	2011	1	1	0	0
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	1	0	0
34	2011	5	2	3	60
	2010	7	5	2	29
	2009	7	4	3	43
	2008	12	3	9	75
	Total	31	14	17	55
34 i	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	1	1	0	0
34 ii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	0	-	-	-
	Total	1	1	0	0
34 iii	2011	1	1	0	0
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	1	0	0

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
34	Total	34	17	17	50
35	2011	2	1	1	50
	2010	2	2	0	0
	2009	2	1	1	50
	2008	3	2	1	33
	Total	9	6	3	33
39	2011	2	1	1	50
	2010	4	3	1	25
	2009	4	3	1	25
	2008	3	1	2	67
	Total	13	8	5	38
39 iii	2011	0	-	-	-
	2010	1	1	0	0
	2009	1	1	0	0
	2008	0	-	-	-
	Total	2	2	0	0
39	Total	15	10	5	33
40	2011	1	1	0	0
	2010	2	1	1	50
	2009	3	3	0	0
	2008	1	0	1	100
	Total	7	5	2	29
41	2011	0	-	-	-
	2010	0	-	-	-
	2009	2	1	1	50
	2008	0	-	-	-
	Total	2	1	1	50
51	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100
51 i	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	0	-	-	-
	Total	1	1	0	0
51	Total	2	1	1	50
53	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	2008	1	0	1	100
	Total	1	0	1	100
53 iii	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	1	1	0	0
53	Total	2	1	1	50
54	2011	1	0	1	100
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100
55	2011	1	0	1	100
	2010	2	0	2	100
	2009	0	-	-	-
	2008	0	-	-	-
	Total	3	0	3	100
56	2011	2	0	2	100
	2010	1	0	1	100
	2009	1	1	0	0
	2008	3	1	2	67
	Total	7	2	5	71
57	2011	2	2	0	0
	2010	0	-	-	-
	2009	1	1		0
	2008	2	0	2	100
	Total	5	3	2	40
57 preamble	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	0	-	-	-
	Total	1	0	1	100
57 iv	2011	0	-	-	-
	2010	1	0	1	100
	2009	2	0	2	100
	2008	1	1	0	0
	Total	4	1	3	75
57	Total	10	4	6	60

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
67	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
69	2011	28	20	8	29
	2010	28	10	18	64
	2009	32	16	16	50
	2008	23	7	16	70
	Total	111	53	58	52
69 preamble	2011	14	4	10	71
	2010	3	1	2	67
	2009	5	0	5	100
	2008	3	0	3	100
	Total	25	5	20	80
69 i	2011	48	15	33	69
	2010	43	10	33	77
	2009	56	24	32	57
	2008	44	15	29	66
	Total	191	64	127	66
69 ii	2011	4	2	2	50
	2010	1	0	1	100
	2009	3	0	3	100
	2008	2	1	1	50
	Total	10	3	7	70
69 iii	2011	5	1	4	80
	2010	2	0	2	100
	2009	0	-	-	-
	2008	4	1	3	75
	Total	11	2	9	82
69 iv	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
69	Total	349	127	222	64
70	2011	13	10	3	23
	2010	7	0	7	100
	2009	6	3	3	50
	2008	13	5	8	62
	Total	39	18	21	54

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
70 preamble	2011	19	5	14	74
	2010	22	5	17	77
	2009	30	12	18	60
	2008	12	3	9	75
	Total	83	25	58	70
70 i	2011	22	7	15	68
	2010	26	5	21	81
	2009	35	13	22	63
	2008	20	4	16	80
	Total	103	29	74	72
70 ii	2011	0	-	-	-
	2010	0	-	-	-
	2009	2	1	1	50
	2008	3	1	2	67
	Total	5	2	3	60
70 iii	2011	0	-	-	-
	2010	1	0	1	100
	2009	2	0	2	100
	2008	1	0	1	100
	Total	4	0	4	100
70 iv	2011	3	2	1	33
	2010	4	1	3	75
	2009	4	1	3	75
	2008	5	2	3	60
	Total	16	6	10	63
70 iv c	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
70 v	2011	4	3	1	25
	2010	6	1	5	83
	2009	4	1	3	75
	2008	5	1	4	80
	Total	19	6	13	68
70 vi	2011	10	1	9	90
	2010	9	3	6	67
	2009	8	2	6	75
	2008	7	1	6	86
	Total	34	7	27	79
70 vii	2011	4	0	4	100

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	2010	4	1	3	75
	2009	4	1	3	75
	2008	1	1	0	0
	Total	13	3	10	77
70 viii	2011	1	0	1	100
	2010	2	0	2	100
	2009	3	1	2	67
	2008	3	0	3	100
	Total	9	1	8	89
70 ix	2011	2	1	1	50
	2010	7	3	4	57
	2009	6	1	5	83
	2008	4	1	3	75
	Total	19	6	13	68
70 x	2011	1	1	0	0
	2010	1	0	1	100
	2009	4	1	3	75
	2008	2	0	2	100
	Total	8	2	6	75
70	Total	353	105	248	70
71 i	2011	1	0	1	100
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100
72	2011	11	7	4	36
	2010	2	0	2	100
	2009	8	4	4	50
	2008	9	3	6	67
	Total	30	14	16	53
72 preamble	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	0	-	-	-
	Total	1	1	0	0
72 i	2011	27	11	16	59
	2010	23	7	16	70
	2009	34	18	16	47
	2008	23	10	13	57
	Total	107	46	61	57
72 ii	2011	33	15	18	55

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	2010	25	8	17	68
	2009	32	15	17	53
	2008	29	14	15	52
	Total	119	52	67	56
72 iii	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
72 iv	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	2	1	1	50
	Total	3	1	2	67
72 v	2011	20	6	14	70
	2010	13	6	7	54
	2009	23	15	8	35
	2008	12	4	8	67
	Total	68	31	37	54
72 vi	2011	7	2	5	71
	2010	11	5	6	55
	2009	12	7	5	42
	2008	9	4	5	56
	Total	39	18	21	54
72 vii	2011	2	1	1	50
	2010	3	1	2	67
	2009	4	2	2	50
	2008	2	0	2	100
	Total	11	4	7	64
72 viii	2011	2	1	1	50
	2010	2	0	2	100
	2009	4	3	1	25
	2008	4	1	3	75
	Total	12	5	7	58
72 ix	2011	3	1	2	67
	2010	4	0	4	100
	2009	4	2	2	50
	2008	4	2	2	50
	Total	15	5	10	67
72 ix a	2011	0	-	-	-
	2010	0	-	-	-

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	2009	1	1	0	0
	2008	0	-	-	-
	Total	1	1	0	0
72	Total	407	178	229	56
73	2011	1	0	1	100
	2010	0	-	-	-
	2009	1	1	0	0
	2008	0	-	-	-
	Total	2	1	1	50
74	2011	7	3	4	57
	2010	12	3	9	75
	2009	10	2	8	80
	2008	12	4	8	67
	Total	41	12	29	71
74 i	2011	3	3	0	0
	2010	4	3	1	25
	2009	0	-	-	-
	2008	1	0	1	100
	Total	8	6	2	25
74 i a	2011	3	0	3	100
	2010	2	0	2	100
	2009	2	2	0	0
	2008	1	1	0	0
	Total	8	3	5	63
74 i b	2011	1	1	0	0
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	2	2	0	0
74 i c	2011	3	1	2	67
	2010	5	1	4	80
	2009	2	2	0	0
	2008	2	0	2	100
	Total	12	4	8	67
74 ii	2011	1	0	1	100
	2010	1	0	1	100
	2009	0	-	-	-
	2008	1	0	1	100
	Total	3	0	3	100
74 ii a	2011	1	1	0	0
	2010	0	-	-	-

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	2009	0	-	-	-
	2008	1	1	0	0
	Total	2	2	0	0
74 ii b	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	1	1	0	0
	Total	2	1	1	0
74	Total	78	30	48	0
75 i	2011	1	0	1	100
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	2	0	2	100
75 ii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	5	1	4	80
	Total	6	2	4	67
75 iii	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	1	1	0	0
75	Total	9	3	6	67
77	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	0	-	-	-
	Total	1	0	1	100
77 ii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	0	-	-	-
	Total	1	0	1	100
77	Total	2	0	2	100
78	2011	0	-	-	-
	2010	0	-	-	-
	2009	3	1	2	67
	2008	3	1	2	67
	Total	6	2	4	67

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
78 i	2011	2	0	2	100
	2010	0	-	-	-
	2009	2	2	0	0
	2008	0	-	-	-
	Total	4	2	2	50
78 ii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	0	-	-	-
	Total	1	1	0	0
78 iii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	0	-	-	-
	Total	1	0	1	100
78	Total	12	5	7	58
79	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	2	2	0	0
	Total	2	2	0	0
79 i	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	2	1	1	50
	Total	2	1	1	50
79	Total	4	3	1	25
80	2011	0	-	-	-
	2010	1	1	0	0
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	1	0	0
80 i	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100
80 ii	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	0	-	-	-

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	Total	1	0	1	100
80 iii	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100
80	Total	4	1	3	75
82	2011	0	-	-	-
	2010	0	-	-	-
	2009	2	1	1	50
	2008	0	0	0	
	Total	2	1	1	50
84	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	4	2	2	50
	Total	5	2	3	60
85	2011	11	5	6	55
	2010	3	0	3	100
	2009	8	1	7	88
	2008	9	3	6	67
	Total	31	9	22	71
85 preamble	2011	1	1	0	0
	2010	2	1	1	50
	2009	1	1	0	0
	2008	0	-	-	-
	Total	4	3	1	25
85 i	2011	5	1	4	80
	2010	4	1	3	75
	2009	12	6	6	50
	2008	15	6	9	60
	Total	36	14	22	61
85 i preamble	2011	15	5	10	67
	2010	21	7	14	67
	2009	15	9	6	40
	2008	13	9	4	31
	Total	64	30	34	53
85 i a	2011	5	2	3	60
	2010	11	3	8	73
	2009	10	5	5	50
	2008	7	2	5	71

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	Total	33	12	21	64
85 i b	2011	9	4	5	56
	2010	13	5	8	62
	2009	17	10	7	41
	2008	21	11	10	48
	Total	60	30	30	50
85 i c	2011	9	2	7	78
	2010	9	3	6	67
	2009	9	5	4	44
	2008	7	5	2	29
	Total	34	15	19	56
85 i d	2011	4	1	3	75
	2010	5	2	3	60
	2009	7	3	4	57
	2008	4	1	3	75
	Total	20	7	13	65
85 i e	2011	8	3	5	63
	2010	9	4	5	56
	2009	8	7	1	13
	2008	12	10	2	17
	Total	37	24	13	35
85 i f	2011	6	2	4	67
	2010	13	3	10	77
	2009	10	7	3	30
	2008	15	9	6	40
	Total	44	21	23	52
85 i g	2011	3	0	3	100
	2010	8	4	4	50
	2009	9	4	5	56
	2008	8	5	3	38
	Total	28	13	15	54
85 i h	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	1	1	0	0
	Total	2	1	1	50
85 i i	2011	1	0	1	100
	2010	3	0	3	100
	2009	2	0	2	100
	2008	0	-	-	-
	Total	6	0	6	100

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
85 ii	2011	4	1	3	75
	2010	3	2	1	33
	2009	5	3	2	40
	2008	2	1	1	50
	Total	14	7	7	50
85 ii b	2011	0	-	-	-
	2010	1	0	1	100
	2009	1	0	1	100
	2008	0	-	-	-
	Total	2	0	2	100
85 ii c	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	0	-	-	-
	Total	1	1	0	0
85 iii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	0	-	-	-
	Total	1	0	1	100
85	Total	417	187	230	55
86	2011	6	5	1	17
	2010	2	1	1	50
	2009	3	1	2	67
	2008	2	1	1	50
	Total	13	8	5	38
86 i	2011	1	1	0	0
	2010	0	-	-	-
	2009	6	2	4	67
	2008	6	4	2	33
	Total	13	7	6	46
86 iii	2011	0	-	-	-
	2010	0	-	-	-
	2009	3	0	3	100
	2008	1	0	1	100
	Total	4	0	4	100
86 iii a	2011	1	1	0	0
	2010	1	0	1	100
	2009	0	-	-	-
	2008	3	2	1	33
	Total	5	3	2	40

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
86 iii b	2011	1	1	0	0
	2010	1	0	1	100
	2009	1	0	1	100
	2008	1	1	0	0
	Total	4	2	2	50
86 iii c	2011	1	1	0	0
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	1	0	0
86 iii d	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
86 iii e	2011	1	1	0	0
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	1	0	0
86 iii g	2011	1	1	0	0
	2010	1	0	1	100
	2009	4	1	3	75
	2008	4	3	1	25
	Total	10	5	5	50
86 iii h	2011	0	-	-	-
	2010	1	0	1	100
	2009	1	0	1	100
	2008	0	-	-	-
	Total	2	0	2	100
86	Total	54	27	27	50
87	2011	8	4	4	50
	2010	10	10	0	0
	2009	7	5	2	29
	2008	10	5	5	50
	Total	35	24	11	31
87 i	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
87 ii	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100
87	Total	37	24	13	35
88 ii	2011	1	0	1	100
	2010	0	-	-	-
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100
89 ii	2011	0	-	-	-
	2010	0	-	-	-
	2009	2	0	2	100
	2008	0	-	-	-
	Total	2	0	2	100
89 iii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	0	-	-	-
	Total	1	0	1	100
89	Total	3	0	3	100
90	2011	0	-	-	-
	2010	0	-	-	-
	2009	3	1	2	67
	2008	0	-	-	-
	Total	3	1	2	67
90 i	2011	0	-	-	-
	2010	1	0	1	100
	2009	0	-	-	-
	2008	0	-	-	-
	Total	1	0	1	100
90 ii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	0	1	100
	2008	0	-	-	-
	Total	1	0	1	100
90 iii	2011	1	0	1	100
	2010	1	0	1	100
	2009	3	0	3	100
	2008	1	1	0	0

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	Total	6	1	5	83
90 iv	2011	0	-	-	-
	2010	0	-	-	-
	2009	3	1	2	67
	2008	1	1	0	0
	Total	4	2	2	50
90 v	2011	0	-	-	-
	2010	0	-	-	-
	2009	2	0	2	100
	2008	1	1	0	0
	Total	3	1	2	67
90 vii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	1	1	0	0
	Total	2	2	0	0
90 viii	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	0	-	-	-
	Total	1	1	0	0
90	Total	21	8	13	62
91	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	1	1	0	0
91 iv	2011	1	0	1	100
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	2	1	1	50
91	91	3	2	1	33
93	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	1	1	0	0
94	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-

Policy Number	Year (to 31 March)	Times Used	Failed	Upheld	% Upheld
	2008	1	1	0	0
	Total	1	1	0	0
98 i e	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	0	1	100
	Total	1	0	1	100
104	2011	0	-	-	-
	2010	1	0	1	100
	2009	1	1	0	0
	2008	2	1	1	50
	Total	4	2	2	50
105	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	1	1	0	0
106	2011	0	-	-	-
	2010	0	-	-	-
	2009	0	-	-	-
	2008	1	1	0	0
	Total	1	1	0	0
111	2011	0	-	-	-
	2010	0	-	-	-
	2009	1	1	0	0
	2008	0	-	-	-
	Total	1	1	0	0
139	2011	0	-	-	-
	2010	3	1	2	67
	2009	0	-	-	-
	2008	1	0	1	100
	Total	4	1	3	75
143B	2011	0	-	-	-
	2010	2	2	0	0
	2009	1	1	0	0
	2008	1	1	0	0
	Total	4	4	0	0

APPENDIX 2

INFORMATION UNDERPINNING THE HOUSING TRAJECTORY

1. This monitoring report contains a housing trajectory relating to 2001-2021.
2. Estimates of future completions have been made for:
 - Large identified sites (sites with a net gain of 5 or more dwellings)
 - Small identified sites (net gain of 4 or fewer dwellings)
 - Conversions (identified sites)
 - Windfall allowance
3. In the schedule at the end of this appendix, each site is placed in one of the following categories, depending on which stage it has reached in the planning process:
 1. Under construction
 2. With planning permission (full or reserved matters covering whole site)
 3. With outline permission with part(s) covered by reserved matters
 4. With outline only
 5. Where full, outline or reserved matters at post committee resolution subject to S106 negotiations
 6. With application submitted
 7. With pre-application discussions occurring
 8. Allocation only
 9. Strategic Housing Land Availability Assessment (SHLAA) Update sites

TRAJECTORY DATA: St Albans District Council - As at 1st April 2011

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
1. Under Construction														
RH1	5/1973/0641	Tuffnells Way, Harpenden	0.82	118		57		3	3	3	3	3	15	Permission 1973 being built at slow rate. Recent rate 3 pa. Greenfield
RC2	5/1971/2318 5/1995/1560	R/O 266/316 Watford Road, Chiswell Green	2.13	36		30								Some plots left vacant to allow future access to land beyond. PDL
RC2A	5/1996/0917 5/1981/1171	Forge End, Nokeside, Chiswell Green		23		20								At least one plot vacant to allow future access to land beyond. PDL
RG1	5/2010/1659 5/2010/0653	Napsbury Hospital, London Colney. Napsbury Church. West Hall	21.22	619	-6	600	-5	1	18					Redevelopment of the church for a Local Centre and flats. PDL
RS112	5/2003/0849 5/2010/1089	South of Victoria Street (Station Car Park), St Albans	2.1	362		107		72	90	93				Affordable housing and multi storey car park for station completed. PDL
RH39	5/2007/1853	R/O 12-16 Bowers Way, & 49 High Street, Harpenden	0.5	23	-1	1	-1	22						Redevelopment of unallocated employment site. PDL
RS27 Site A	5/2004/2766	Oaklands College, City Campus, Hatfield Road, St Albans	4.27	329		224		55						College relocating to Smallford Campus PDL

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
RG11	5/2008/	Oaklands College, Smallford Campus, Hatfield Road, St Albans	2.1	62		0								Pp for 62 homes as enabling development for College hub. Considered undeliverable. PDL
RG12	5/2008/2429	Oaklands College, Highfield Lane Campus, St Albans	1.58	34		30		4						Redevelopment of vacant College buildings in Green Belt. PDL
RS117	5/2009/0115	Shirley & Myosotis, Camp Road, St Albans	0.15	14	-2	0	-2	12						Replacement of 2 dwellings by flats. PDL
RL1103	5/2009/0694	Kings Head PH, 222 High Street, London Colney	0.22	12				6	6					Redevelopment of public house. PDL
RS1241	5/2009/1299	17A Waverley Road, St Albans	0.17	5				5						Redevelopment of builders yard. PDL
RP1 243	5/2009/1327	Swan PH Park Street	0.12	7				7						COU of public house and new build housing. PDL
RS1325	5/2010/2604	Oster House, Lavender Crescent	0.12	12				12						Council owned site with permission
RG6	5/2009/1196	139 Lower Luton Road, Wheathampstead	0.14	5		0		2	3					Redevelopment of Green Belt site currently in motor trade use. PDL

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
RW6	5/2009/2147	Wheathampstead Education Centre, Butterfield Road, Wheathampstead	3.11	67	-1	32	-1	34						PDL
		Total		1728	-10	1101	-9	235	120	96	3	3	15	
2. With planning permission (full or reserved matters covering whole site)														
RS111	5/2009/2218	1 Approach Road, St Albans	0.03	8	-2	0			6					Redevelopment of restaurant and flats. PDL
RS27 Site B	5/2004/2766	Oaklands College, City Campus, Hatfield Road, St Albans		50					25	25				College relocating to Smallford Campus. PDL
RS1012	5/2008/1145	55 Victoria Street, St Albans	0.07	11					5	6				Former wine warehouse, now demolished. PDL
RS45 (part)1	5/2010/0508	1 Hedley Road, St Albans	0.13	14		0			7	7				Redevelopment of industrial site. PDL
RH1191	5/2010/2714 5/2007/0744	27 High Street, Harpenden		8					4	4				Conversion of first floor shop and creation of 2nd floor.
RH293	5/2009/1688	Riverford Close, Harpenden	0.1	6				3	3					Redevelopment of garage court. PDL

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
RH1254	5/2009/1681	11 Carlton Road, Harpenden	0.13	11	-2			4	5					Replacement of two dwellings by flats. PDL
RH883	5/2008/2708	Greenlawn Service Station, Luton Road, Kinsbourne Green, Harpenden	0.35	12		0		6	5					Redevelopment of filling station and caravans. PDL
RH40	5/2009/2129	James Marshall House, Leyton Road, Harpenden	0.38	14		0			7	7				Redevelopment of elderly persons home PDL
RL1311	5/2009/2542	Land fronting Thamesdale & to r/o The Colney Fox PH Barnet Road London Colney Hertfordshire		14					7	7				
RS1404	5/2010/1581	Fleetville Library, Hatfield Road		5					3	2				Council owned with current application
RS18	5/2010/0927	Kingsbury House Branch Road St Albans AL3 4SU		1				1						
RB5	5/1999/1661	R/O 42-52 Bucknalls Drive, Bricket Wood		5						5				

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
RH1350	5/2010/2526	Land to rear of Royal British Legion	0.12	10						10				
RH37	5/2008/2183	Lea Industrial Estate, Ox Lane, Harpenden	0.26	8		0		4	4					Redevelopment of unallocated employment site. PDL
RS1179	5/2008/0314	Heath Farm Garage, Heath Farm Lane, St Albans	0.12	8						4	4			Redevelopment of coach depot. PDL
RG944	5/2006/1665	BT Trial Site, Oaklands Lane, Smallford	0.66	13		0		7	6					PDL
RS1312	5/2010/1739 5/2010/1789	Brandon Mews Mobile Home Site, Hill End Lane, St Albans	0.09	10					10					Council owned site with planning permission
RL1071	5/2009/0991	Coombes Road Yard, London Colney	0.19	10				10						Redevelopment of builders yard. PDL
		Total		218	-4	0	0	35	97	77	4	0	0	
4. With outline only														
RS972	5/2010/2381	King Harry Lane Playing Fields, St Albans (northern part)	3.29	126	-1	0		-1	63	63				Playing fields relocated - site vacant. Greenfield

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
RS972	5/2009/1349	King Harry Lane Playing Fields, St Albans (southern part)	4.81	150						50	50	50		Playing fields relocated - site vacant. Planning Appeal for 150 homes. Greenfield
		Total		276	-1	0	0	-1	63	113	50	50	0	
5. Where full, outline or reserved matters at post-committee resolution subject to S106 negotiations														
RS102		Ariston Works, (Fire Station), Harpenden Road, St Albans	1.56	55		0				20	20	15		Council resolved to approve if a planning agreement is completed. PDL
		Total		55	0	0		0	0	20	20	15	0	
6. With application submitted														
RS1083		Youth and Community Office, Alma Road, St Albans	0.17	12		0			6	6				Youth and Community Office to be relocated. PDL
		Total	0.17	12	0	0	0	0	6	6	0	0	0	
8. Allocation only														
RS46		Jewson Depot, Cape Road, St Albans	0.44	20		0								Allocated for housing in Local Plan. Jewson's unable to find a site to relocate their depot to. PDL
RS95		222 London Road, St Albans	0.7	22		0								Site likely to be redeveloped for housing over time, as supported by Policy 122. PDL

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
RW2 (part)		South of bridleway, Codicote Road, Wheathampstead	0.8	18		0							18	Allocated for housing in LP. Former Murphy Chemicals site used as reed beds, until pollution reduced to make housing acceptable (PDL
		Total	2	60	0	0		0	0	0	0	0	18	
9. SHLAA Update Sites														
RS87		London Road, Alma Road, St Albans	0.96	100		0				30	40	30		Site owned by Spen Hill/Tesco and discussions ongoing re: development for housing. PDL
RB9	5/2005/0029 Lapsed	9 & 11 Oakwood Road, Bricket Wood	0.15	10	-2		-2		8					Replacement of two dwellings by flats. PDL
RH36		43 Crabtree Lane, Harpenden	0.48	11		0				5	6			Recently available for housing. PDL
TBA1		Building Research Establishment (north area), Bucknalls Drive, Bricket Wood	2.06	150								50	100	Proposed by Council in draft Core Strategy. Large scale redundant buildings. PDL
RF1		37-53 Radlett Road, Frogmore	0.7	45		0							22	2003 Council resolved to grant outline pp for housing - but site sold to other car dealership and housing application withdrawn. PDL

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
RL974		72 High Street, London Colney	0.15	8				3	4					Currently in employment use. Application for housing in 2006. PDL
TBA2		Harperbury Hospital	11	250							80	80	90	Proposed by Council in draft Core Strategy. Large scale redundant buildings. PDL
TBA27		Veolia Water site, Roestock Lane, Colney Heath	1.0	30								30		Redevelopment of disused water company buildings/site. PDL
TBA28		Grounds Maintenance depot, Verulamium Park (Westminster Lodge), St Albans	0.2	8									8	Council owned. PDL
TBA24		Beaumont Works, Sutton Road, St Albans	0.25	10							5	5		Pre-application discussions, adjacent to similar sites approved in recent years
TBA25		Pound Farm, Sandridge	1.1	25									25	Redevelopment of redundant agricultural buildings.
RL18		R/o Richardson Close, London Colney	0.65	26		0							26	Application refused and appeal dismissed, but only due to the lack of a planning agreement. Greenfield

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
TBA26		Harpenden Library and Youth Club, Vaughan Road, Harpenden	0.19	12							12			County Council owned. PDL
TBA3		Old Rectory, King Edward Place, Wheathampstead		7					4	3				PDL
TBA4		80-82 Mount Pleasant Lane		6					6					PDL
TBA5		Old Meeting House, 11a Lower Dagnall Street		12					12					PDL
TBA8		52 Victoria Street		5								5		Current application. PDL
TBA10		96 & ro 98-114 Victoria Street		10						5	5			Current application
TBA13		Land at Cherry Tree Lane, near Hemel Hempstead (LP Policy 26)	4	150									150	Proposed by Council in draft Core Strategy, as part of wider Spencer's Park site, supported by Dacorum, HCA and landowner.

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
TBA14		Civic Centre (Whole, including Civic Centre South)	3	199						33	33	33	100	Council is main landowner and is actively working with other landowners and stakeholders to achieve a co-ordinated residential led redevelopment, as supported by existing Policy 116. Planning Brief being prepared. PDL
TBA15		Former Ogglesby's / Evans Halshaw Car Showroom, Luton Road, Harpenden	0.38	27									27	Currently vacant. PDL
TBA16		Cottonmill Youth Club	0.08	8								8		Council owned and application to be submitted soon. Mostly derelict, to be redeveloped to help fund Marlborough Pavilion redevelopment. PDL
TBA17		St Raphael's Care Home, Avenue Road, St Albans		10						10				NHS owned, decision made to close and residential application expected soon. PDL
TBA19		Ridgeview, London Colney	1.1	107						53	54			Council owned, live application recommended for approval and proposed by Council in recent Core Strategy consultation.

Ref	Planning Ref	Site Name/Address	Area	Est Units to be Built	Losses	Comps at 31/3/11	Loss at 31/3/11	11/12	12/13	13/14	14/15	15/16	16/21	Comments
TBA23		63 High Street, Harpenden	0.21	8									8	Permission for office. Residential application will ensue. PDL
TBA29		Harpenden Delivery Office		10					5	5				Being vacated and to be sold. PDL
TBA30		SADC Garage Court Programme		80					20	20	20	20		Rolling programme of redundant garage courts to be redeveloped. PDL
TBA31		London Colney Police Station		10					10					Now vacant and to be sold. PDL
TBA32		Former Packing Factory, Highfield Lane, St Albans		7						7				Being closed and to be sold. PDL
TBA33		Former Westfield Allotments, Harpenden		18						9	9			Vacant land. Ongoing discussions over most appropriate uses, highly likely to include residential. GF
RS27 Site C		Oaklands College, City Campus, Hatfield Road, St Albans		24						24				College relocating to Smallford Campus. PDL
		Total	27.66	1370	-2	0	-2	3	69	204	264	261	556	

TRAJECTORY DATA: St Albans District Council - As at 1st April 2011

Key	Description	Estimated Units to be Built		Comps at 31/3/11		11/12	12/13	13/14	14/15	15/16	16/21	Total 11-21
		Gain	Loss	Gain	Loss							
1	Under construction	1728	-10	1101	-9	235	120	96	3	3	15	472
2	With planning permission (full or reserved matters covering whole site)	218	-4	0	0	35	97	77	4	0	0	213
3	With outline permission with part(s) covered by reserved matters											0
4	Outline only	276	-1	0	0	-1	63	113	50	50	0	275
5	Where full. Outline or reserved matters at post committee resolution or subject to S106 negotiations	55	0	0	0	0	0	20	20	15	0	55
6	With application submitted	12	0	0	0	0	6	6	0	0	0	12
7	With pre-application discussions occurring											
8	Allocation only	60	0	0	0	0	0	0	0	0	18	18
9	SHLAA Update Sites	1370	-2	0	-2	3	69	204	264	261	556	1,357
10	Small Sites	187				76	50	30	20			176
11	Conversions	89				35	22	17	9			83
12	Windfall Allowance											0
	Total	3995	-17	1101	-11	383	427	563	370	329	589	2661