



# **St Albans City and District**

## **Authority's Monitoring Report 2020**

**(April 2019 to March 2020)**

**Monitoring the 'saved' policies in the City and District of St Albans  
District Local Plan Review 1994 (Adopted 30 November 1994)**

**December 2020 (Base Date 31.03.2020)**



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# 1 Background to the Authority's Monitoring Report

- 1.1 The planning information and approach set out in this Authority's Monitoring Report (AMR) follows the usual convention of reflecting the situation as of 31 March 2020 and generally does not include subsequent information (available before the date of publication in December 2020). The general monitoring period in this AMR is from 1 April 2019 to 31 March 2020.
- 1.2 Although the Localism Act 2011 removed the requirement for local authorities to submit an Annual Monitoring Report to Government (Secretary of State), the production of a report is still statutorily required. The title is changed to Authority's (rather than 'Annual') Monitoring Report.
- 1.3 At present, the current adopted Local Plan <sup>1</sup> for St Albans City and District (SACD) is the District Local Plan Review 1994 <sup>2</sup> (Adopted 30 November 1994). Under the Planning and Compulsory Purchase Act 2004 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; effectively until they are replaced by a new Plan <sup>3</sup>. The current statutory Development Plan for SACD is made up of the following five documents:
  - District Local Plan Review 1994 (Saved Policies) <sup>2 3</sup>
  - Harpenden Neighbourhood Plan 2018-2033 (Made February 2019) <sup>4</sup>
  - Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (Adopted November 2012) <sup>5</sup>
  - Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (Adopted July 2014) <sup>6</sup>
  - Hertfordshire Minerals Local Plan Review 2002-2016 (Saved Policies) (Adopted March 2007) <sup>7</sup>
- 1.4 The Council submitted its new Local Plan 'St Albans City and District Local Plan 2020-2036' to the Secretary of State in March 2019 for independent examination by the Planning Inspectorate. This plan was withdrawn from examination in November 2020. Therefore, the AMR for 2019/2020 is focused on monitoring the 'saved' policies in the District Local Plan Review 1994.
- 1.5 Since the publication of the National Planning Policy Framework <sup>8</sup> (NPPF) in March 2012 (revised February 2019), 'saved' policies are given due weight according to their degree of consistency with the NPPF, and this should be taken into account in considering their application.

## Legal and Regulatory Requirements

- 1.6 The requirement to prepare a Monitoring Report each year originated in the Planning and Compulsory Purchase Act 2004 (Part 2, Section 35). This requirement was amended by the Localism Act 2011 (Part 6, Chapter 1, Section 113). Section 113 of the Localism Act 2011 requires every local planning authority to prepare a monitoring



report. Section 35 of the Planning and Compulsory Purchase Act 2004, subsection (2) (as amended by the Localism Act 2011) states:

*(2) [Every local planning authority must prepare reports containing] such information as is prescribed as to—*

*(a) the implementation of the local development scheme;*

*(b) the extent to which the policies set out in the local development documents are being achieved.*

Section 35 of the Planning and Compulsory Purchase Act 2004, subsection (3) (as amended by the Localism Act 2011) states:

*(3) [A report under subsection (2) must—*

*(a) be in respect of a period—*

*(i) which the authority considers appropriate in the interests of transparency,*

*(ii) which begins with the end of the period covered by the authority's most recent report under subsection (2), and*

*(iii) which is not longer than 12 months or such shorter period as is prescribed;]*

*(c) be in such form as is prescribed;*

*(d) contain such other matter as is prescribed.*

Section 35 of the Planning and Compulsory Purchase Act 2004, subsection (4) (as amended by the Localism Act 2011) states:

*[(4) The authority must make the authority's reports under this section available to the public.]*

- 1.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out regulations for Authorities' Monitoring Reports. Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 states:

**34.—(1)** *A local planning authority's monitoring report must contain the following information—*

*(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;*

*(b) in relation to each of those documents—*



- (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;*
- (ii) the stage the document has reached in its preparation; and*
- (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and*

*(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.*

*(2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—*

*(a) identify that policy; and*

*(b) include a statement of—*

*(i) the reasons why the local planning authority are not implementing the policy; and*

*(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.*

*(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—*

*(a) in the period in respect of which the report is made, and*

*(b) since the policy was first published, adopted or approved.*

*(4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.*

*(5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's*



*monitoring report must contain the information specified in regulation 62(4) of those Regulations.*

*(6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.*

*(7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.*

*(8) In this regulation "neighbourhood development order" has the meaning given in section 61E of the Town and Country Planning Act 1990.*

## **Neighbourhood Planning**

- 1.8 The Localism Act 2011 also introduced Neighbourhood Plans as a new, optional, part of the statutory Development Plan, and complementary to Local Plans. Monitoring of Neighbourhood Plan progress will need to be tracked alongside Local Plan work. As set out in Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (section 4), the AMR will report any neighbourhood development plans that have been made by the Council.
- 1.9 Following a 'Yes' vote at referendum on 7 February 2019, the Harpenden Neighbourhood Plan <sup>4</sup> was made at Full Council on 20 February 2019. This covers the neighbourhood area of Harpenden Town and Harpenden Rural Parish. The made Harpenden Neighbourhood Plan now forms part of the Development Plan for SCD and is a material consideration in deciding planning applications in the neighbourhood area.
- 1.10 Once approved, other Neighbourhood Plans will form part of the Development Plan for SCD. Further details of documents for Neighbourhood Planning and the made Harpenden Neighbourhood Plan can be found on the Neighbourhood Planning page <sup>9</sup> of the Council's Planning Policy website.



## Local Development Scheme

- 1.11 The Planning and Compulsory Purchase Act 2004 (Chapter 5, Part 2, Section 15) requires each local planning authority to prepare and maintain a Local Development Scheme (LDS). A LDS sets out a timetable (often a three year work programme) for the preparation of Development Plan Documents. As set out in Section 35 of the Planning and Compulsory Purchase Act 2004, subsection (2) (as amended by the Localism Act 2011), the AMR is required to report on the implementation of the LDS.
- 1.12 As the previously submitted draft Local Plan was withdrawn from examination in November 2020, the former LDS will also be withdrawn. It is intended that a new LDS will be published in January 2020, outlining the timetable for the production of a new Local Plan. A draft LDS covering the period from 2020 to 2023 was considered at the Council's Planning Policy Committee Meeting on 8 December 2020 <sup>11</sup>. As set out in Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (sections 1(a) and 1(b)), the AMR will in future report on the new LDS timetable. Furthermore, subsequent AMRs will report the stage the new Local Plan has reached in its preparation.

## Duty to Co-operate

- 1.13 In accordance with the Localism Act 2011, when preparing Local Plans, Local Planning Authorities have a 'Duty to Co-operate' (DtC). This means that authorities must co-operate with other local planning authorities and other public bodies in so far as the Plan relates to a strategic matter. As set out in Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (section 6), the AMR is required to report where the Council has co-operated with other local planning authorities or bodies. A summary of the Council's work on DtC is reported in the AMR.
- 1.14 In the context of SADC, current Duty to Co-operate bodies are considered in the table below. However, these may be updated in future to include additional bodies as necessary.

**Figure 1: SADC Current Neighbouring & Nearby Local Planning Authorities and Prescribed Bodies Subject to the Duty to Cooperate**

Neighbouring & Nearby Local Planning Authorities	Prescribed Bodies
Hertfordshire County Council	The Environment Agency
Dacorum Borough Council	Historic England
Hertsmere Borough Council	Natural England
North Hertfordshire District Council	The Mayor of London
Three Rivers District Council	The Civil Aviation Authority
Watford Borough Council	Homes England
Welwyn Hatfield Borough Council	Herts Valleys Clinical Commissioning Group



Neighbouring & Nearby Local Planning Authorities	Prescribed Bodies
Central Bedfordshire Council	NHS England
Luton Borough Council	Office of Rail and Road
	Transport for London
	Highways England
	Highways Authority (Hertfordshire Highways)
	The Marine Management Organisation

- 1.15 Local Planning Authorities must have regard to the activities of the Hertfordshire Local Economic Partnership (LEP) and Hertfordshire Local Nature Partnership (LNP); although the bodies are not subject to the formal requirements of the DtC.
- 1.16 The Council is aware of its Duty to Co-operate with neighbouring and nearby local planning authorities and prescribed bodies. The Council is working closely with four neighbouring authorities (Dacorum Borough Council, Hertsmere Borough Council, Three Rivers District Council and Watford Borough Council) as part of the South West Hertfordshire (SW Herts) area. The five authorities and Hertfordshire County Council have commenced work on a Joint Strategic Plan (JSP) for the South West Hertfordshire area<sup>0</sup>. It is intended that the SW Herts JSP will set the strategic framework and priorities across the area, within which individual local plans will be prepared, covering some strategic matters such as housing, employment and infrastructure. The SW Herts group of authorities agreed a Memorandum of Understanding for strategic planning in February 2018 and are in the process of preparing a Statement of Common Ground, which will be published in due course.



## 2 Monitoring Framework

- 2.1 The AMR Monitoring Framework, as shown below, sets out core measures and indicators of progress in implementation of the current adopted Local Plan. Specifically, these are the ‘saved’ policies in the District Local Plan Review 1994 and where relevant, policies in the NPPF.

**Figure 2: AMR Monitoring Framework**

Policy Topic	Measures / Indicators	Target
<b>Housing</b>	1 – Net additional dwellings completed	NPPF standard methodology (for relevant period)
	2 – Five year land supply (estimated dwelling numbers)	Five year land supply against NPPF standard methodology (for relevant period)
	3 – Number / percentage of additional dwellings built on previously developed land	No target set
	4 – Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split	No target set
	5 – Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split	No target set
	6 – Number / Percentage of gross dwellings completed as affordable	200 affordable dwellings per annum / 35%
	7 – Affordable housing completions by type	No target set
<b>Gypsies, Travellers and Travelling Show People</b>	8 – Net additional pitches	No target set
<b>Employment Land</b>	9 – Change in employment (B use class - B1 / B2 / B8) floor space stock (by type - office / industrial and warehousing ‘shed’ - and by main employment location)	No employment floor space on Article 4 Directions employment areas lost to non-employment uses
	10 – New employment development land (hectares) immediately available (outline permission)	No target set



Policy Topic	Measures / Indicators	Target
<b>Centres for Retail, Services and Leisure</b>	11 – Change in retail / service / leisure floor space stock (by centre / frontage and by type - retail / food and drink / other services)	No target set
<b>Transport Strategy</b>	12 – Journeys to work by modal choice (measured at census dates, or by local survey if available)	No target set
<b>Metropolitan Green Belt</b>	13 – Area of Green Belt (Hectares)	No target set

- 2.2 The statutory annual Authority's Monitoring Report (AMR) will be prepared on the basis of this Framework, but will also include other contextual information on economic, social and environmental change in the District.





## Quick Reference Tables

- 2.3 Each topic is measured below with results and a target achievement for the previous monitoring year 2019/20. Further detail can be found in corresponding subsequent sections, where the grey tables relate directly to the grey tables below. Yellow and other coloured tables contain related information which is in addition to the Monitoring Framework.

### Policy Topic: Housing

#### 1 – Net additional dwellings completed

Settlement Category	Net Additional Dwellings Completed	Percent of Total (%)
Towns (excluded from the Green Belt)	275	63
Specified Settlements (excluded from the Green Belt)	19	4
Green Belt Settlements (located within the Green Belt)	0	0
Metropolitan Green Belt	143	33
<b>Overall Total</b>	<b>437</b>	<b>100</b>

**Target: NPPF standard methodology (for relevant period)**

437 Net additional dwellings completed

***NPPF standard methodology based target of 893 dwellings per annum for 2019/2020 not met***

#### 2 – Five year land supply (estimated dwelling numbers)

Year	Estimated Dwellings
2020/21	355
2021/22	368
2022/23	724
2023/24	668
2024/25	497
<b>Total</b>	<b>2,612</b>

**Target: Five year land supply against NPPF standard methodology (for relevant period)**

Five year land supply (2020/21 to 2024/25) = **2,612 dwellings**

1) NPPF Standard Methodology:

Five year land supply at 893 new dwellings per annum + 20% Buffer = **2.4 years**

2) 2014-based ONS Household Projections:

Five year land supply at 638 new dwellings per annum + 20% Buffer = **3.4 years**

***NPPF standard methodology based target of 893 new dwellings per annum not met***

***2014-based ONS Household Projections based target of 638 new dwellings per annum not met***



### 3 – Number / percentage of additional dwellings built on previously developed land

Net Additional Dwellings	Previously Developed Land			Greenfield	Total
	New Build	Conversions	Total	New Build	
Number	123	236	359	78	437
Percentage	28	54	82	18	100

#### No Target Set

359 additional dwellings (net) / 82% of additional dwellings (net) built on previously developed land

### 4 – Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split

Tenure / Sector	Bed Size				Total	Percent of All Sectors
	1 Bed	2 Bed	3 Bed	4+ Bed		
Affordable Rent						
No. of dwellings completed	6	11	4	0	21	4
Percent (%)	29	52	19	0	100	
Social Rent						
No. of dwellings completed	5	2	0	0	7	2
Percent (%)	71	29	0	0	100	
Subsidised Home Ownership						
No. of dwellings completed	0	2	1	0	3	1
Percent (%)	0	67	33	0	100	
Total Affordable Housing (Affordable Rent, Social Rent & Subsidised Home Ownership)						
No. of dwellings completed	11	15	5	0	31	7
Percent (%)	35	48	16	0	100	
Market Housing						
No. of dwellings completed	167	91	66	116	440	93
Percent (%)	38	21	15	26	100	
All Sectors (Affordable & Market)						
No. of dwellings completed	178	106	71	116	471	100
Percent (%)	38	23	15	25	100	

N.B. Unknown bed size for 4 dwellings (gross)



### No Target Set

Dwelling Completions (Market): 1 Bed (38%), 2 Bed (21%), 3 Bed (15%), 4+ Bed (26%)

Dwelling Completions (Affordable): 1 Bed (35%), 2 Bed (48%), 3 Bed (16%), 4+ Bed (0%)

Dwelling Completions (All Sectors): 1 Bed (38%), 2 Bed (23%), 3 Bed (15%), 4+ Bed (25%)

### 5 – Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split

Dwelling Type	Number of Dwellings Completed (Gross)			Market / Affordable Split (%)	
	Market Housing	Affordable Housing	Total	Market Housing (%)	Affordable Housing (%)
Detached House	78	1	79	99	1
Semi-Detached House	62	0	62	100	0
Terraced House	41	7	48	85	15
Bungalow	7	0	7	100	0
Apartment (Flat / Maisonette)	227	23	250	91	9
Studio	25	0	25	100	0
Mobile or Temporary Dwelling	3	0	3	100	0
<b>Total</b>	<b>443</b>	<b>31</b>	<b>474</b>	<b>93</b>	<b>7</b>

N.B. Dwelling equivalent for 1 dwelling (gross)

### No Target Set

### 6 – Number / Percentage of gross dwellings completed as affordable

	Total Affordable Housing	Total Private Housing	Total
Number of gross dwellings completed	31	443	474
<b>Percentage of gross dwellings completed (%)</b>	<b>7</b>	<b>93</b>	<b>100</b>

N.B. Tenure type of 1 additional dwelling (gross) unknown

**Target: 200 affordable dwellings per annum / 35% of gross dwellings completed as affordable**

31 gross affordable dwellings completed / 7% of gross dwellings completed as affordable

**Target Not Met**



## 7 – Affordable housing completions by type

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Subsidised Ownership	
Number of gross dwellings completed	21	7	3	31
<b>Percentage of gross dwellings completed (%)</b>	<b>68</b>	<b>22</b>	<b>10</b>	<b>100</b>

### No Target Set

22% Social Rent / 68% Affordable Rent / 10% Subsidised Ownership

## Policy Topic: Gypsies, Travellers and Travelling Show People

## 8 – Net additional pitches

Net Additional Pitches
<p>16 net additional pitches granted planning permission by the Planning Inspectorate (allowed on appeal) in 2019/2020 monitoring year:</p> <ul style="list-style-type: none"> <li>• Tullochside Farm, Redbourn (10 pitches, permission reference 5/2018/2725)</li> <li>• Nuckies Farm, Colney Heath (6 pitches, permission reference 5/2018/0048)</li> </ul>

### No Target Set



## Policy Topic: Employment Land

### 9 – Change in employment (B use class – B1 / B2 / B8) floor space stock (by type – office / industrial and warehousing ‘shed’ – and by main employment location)

	Floor Space	Employment (B Use Class) Floor Space (m <sup>2</sup> )							Lost to Non-Employment (Non-B) Uses
		B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total	
<b>Article 4 Directions - Employment Areas</b>	Gain	0	0	0	0	0	0	0	0
	Loss	54	0	0	0	0	0	54	54
	Net	-54	0	0	0	0	0	-54	-54
<b>Rest of District</b>	Gain	9	740	0	133	0	0	882	0
	Loss	100	300	0	344	0	202	946	499
	Net	-91	440	0	-211	0	-202	-64	-499
<b>Total</b>	<b>Gain</b>	<b>9</b>	<b>740</b>	<b>0</b>	<b>133</b>	<b>0</b>	<b>0</b>	<b>882</b>	<b>0</b>
	<b>Loss</b>	<b>154</b>	<b>300</b>	<b>0</b>	<b>344</b>	<b>0</b>	<b>202</b>	<b>1,000</b>	<b>553</b>
	<b>Net</b>	<b>-145</b>	<b>440</b>	<b>0</b>	<b>-211</b>	<b>0</b>	<b>-202</b>	<b>-118</b>	<b>-553</b>

**Target: No employment floor space on Article 4 Directions employment areas lost to non-employment uses**

54 square metres of employment floor space lost to non-employment (non-B) uses in Article 4 Directions employment areas.

**Target Not Met**

### 10 – New employment development land (hectares) immediately available (outline permission)

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m <sup>2</sup> )
B1	Business	0.193	2,300
B1 (a)	Offices	1.325	10,491
B1 (b)	Research and Development	0.055	3,698
B1 (c)	Light Industry	0.000	377
B2	General Industry	0.304	2,023
B8	Storage and Distribution	0.000	332,508
<b>Total</b>		<b>1.877</b>	<b>351,397</b>

**No Target Set**

N.B. None of the immediately available employment land includes outline permissions



## Policy Topic: Centres for Retail, Services and Leisure

### 11 – Change in retail / service / leisure floor space stock (by centre / frontage and by type - retail / food and drink / other services)

Location	Retail / Service / Leisure Use Class Floor Space (m <sup>2</sup> )								
	Floor Space	A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	B1(a) Offices	D2 Assembly & Leisure	Total
<b>St Albans City Centre</b>	Gain	490	10	133	100	0	564	0	<b>1,297</b>
	Loss	3,578	0	133	0	0	0	0	<b>3,711</b>
	Net	-3,088	10	0	100	0	564	0	<b>-2,414</b>
<b>Harpenden Town Centre</b>	Gain	0	0	0	0	0	0	0	<b>0</b>
	Loss	146	0	0	0	0	76	0	<b>222</b>
	Net	-146	0	0	0	0	-76	0	<b>-222</b>
<b>Rest of District</b>	Gain	0	0	0	0	104	176	1,225	<b>1,505</b>
	Loss	1,586	0	472	0	0	224	2,278	<b>4,560</b>
	Net	-1,586	0	-472	0	104	-48	-1,053	<b>-3,055</b>
<b>Total</b>	Gain	490	10	133	100	104	740	1,225	<b>2,802</b>
	Loss	5,310	0	605	0	0	300	2,278	<b>8,493</b>
	Net	-4,820	10	-472	100	104	440	-1,053	<b>-5,691</b>

No Target Set



## Policy Topic: Transport Strategy

### 12 – Journeys to work by modal choice (measured at census dates, or by local survey if available)

St Albans District – Mode of Travel to Work	Percent of Trips (%)	
	2015	2018
Bus	0.0	1.7
Car as driver	56.6	54.9
Car as passenger	3.2	3.8
Cycle	2.5	7.2
Motorcycle	0.7	0.0
Other	0.0	0.0
Train	32.9	21.3
Tube	0.4	0.8
Walk	3.7	10.3
Total (%)	100.0	100.0

No Target Set

Sources: Hertfordshire County Travel Survey 2015 (Table D.35) <sup>27 28</sup> and 2018 (Table D.27) <sup>29</sup>

## Policy Topic: Metropolitan Green Belt

### 13 – Area of Green Belt (Hectares)

District Area of Green Belt (Hectares)
13,140 hectares (to nearest 10 hectares)

No Target Set



## Housing

### Policy Topic: Housing

#### 1 – Net additional dwellings completed

- 3.1 During the monitoring year 2019/20, a total of 475 (gross) dwellings were completed with a total of 38 demolitions, resulting in 437 (net) completions. The table below shows the number of dwellings and percentage of the overall total completed in each settlement. The settlement hierarchy is based on saved policies in the current adopted local plan, the District Local Plan Review 1994. Specifically, Saved Policy 1 – Metropolitan Green Belt and Saved Policy 2 – Settlement Strategy. The majority of development takes place in St Albans.
- 3.2 It is important to note that the methodology used to survey and record housing completions for the 2019/20 monitoring year has been partially modified, due to restrictions which came into force by national Government as a result of the Coronavirus (COVID-19) pandemic in March 2020. HCC undertake annual primary housing monitoring site surveys, on behalf of SADC, to record residential permissions and the number of dwellings which have been granted, started and completed. Government lockdown restrictions required HCC to suspend their housing monitoring site surveys in March 2020. Given these exceptional circumstances, HCC utilised secondary desk-based assessments of residential permissions to complete its housing monitoring surveys and record the number of dwellings completed in the 2019/20 monitoring year. This included obtaining data from external sources to record housing completions such as: Council Tax, Valuation Office Agency, Ordnance Survey, Post Office and applicant's agents. Consequently, due to the limitations associated with secondary external data, the figure for net additional dwellings completed in the 2019/20 monitoring year may differ to a small extent, compared with primary site surveys.
- 3.3 0 (net) dwellings (C2 Use Class) were included in the total net completions figure for the monitoring year 2019-20. The Government published updated Planning Practice Guidance (PPG) on 'Housing for older and disabled people' <sup>13</sup> on 26 June 2019. Additional updates to the PPG on 'Housing supply and delivery' <sup>14</sup> were published on 22 July 2019. With reference to the PPG updates above, the Council has included all student accommodation and housing provided for older people (including care homes and residential institutions), as part of the housing land supply in the 1 April 2020 baseline Housing Trajectory. A dwelling equivalent ratio of 1.8 has been applied to care homes in C2 Use Class and 2.5 to student accommodation. This is shown in Appendix 1 (see non-conventional permissions).
- 3.4 The overall figure of 437 net additional dwellings completed for 2019/2020 is lower than the MHCLG figure of 893 dwellings per annum calculated using the standard methodology.





**Table 1: Net Additional Dwellings Completed, by Settlement Category / Settlement (2019 – 2020)**

Policy Reference	Settlement Category / Settlement	Net Additional Dwellings Completed	Percent of Total (%)
<b>Towns (excluded from the Green Belt)</b>		<b>275</b>	<b>63</b>
T.1	St Albans	217	50
T.2	Harpenden	58	13
<b>Specified Settlements (excluded from the Green Belt)</b>		<b>19</b>	<b>4</b>
SS.1	Bricket Wood	-1	<-1
SS.2	Chiswell Green	5	1
SS.3	How Wood	2	<1
SS.4	London Colney	2	<1
SS.5	Park Street/Frogmore	0	0
SS.6	Redbourn	4	1
SS.7	Wheathampstead	7	2
<b>Green Belt Settlements (located within the Green Belt)</b>		<b>0</b>	<b>0</b>
GBS.1	Annables, Kinsbourne Green	0	0
GBS.2	Colney Heath (3 parts)	0	0
GBS.3	Folly Fields	0	0
GBS.4	Gustard Wood	0	0
GBS.5	Lea Valley Estate	1	<1
GBS.6	Radlett Road (Frogmore)	0	0
GBS.7	Sandridge	-1	<-1
GBS.8	Sleapshyde	0	0
GBS.9	Smallford	0	0
<b>Metropolitan Green Belt</b>		<b>143</b>	<b>33</b>
<b>Overall Total</b>		<b>437</b>	<b>100</b>

- 3.5 A historic table which includes net additional dwelling completions can be seen at Appendix 2, Historic Table 4 (see Dwelling Completions (Net), Annual Total). The data covers the period from when the District Local Plan Review 1994 was first adopted to present, from 1994/95 to 2019/20.

## **2 - Five year land supply (estimated dwelling numbers)**

- 3.6 There is no definitive Development Plan housing target/requirement for the District. Therefore, a judgment will need to be reached as to what is the most appropriate target/requirement to use as a basis for assessment of housing land supply taking account of the NPPF 2019.



- 3.7 In a Court of Appeal Decision regarding Sewell Park, St Albans, on 12 December 2013 (Hunston), the judges have set out in the absence of a Development Plan figure the decision taker must use “the most up-to-date figures” for “full objectively assessed needs” on which to base 5 year housing land supply calculations (this should now be related to NPPF 2019 paragraph 11, which refers to ‘objectively assessed needs’ as well as paragraphs 60 and 73 which refer to ‘local housing need’)<sup>8</sup>.
- 3.8 **Approach 1** - The Government’s consultation proposals within the ‘Technical consultation on updates to national planning policy and guidance method’<sup>15</sup> published on 26 October 2018, sets out a standard methodology for the calculation of local housing need. The standard method for assessing local housing need is also set out in Planning Practice Guidance on ‘Housing and economic needs assessment’<sup>16</sup>, updated in July 2019. It involves applying a formula consisting of three steps. First, 2014 based household projection figures<sup>17</sup> are used to calculate average annual household growth in the District over the ten year period from 2020 to 2030 (638 dwellings) as the set baseline. Second, the most recent District median workplace-based affordability ratio<sup>18</sup> for 2019 (16.09) is applied as an adjustment to take account of affordability. Third, a cap of 40% above the projected annual average household growth for the District over the ten year period 2020-2030 in step one is applied to limit the level of any increase the authority faces. Using these inputs, the standard method gives an outcome for the District of an average of **893 new households / dwellings per annum**.
- 3.9 **Approach 2** - The 2014 based household projection figures<sup>17</sup> were published by the Department for Communities and Local Government (DCLG) on 12 July 2016. They identify for the District a household projection, which can be taken as indicating local housing need of an annual average of **638 new households / dwellings per annum** for the period 2020-2030.
- 3.10 The Council has not taken a decision on whether or not these or any other figures may more accurately represent “local housing need”, and wholly reserves its position on this point. The Council takes the view that this matter is properly to be decided as part of the decision making process on its new Local Plan.
- 3.11 The NPPF 2019 paragraphs 73/75 set out that ‘Housing Delivery Test’ (HDT) results will be applied each year (from November 2018 onwards) for most plan-making authorities<sup>8</sup>. The HDT is a percentage measurement of the number of net homes delivered against the number of homes required by the HDT, over a three year period.
- 3.12 Results from the 2019 Housing Delivery Test for SACD<sup>19</sup> (published in February 2020) indicated a HDT measurement of 63%. This result was calculated for the period 2016-17 to 2018-19, with 1,397 net homes delivered against the HDT housing requirement of 2,219 dwellings. As housing delivery for the District was below 85% of the Government’s new assessed housing requirement, at this time the 20% ‘standard’ buffer as set out in NPPF 2019 paragraph 73c<sup>8</sup> has been applied to the Council’s 5 year housing land supply calculation. In accordance with NPPF 2019 paragraph 75, the Council prepared the St Albans Housing Delivery Test Action Plan 2020<sup>20</sup> in line with Planning Practice Guidance. The HDT Action Plan analyses the key reasons for historic under-performance against the Government’s new assessed housing requirement and identifies measures the Council intends to undertake to increase/maintain the delivery of new housing in the District.



- 3.13 The Council has updated its 5 year housing land supply schedule and considers that, at a baseline date of 1 April 2020 and including the relevant 20% buffer, there is approximately:

**Approach 1 (5 year housing land supply): 2.4 years supply**

**Approach 2 (5 year housing land supply): 3.4 years supply**

- 3.14 These baseline figures look forward in time only. There is no definitive approach to or timeframe over which any “surplus” or “shortfall” in past delivery should be measured. Therefore, the Council cannot demonstrate a 5 year housing land supply as set out in the NPPF 2019 Paragraph 73. Paragraph 11 of the NPPF 2019 is therefore engaged <sup>8</sup>.
- 3.15 Details of the currently anticipated housing trajectory that makes up the housing land supply position from 2020 to 2036 is set out below and in further detail at Appendix 1.



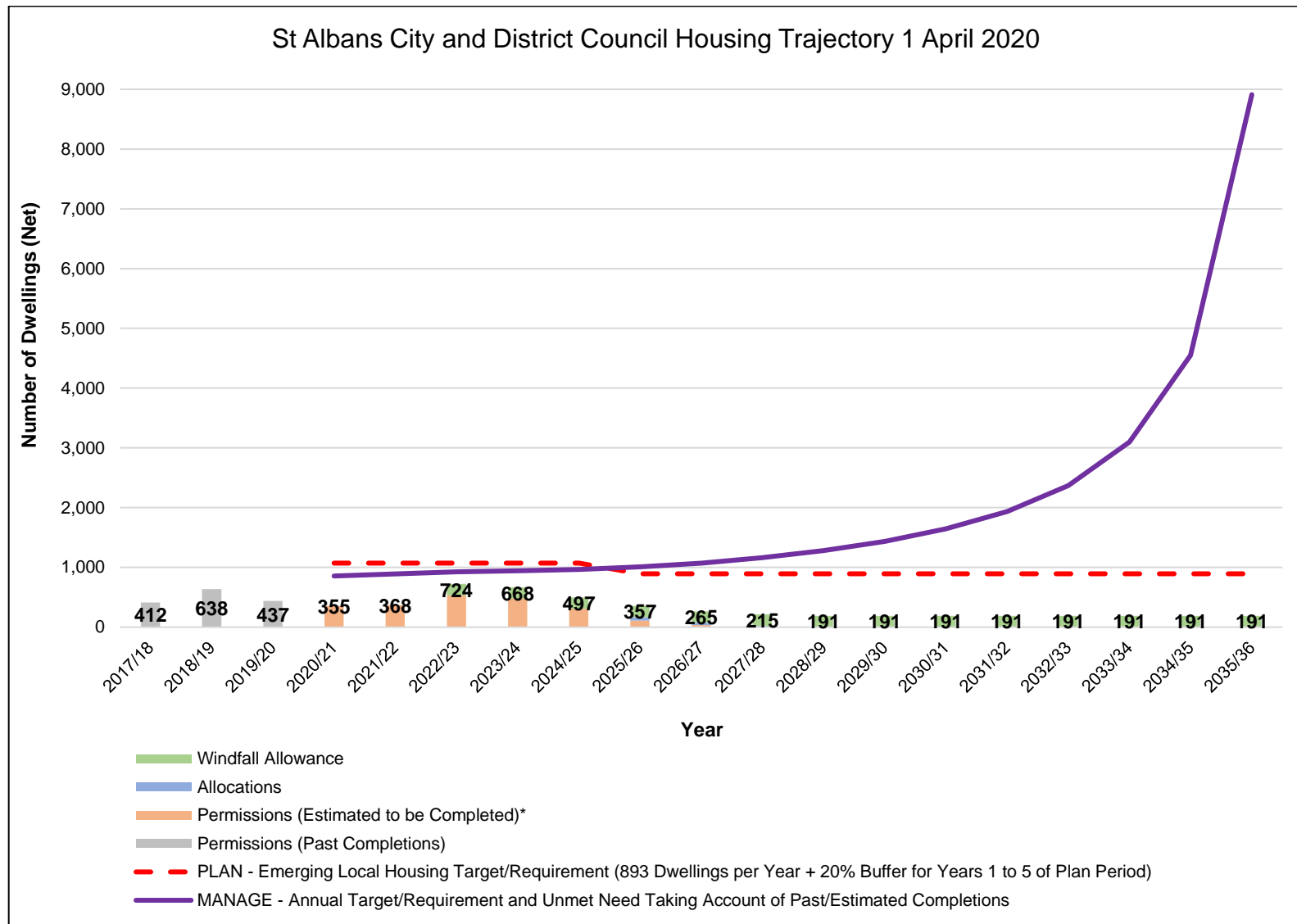
Table 2: Housing Trajectory Data (1 April 2020)

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Permissions (Past Completions)	412	638	437																	1,487
Total Estimated Completions (Permissions*, Allocations & Windfall Allowance)				355	368	724	668	497	357	265	215	191	191	191	191	191	191	191	191	4,977
Cumulative Completions (Total Past Completions & Total Estimated Completions)	412	1,050	1,487	1,842	2,210	2,934	3,602	4,099	4,456	4,721	4,936	5,127	5,318	5,509	5,700	5,891	6,082	6,273	6,464	6,464
PLAN - Emerging Local Housing Target/Requirement (893 Dwellings per Year + 20% Buffer for Years 1 to 5 of Plan Period)				1,072	1,072	1,072	1,072	1,072	893	893	893	893	893	893	893	893	893	893	893	15,183
MONITOR - Number of Dwellings Above or Below the Cumulative Target/Requirement				770	66	-282	-686	-1,261	-1,797	-2,425	-3,103	-3,805	-4,507	-5,209	-5,911	-6,613	-7,315	-8,017	-8,719	-8,719
MANAGE - Annual Target/Requirement and Unmet Need Taking Account of Past/Estimated Completions				856	889	927	942	965	1,008	1,073	1,162	1,281	1,437	1,644	1,935	2,371	3,097	4,551	8,910	

\*5% discount on un-started permissions for small sites (1 to 4 dwellings)



**Figure 3: Chart of Housing Trajectory (1 April 2020)**



\*5% discount on un-started permissions for small sites (1 to 4 dwellings)



### 3 – Number / percentage of additional dwellings built on previously developed land

- 3.16 The majority of housing development in the District takes place on previously developed land (PDL), with a variety of previous uses. For 2019/20, a total of 359 additional dwellings (net) were built on PDL, accounting for 82% of total net additional dwellings built in the monitoring year. Only 18% of net additional dwelling completions during 2019-20 were not built on previously developed land. Employment land (B Use Classes) was the greatest contributor during the 2019/20 monitoring year, representing over half (54%) of the existing land use of net additional dwellings completed. No target is set for the number / percentage of additional dwellings built on previously developed land.

**Table 3: Additional Dwellings (Net) Built on Previously Developed Land (2019 – 2020)**

Previous Use Class	Number of Additional Dwellings Built (Net)					Percent of Total (%)
	Previously Developed Land			Greenfield		
	New Build	Conversions	Total	New Build		
A - Retail/Services (A1, A2, A3, A4, A5)	0	8	8	0	8	2
B - Employment (B1, B1(a), B1(b), B1(c), B2, B8)	44	192	236	0	236	54
C3 Residential	12	26	38	14	52	12
C - Other Housing (C1, C2, C4)	39	0	39	0	39	9
D1 Non-Residential Institutions	20	4	24	15	39	9
Sui Generis	0	0	0	1	1	<1
Agricultural	0	0	0	6	6	1
Other (D2 & Mixed Use)	8	6	14	42	56	13
Total	123	236	359	78	437	100
Percent of Total (%)	28	54	82	18	100	

- 3.17 Future AMRs will monitor the previous use class of additional dwellings with reference to the updated Use Classes Order, which came into force on 1 September 2020.
- 3.18 A historic table outlining gross dwelling completions on previously developed land can be seen at Appendix 2, Historic Table 3. The data covers the period from 2001/02 to 2019/20.



#### 4 – Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split

- 3.19 For housing size in 2019/20, provision across all housing sectors illustrated that 1 bedroom dwellings represented the largest size group with 38% of gross dwelling completions. 4+ bedroom dwellings accounted for the second largest size group, representing 25% of gross dwelling completions. This was followed by 2 bedroom dwellings (23% of gross dwelling completions), with 3 bedroom dwellings accounting for the smallest size group (15% of gross dwelling completions). Market housing represented the majority of gross dwelling completions for all sizes of housing, compared with affordable housing. No target is set in the AMR monitoring framework for the size of housing completed.

**Table 4: Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces), on Market / Affordable Split (2019 – 2020)**

Tenure / Sector	Bed Size				Total	Percent of All Sectors
	1 Bed	2 Bed	3 Bed	4+ Bed		
Affordable Rent						
No. of dwellings completed	6	11	4	0	21	4
Percent (%)	29	52	19	0	100	
Social Rent						
No. of dwellings completed	5	2	0	0	7	2
Percent (%)	71	29	0	0	100	
Subsidised Home Ownership						
No. of dwellings completed	0	2	1	0	3	1
Percent (%)	0	67	33	0	100	
Total Affordable Housing (Affordable Rent, Social Rent & Subsidised Home Ownership)						
No. of dwellings completed	11	15	5	0	31	7
Percent (%)	35	48	16	0	100	
Market Housing						
No. of dwellings completed	167	91	66	116	440	93
Percent (%)	38	21	15	26	100	
All Sectors (Affordable & Market)						
No. of dwellings completed	178	106	71	116	471	100
Percent (%)	38	23	15	25	100	

N.B. Unknown bed size for 4 dwellings (gross)



## 5 – Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split

- 3.20 There is no target set in the AMR Monitoring Framework for the type of housing completed. The highest proportion of dwelling completions were for apartments (including flats and maisonettes) amounting to 53% of total (gross) dwelling completions in the District. Detached houses represented the second highest proportion of dwelling completions, accounting for 17% of the District's total (gross) dwelling completions. This was followed by semi-detached houses (13% of total gross dwelling completions), terraced houses (10% of total gross dwelling completions), studios (5% of total gross dwelling completions), bungalows (1% of total gross dwelling completions) and mobile or temporary dwellings (less than 1% of total gross dwelling completions). Market housing represented the majority of gross dwelling completions for all types of housing, compared with affordable housing.

**Table 5: Dwelling Completions (Gross) by Dwelling Type, on Market / Affordable Split (2019 – 2020)**

Dwelling Type	Number of Dwellings Completed (Gross)			Market / Affordable Split (%)	
	Market Housing	Affordable Housing	Total	Market Housing (%)	Affordable Housing (%)
Detached House	78	1	79	99	1
Semi-Detached House	62	0	62	100	0
Terraced House	41	7	48	85	15
Bungalow	7	0	7	100	0
Apartment (Flat / Maisonette)	227	23	250	91	9
Studio	25	0	25	100	0
Mobile or Temporary Dwelling	3	0	3	100	0
<b>Total</b>	<b>443</b>	<b>31</b>	<b>474</b>	<b>93</b>	<b>7</b>

N.B. Dwelling equivalent for 1 dwelling (gross)

## 6 – Number / Percentage of gross dwellings completed as affordable

- 3.21 Out of the 475 gross dwellings completed in 2019/20, 31 dwellings (7%) were affordable. Of the affordable homes completed, 74% were apartments (23 dwellings), 23% were terraced houses (7 dwellings) and 3% were detached houses (1 dwelling). The current adopted local plan target of 200 affordable dwellings per annum is set out in the District Local Plan Review 1994, Saved Policy 7A – Affordable Housing in Towns and Specified Settlements. The current adopted local plan affordable housing target is therefore not met. Additionally, the Council's Supplementary Planning Guidance on Affordable Housing <sup>9</sup> (2004) outlines that the Council will seek, by negotiation, a target of 35% affordable units on suitable sites. The current adopted local plan affordable housing percentage target is also not met.





**Table 6: Gross Dwelling Completions – Affordable Housing and Market Housing (2019 – 2020)**

	<b>Total Affordable Housing</b>	<b>Total Private Housing</b>	<b>Total</b>
Number of gross dwellings completed	31	443	474
<b>Percentage of gross dwellings completed (%)</b>	<b>7</b>	<b>93</b>	<b>100</b>

N.B. Tenure type of 1 additional dwelling (gross) unknown

- 3.22 A historic table illustrating net affordable housing completions through District Local Plan Review 1994 saved policies can be seen at Appendix 2, Historic Table 4. It refers to Saved Policy 7A – Affordable Housing in Towns and Specified Settlements and Saved Policy 8 – Affordable Housing in the Metropolitan Green Belt. The data covers the period from when these saved policies were first adopted in the current adopted local plan to present, from 1994/95 to 2019/20.

## **7 – Affordable housing completions by type**

- 3.23 Out of the total of 31 gross affordable dwellings completed in 2019/20, the majority were for affordable rent, representing 68% of affordable gross dwelling completions. This was followed by social rent (22% of affordable gross dwellings completions) and subsidised home ownership (10% of affordable gross dwellings completions). No target is set in the AMR monitoring framework for the type of affordable housing completed.

**Table 7: Gross Dwelling Completions, by Affordable Housing Type (2019 – 2020)**

	<b>Affordable Housing Type</b>			<b>Total Affordable</b>
	<b>Affordable Rent</b>	<b>Social Rent</b>	<b>Subsidised Ownership</b>	
Number of affordable gross dwellings completed	21	7	3	31
<b>Percentage of affordable gross dwellings completed (%)</b>	<b>68</b>	<b>22</b>	<b>10</b>	<b>100</b>



**Table 8: Affordable Housing Completions (Gross), by Planning Permission (2019 – 2020)**

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings Completed (Gross)
5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans	Affordable Rent	17
5/2017/1550	Building Research Establishment, Bucknalls Lane, Garston	Affordable Rent	4
		Subsidised Ownership	3
5/2018/2591	22-24 Marlborough Road, St Albans	Social Rent	7
<b>Total Affordable Dwellings Completed (Gross)</b>			<b>31</b>

- 3.24 As at 1 April 2020, a total of 509 affordable dwellings (gross) have been granted planning permission and are yet to be completed. Just under half (47%) of the affordable housing commitments are for affordable rent (240 dwellings), with 29% for subsidised ownership (145 dwellings) and 24% for social rent (124 dwellings).

**Table 9: Affordable Dwellings (Gross) with Planning Permission to be Completed (at 1 April 2020)**

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings to be Completed (Gross)
5/2013/2589	Oaklands College, Smallford Campus, Hatfield Road, St Albans	Affordable Rent	72
		Subsidised Ownership	49
5/2015/0990	Land at Harperbury Hospital, Harper Lane, Shenley	Affordable Rent	28
		Social Rent	22
		Subsidised Ownership	22
5/2015/1713	Beaumont School and land to north of Winches Farm, Hatfield Road, St Albans	Affordable Rent	18
		Social Rent	8
5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane, Hemel Hempstead	Affordable Rent	43
		Subsidised Ownership	14
5/2017/0778	Linley Court, Valley Road, St Albans	Social Rent	28



Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings to be Completed (Gross)
5/2017/1149	Car Park, Grosvenor Road, St Albans	Subsidised Ownership	9
5/2017/3001	Wavell House, Cell Barnes Lane, St Albans	Social Rent	24
5/2017/3382	38 Abbots Avenue West, St Albans	Social Rent	1
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	Affordable Rent	26
		Subsidised Ownership	11
5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	Affordable Rent	4
5/2018/1319	Land adj. to 179 - 187 High Street, London Colney	Social Rent	4
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	Affordable Rent	20
		Subsidised Ownership	10
5/2018/2080	Land adj. Beaumont School, Oakwood Drive, St Albans	Affordable Rent	9
		Subsidised Ownership	5
5/2018/2118	Former HSBC Training Centre, Smug Oak Lane, Bricket Wood	Affordable Rent	10
		Subsidised Ownership	12
5/2018/3132	Mereden Court, Tavistock Avenue, St Albans	Social Rent	18
5/2019/0955	Radio Nurseries, 54 & 64a Oaklands Lane, Smallford	Subsidised Ownership	3
5/2019/0971	2 Upper Lattimore Road, St Albans	Social Rent	3
5/2019/1845	Former Westfield Allotment Site, Beeching Close, Harpenden	Affordable Rent	2
		Social Rent	12
		Subsidised Ownership	10
5/2019/2322	Nicholas House, Cairns Close, St Albans	Affordable Rent	8
5/2019/2365	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	Social Rent	4
Total Affordable Rent Dwellings to be Completed			240
Total Social Rent Dwellings to be Completed			124
Total Subsidised Ownership Dwellings to be Completed			145
<b>Total Affordable Housing Dwellings to be Completed</b>			<b>509</b>



## Policy Topic: Gypsies, Travellers and Travelling Show People

### 8 – Net additional pitches

- 3.25 There are several existing Gypsy and Traveller sites in St Albans District. HCC's Gypsy Service <sup>21</sup> manages and maintains accommodation for Gypsy and Traveller families on three permanent sites in the District, located at: Barley Mow (Tyttenhanger), Ver Meadows (Redbourn) and Watling Street (Park Street). These three sites have previously been granted permanent planning permission and include a total of 40 residential pitches, with a total capacity for 80 caravans. HCC funds its Gypsy Service through rent collections at these sites. The three Gypsy and Traveller sites in the District managed by HCC are categorised and listed in the table below:

**Table 10: Public Gypsy and Traveller Sites with Permanent Planning Permission Managed by HCC (1 April 2020)**

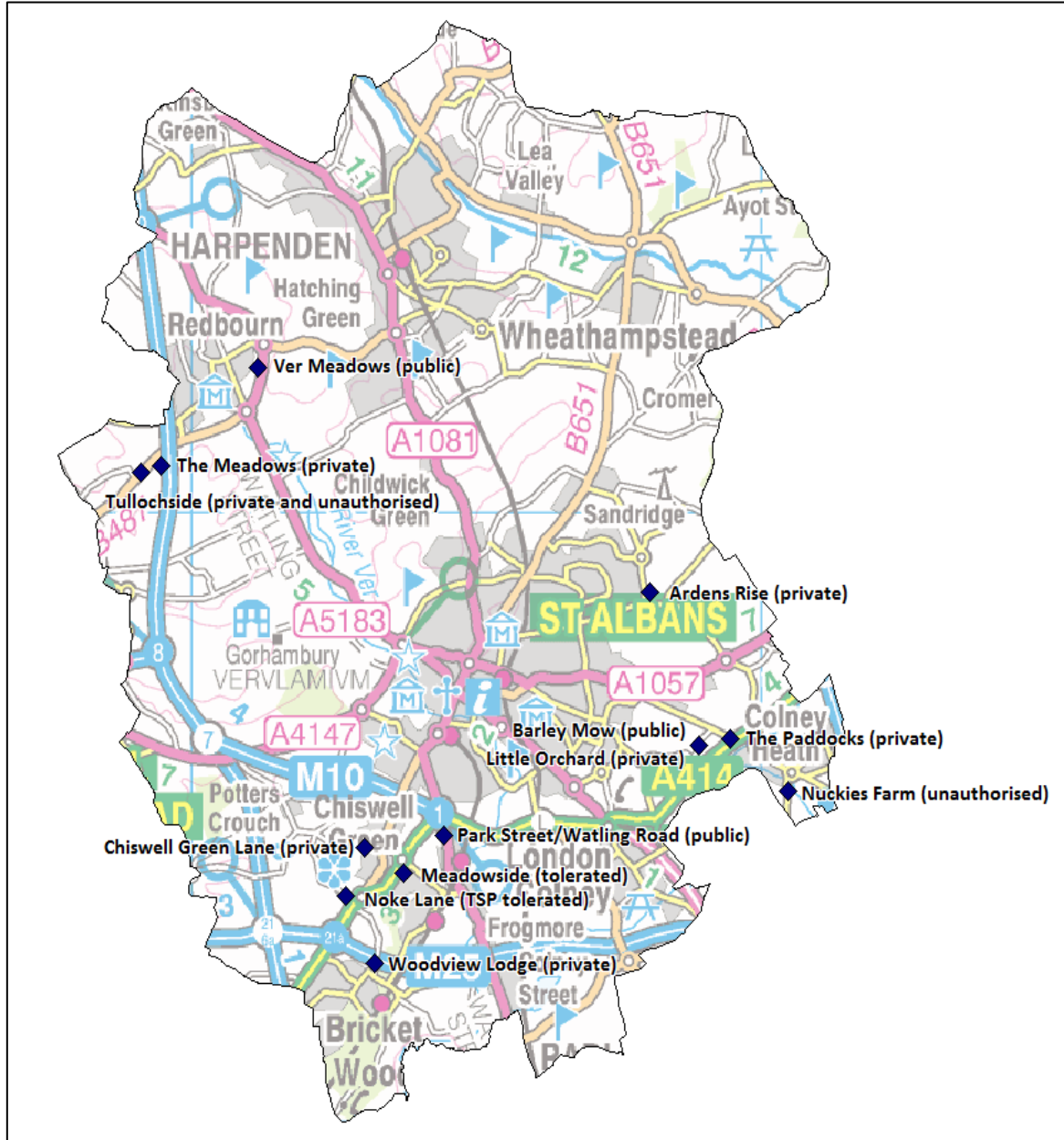
Planning Permission Reference Number(s)	Site Name	Number of Pitches			Total Caravan Capacity
		Residential	Transit	Total	
5/1992/1357 5/1987/0335 5/1985/1712	The Barley Mow, Barley Mow Lane, Tyttenhanger Green	15	0	15	30
5/1987/0338	Ver Meadows, Redbourn Bypass, Redbourn	15	0	15	30
5/1990/1009 5/1987/0336	Watling Street, Park Street	10	0	10	20
<b>Total</b>		<b>40</b>	<b>0</b>	<b>40</b>	<b>80</b>

Sources: SADC Planning Application History and HCC Gypsy Service <sup>21</sup>



- 3.26 A map illustrating the geographical distribution of existing Gypsy and Traveller sites in the District can be seen below:

**Figure 4: Distribution of Existing Gypsy and Traveller Sites in St Albans District**



Source: SADC Gypsy and Traveller Accommodation Assessment (GTAA) Update January 2019 <sup>22</sup>



- 3.27 No target is set in the AMR monitoring framework for net additional pitches. In the 2019/2020 monitoring year, the Planning Inspectorate granted planning permission for a total of 16 net additional pitches (of which no more than 8 would be static pitches) at two existing Gypsy and Traveller sites in the District (both permissions were allowed on appeal). No target is set in the monitoring framework for the provision of pitches for Gypsies, Travellers and Travelling Show People. Planning permission was granted for a residential caravan site for 5 Gypsy families totalling 10 caravans/mobiles homes (of which no more than 5 would be static caravans/mobile homes) at Tullochside Farm, Redbourn (permission reference 5/2018/2725). Moreover, planning permission was also granted at Nuckies Farm, Colney Heath (permission reference 5/2018/0048) for a residential Gypsy caravan site comprising the stationing of a total of 6 caravans/mobile homes (of which no more than 3 would be static caravans/mobile homes).
- 3.28 In addition, several private Gypsy and Traveller sites in the District are licensed by the Council's Housing Department and have previously been granted permanent planning permission (either by SADC as the Local Planning Authority or allowed on appeal by the Planning Inspectorate). As at 1 April 2020, a total of 65 pitches were recorded at four private licensed Gypsy and Traveller sites in the District with permanent planning permission, comprising 28 static/mobile pitches and 37 tourer pitches. Data on the number and types of pitches is sourced from the Council's annual caravan count undertaken in January 2020. Details of these sites are included in the table below:

**Table 11: Private Licensed Gypsy and Traveller Sites with Permanent Planning Permission (1 April 2020)**

Planning Application Reference Number(s)	Site Name	Number of Static / Mobile Pitches Recorded	Number of Tourer Pitches Recorded	Total Number of Pitches Recorded
5/2008/1995 5/2009/0578 5/2015/0767 5/2015/2756	Arden's Rise, House Lane, St Albans	13	5	18
5/1988/0958 5/1988/0959 5/1988/0960 5/1988/0961 5/1988/0962 5/1988/0963 5/1988/2363 5/1991/0632 5/1991/0633 5/1991/0634 5/1991/0635 5/1998/0568 5/2002/1718	The Paddocks, Colney Heath Lane, Colney Heath	6	7	13
5/2002/1791 5/2010/2087 5/2018/2725	Tullochside Farm, Hemel Hempstead Road, Redbourn	5	24	29
5/1978/0058 5/1981/0151 5/1989/1187 5/1994/0173 5/1998/1488 5/1999/0852 5/2000/1975 5/2005/1871	Noke Nurseries, Noke Lane, Chiswell Green	4	1	5
<b>Total</b>		<b>28</b>	<b>37</b>	<b>65</b>

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (January 2020)



- 3.29 Furthermore, there are several Gypsy and Traveller sites in the District which have been granted permanent planning permission that are not licensed by the Council's Housing Department. As at 1 April 2020, a total of 35 pitches were recorded in the annual caravan count at four unlicensed Gypsy and Traveller sites with permanent planning permission, which included 25 static/mobile pitches and 10 tourer pitches. It is important to note that the number of pitches recorded at some sites in the caravan count, may differ from the number of pitches granted permanent planning permission. For instance, Woodview Lodge has permanent planning permission granted at appeal for a total of 11 pitches, although a total of 16 pitches were recorded at this site in the January 2020 caravan count. Additionally, the number of static/mobile pitches recorded in the January 2020 caravan count at 73 Chiswell Green Lane is estimated to be higher than the number of static/mobile pitches granted permanent planning permission. Further data relating to these sites is set out in the table below:

**Table 12: Unlicensed Gypsy and Traveller Sites with Permanent Planning Permission (1 April 2020)**

Planning Application Reference Number(s)	Site Name	Number of Static / Mobile Pitches Recorded	Number of Tourer Pitches Recorded	Total Number of Pitches Recorded
5/2006/1574 5/2012/1364 5/2018/0048	Nuckies Farm, Coursers Road, Colney Heath	3	3	6
5/1985/1712 5/1987/0335 5/1992/1357	Little Orchard, Barley Mow Lane, Colney Heath	1	3	4
5/2002/1846	73 Chiswell Green Lane, Chiswell Green	7	2	9
5/2002/1287 5/2008/2522 5/2014/2418 5/2015/0665	Woodview Lodge, Lye Lane, Bricket Wood	14	2	16
<b>Total</b>		<b>25</b>	<b>10</b>	<b>35</b>

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (January 2020)

- 3.30 As at 1 April 2020, there is one additional Gypsy and Traveller site in the District which is not licensed by the Council's Housing Department and does not have permanent planning permission. A total of 4 pitches were observed at Meadowside in Chiswell Green in the annual caravan count, comprising two static/mobile pitches and two tourer pitches. Detail of this site is included in the table below:





**Table 13: Unlicensed Gypsy and Traveller Sites without Permanent Planning Permission (1 April 2020)**

Site Name	Number of Static / Mobile Pitches Recorded	Number of Tourer Pitches Recorded	Total Number of Pitches Recorded
Meadowside, North Orbital Road, Chiswell Green	2	2	4
<b>Total</b>	<b>2</b>	<b>2</b>	<b>4</b>

Source: SADC Housing Department Caravan Count (January 2020)

- 3.31 Until adoption of a new Local Plan, evidence from the recent Gypsy and Traveller Accommodation Needs Assessment (GTANA) <sup>22</sup> may be useful for the consideration of relevant planning applications.
- 3.32 The St Albans City and District Council GTANA was first completed in September 2015, with an update in January 2019. This GTANA provides an assessment of current and future need for Gypsy, Traveller and Travelling Show People accommodation in St Albans District. The base date of the updated study is March 2018.
- 3.33 The updated GTAA identifies a need for 72 additional pitches for households that met the planning definition. This is made up of 13 concealed or doubled-up households or adults; 3 households who are living on an unauthorised pitch; 15 teenage children who will be in need of a pitch of their own in the next 5 years; 31 from new household formation using a formation rate of 2.05% derived from the household demographics; 1 household who are looking to move to a site from bricks and mortar; and 14 households who are looking to move into the area who are currently being forced to live on the roadside due to a lack of room for pitches on family sites. The need figure of 72 pitches also takes into account a supply of 4 pitches which are likely to be vacated by households seeking to move to bricks and mortar from public sites and 1 pitch on a public site due to be vacated by a household seeking to move to a site in another area.
- 3.34 Although the study identified an existing small travelling show person yard in St Albans, it is not suggested that there is any need for additional pitches.
- 3.35 MHCLG published an updated Planning Policy for Traveller Sites (PPTS) <sup>23</sup> paper in August 2015. This updated the March 2012 document of the same name. The key change is the new definition for a Gypsy, Traveller or Travelling Showperson, which now does not include persons who have ceased to travel permanently. The GTANA indicates how this new policy can affect assessment of need significantly.





## Business and Employment

### Policy Topic: Employment Land

#### **9 – Change in employment (B use class - B1 / B2 / B8) floor space stock (by type - office / industrial and warehousing ‘shed’ - and by main employment location)**

- 5.1 For the monitoring year 2019/2020, a small total net loss of 118 square metres of employment (B Use Class) floor space stock was recorded in the District. The total employment floor space net change figure included a gross gain of 882 square metres and a gross loss of 1,000 square metres of B Use Class floor space. A modest net loss of 54 square metres of employment floor space was observed in the District’s employment areas, where national permitted development rights for changes of use from office, light industrial, storage and distribution to residential are withdrawn under Article 4 Directions. Therefore, the target of no employment floor space on Article 4 Directions employment areas lost to non-employment uses has not been met. Meanwhile, a net loss of 499 square metres of B Use Class floor space was recorded in the rest of the District. The gross loss of 1,000 square metres of employment floor space includes 553 square metres lost to non-employment (non-B Use Class) uses.
- 5.2 With reference to the specific types of employment floor space stock, total net losses occurred for three out of the six B Use Classes. A net loss of 145 square metres of Business B1 Use Class floor space was recorded, with 54 square metres lost in Employment areas and 91 square metres lost in the rest of the District. Further net losses of 211 square metres of floor space for Light Industry B1(c) Use Class and 202 square metres of floor space for Storage and Distribution B8 Use Class were observed in the rest of the District.
- 5.3 In contrast, a total net gain of 440 square metres of Offices B1(a) Use Class floor space was observed in the rest of the District, with no changes in floor space stock for Research & Development B1(b) Use Class and General Industry B2 Use Class.
- 5.4 Future AMRs will monitor employment floor space stock with reference to the updated Use Classes Order. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. It amends the previous Town and Country Planning (Use Classes) Order 1987 (as amended).



**Table 14: Change in Employment (B Use Class – B1 / B2 / B8) Floor Space Stock, by Type (Office / Industrial / Warehousing) and by Main Employment Location (2019 – 2020)**

	Floor Space	Employment (B Use Class) Floor Space (m <sup>2</sup> )							Lost to Non-Employment (Non-B) Uses
		B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total	
<b>Article 4 Directions - Employment Areas</b>	Gain	0	0	0	0	0	0	0	0
	Loss	54	0	0	0	0	0	54	54
	Net	-54	0	0	0	0	0	-54	-54
<b>Rest of District</b>	Gain	9	740	0	133	0	0	882	0
	Loss	100	300	0	344	0	202	946	499
	Net	-91	440	0	-211	0	-202	-64	-499
<b>Total</b>	<b>Gain</b>	<b>9</b>	<b>740</b>	<b>0</b>	<b>133</b>	<b>0</b>	<b>0</b>	<b>882</b>	<b>0</b>
	<b>Loss</b>	<b>154</b>	<b>300</b>	<b>0</b>	<b>344</b>	<b>0</b>	<b>202</b>	<b>1,000</b>	<b>553</b>
	<b>Net</b>	<b>-145</b>	<b>440</b>	<b>0</b>	<b>-211</b>	<b>0</b>	<b>-202</b>	<b>-118</b>	<b>-553</b>

- 5.5 A historic table outlining employment (B Use Classes) floor space gains and losses in the District can be seen in Appendix 2, Historic Table 1. The data covers the period from 2004/05 to 2019/20. In addition, a historic table illustrating floor space gains and losses for employment (B Use Classes) in employment/regeneration areas designated in the District Local Plan Review 1994 can be seen in Appendix 2, Historic Table 2. The data covers the period from 2004/05 to 2019/20.

## **10 – New employment development land (hectares) immediately available (outline permission)**

- 5.6 As at 1 April 2020, 1.877 hectares of new employment development land (B Use Classes) is immediately available in the District, with 351,297 square metres of employment land (B Use Classes) granted permission remaining outstanding. None of the immediately available employment land includes outline permissions, as all permissions have either been granted full planning permission (including reserved matters) or given prior approval. Most of the available employment land is located at the Radlett Strategic Rail Freight Interchange (SRFI) site in Park Street for Storage and Distribution B8 Use Class uses, which covers 331,665 square metres. The SRFI is a major scheme in the Green Belt granted by the Secretary of State (planning permissions 5/2009/0708 and 5/2016/3006). However, land at the site is primarily owned by HCC. Excluding the SRFI, the total immediately available area of employment land decreases to 19,732 square metres. Over half of the outstanding employment floor space is for use as Offices with 10,491 square metres or 1.3 hectares of new B1(a) Use Class land immediately available. A detailed list of new immediately available employment land can be seen in Appendix 3.



**Table 15: Employment Land Availability by Type – Use Classes B1, B1(a), B1(b), B1(c), B2 and B8 (1 April 2020)**

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m <sup>2</sup> )
B1	Business	0.193	2,300
B1 (a)	Offices	1.325	10,491
B1 (b)	Research and Development	0.055	3,698
B1 (c)	Light Industry	0.000	377
B2	General Industry	0.304	2,023
B8	Storage and Distribution	0.000	332,508
<b>Total</b>		<b>1.877</b>	<b>351,397</b>

- 5.7 Future AMRs will also monitor employment land availability with reference to the updated Use Classes Order, which came into force on 1 September 2020.
- 5.8 The map and accompanying table below shows the remaining employment areas allocated in the current adopted Local Plan, and employment areas with Article 4 Directions. These accommodate the majority of business premises in the District. In nine areas, national permitted development rights for changes of use from office / light industrial / storage and distribution to residential are withdrawn under Article 4 Directions. There are nineteen remaining allocated employment areas in the District Local Plan Review 1994, under Saved Policy 20 – Development in Employment Areas. Historically, employment land in the District has been lost to other uses, particularly housing. Changes in planning regulations to permit changes of use from B1a office use class to C3 residential use class under Prior Approval has led to further loss. Designated employment areas in the current adopted Local Plan and employment areas with Article 4 Directions will generally be protected from loss to other uses.



**Figure 5: Key to Map of Employment Areas**

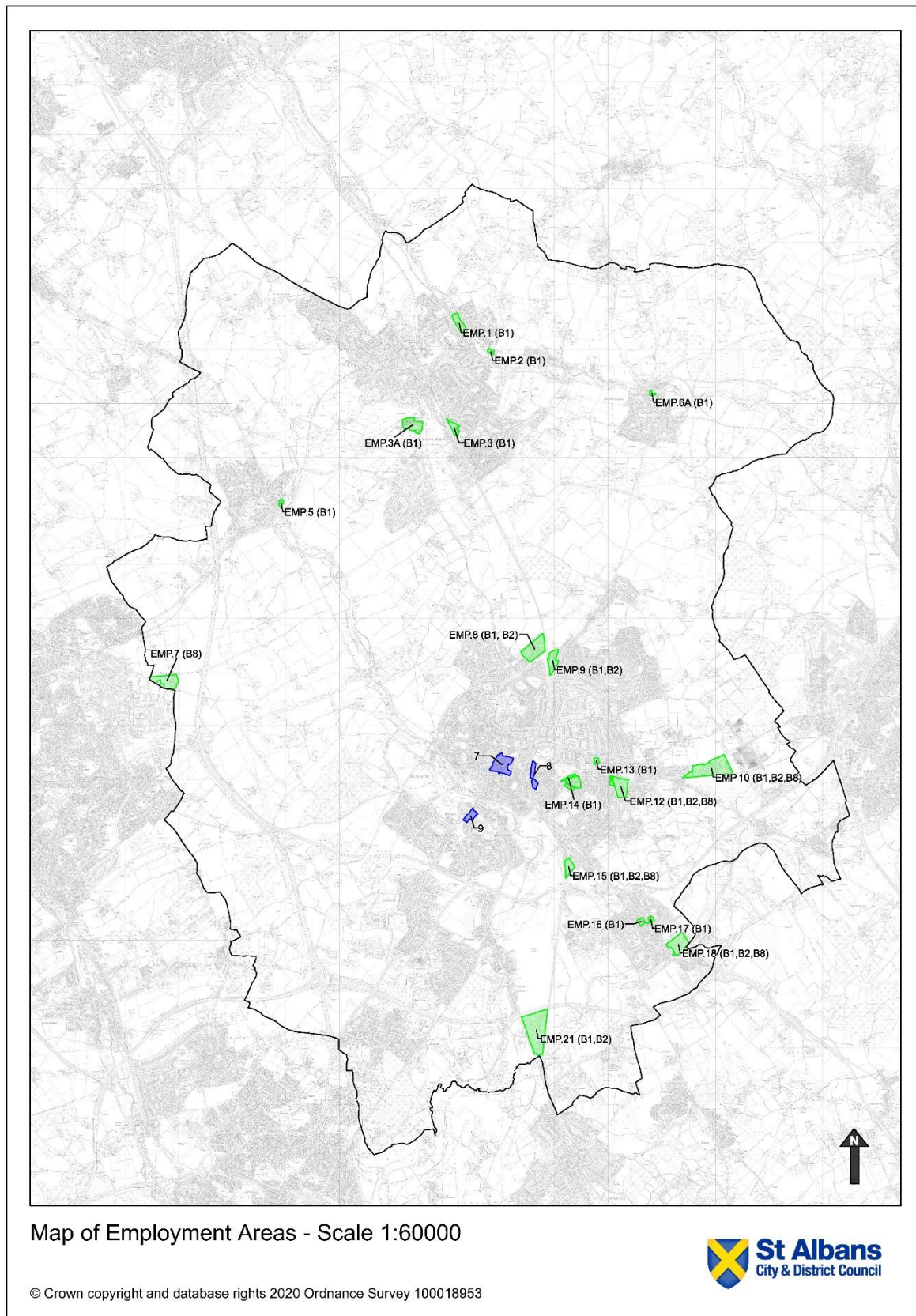
<b>Employment Areas</b>	
<b>Article 4 Directions – Employment Areas</b>	
Note: National permitted development rights for changes of use from office / light industrial / storage and distribution to residential are withdrawn under Article 4 Directions. Referred to in AMR as Article 4 Directions Areas.	
1	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans (EMP.10)
2	Brick Knoll Park (part east of Ashley Road), St Albans (EMP.12)
3	Coldharbour Lane, Harpenden (EMP.1)
4	North Orbital Trading Estate, Napsbury Lane, St Albans (EMP.15)
5	Porters Wood/Soothouse Spring, St Albans (EMP.8)
6	Southdown Industrial Estate, Southdown Road, Harpenden (EMP.3)
7	St Albans City Core, St Albans
8	St Albans City Station, St Albans
9	St Albans Abbey Station, St Albans
<b>District Local Plan Review 1994 – Employment Areas</b>	
Remaining allocated employment areas in District Local Plan Review 1994 (Saved Policy 20 – Development in Employment Areas)	
EMP.1	Coldharbour Lane, Harpenden
EMP.2	Batford Mill Industrial Estate, Harpenden
EMP.3	Southdown Industrial Estate, Southdown Road, Harpenden
EMP.3A	Rothamsted Experimental Station (Rothamsted Research), Harpenden
EMP.5	Redbourn Industrial Park, Redbourn
EMP.6A	Station Road, Wheathampstead
EMP.7	North of Buncefield, Hemel Hempstead
EMP.8	Porters Wood/Soothouse Spring, St Albans
EMP.9	Council Depot and Adjoining Land, St Albans Road, Sandridge
EMP.10	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans
EMP.12	Brick Knoll Park, Ashley Road, St Albans
EMP.13	Executive Park and Adjoining Land, Hatfield Road, St Albans
EMP.14	Camp Road/Campfield Road, St Albans
EMP.15	North Orbital Trading Estate, Napsbury Lane, St Albans
EMP.16	Wellington Road, London Colney
EMP.17	The Hertfordshire Business Centre, Alexander Road, London Colney
EMP.18	Riverside Estate, London Colney
EMP.20	Watling Street, Frogmore
EMP.21	Colney Street Industrial/Warehousing Estate, Colney Street

N.B. District Local Plan Review 1994 Employment Areas: EMP.4 The Mill, East Common (Redbourn), EMP.6 Codicote Road (Wheathampstead), EMP.11 Longacres, Hatfield Road (St Albans) and EMP.19 Former Halsey's Sawmill, Barnet Road (London Colney) are no longer monitored. These previous four allocated employment areas have been converted to residential uses.





**Figure 6: Map of Employment Areas**



## Prior Approval – Office to Residential

- 5.9 The introduction of permitted development rights for conversion from office to residential use has resulted in considerable loss of office B1(a) use class floor space in the District over previous years. Completions and permissions based on office to residential Prior Approvals for the last monitoring year (2019-2020) are listed below. Completed conversions have been relatively high over the past year with 147 dwellings converted from office to residential use. Known office floor space loss for the previous year is approximately 20,417 square metres. A further loss of 7,885 square metres of B1(a) use class floor space could take place from un-started office to residential Prior Approvals which are yet to be completed. This includes the potential conversion of office floor space to 107 residential (C3 Use Class) dwellings.

**Table 16: Office to Residential – Prior Approvals Started and Completed (2019-2020)**

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings Completed in Year	Number of Dwellings Outstanding	Total B1(a) Offices Floor Space Lost (m <sup>2</sup> )
5/2013/1382	Target House, 257-263 High Street, London Colney	10	1	1	1,022
5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood	48	18	0	665
5/2016/1990	ASR House, Arden Grove, Harpenden	16	16	0	763
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	15	6	1,303
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	1	3	210
5/2016/3422	Ziggurat House, Grosvenor Road, St Albans	125	35	0	9,953
5/2017/0489	Old Exchange House, Marford Road, Wheathampstead	4	4	0	114



Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings Completed in Year	Number of Dwellings Outstanding	Total B1(a) Offices Floor Space Lost (m <sup>2</sup> )
5/2018/2612 5/2017/2360 5/2017/2329	Hertfordshire House, Civic Close, St Albans	26	26	0	1,322
5/2017/3623	48 The Hill, Wheathampstead	3	3	0	108
5/2018/0177	Abbott House, Everard Close, St Albans	90	28	0	4,957
<b>Total</b>		<b>347</b>	<b>147</b>	<b>10</b>	<b>20,417</b>
<b>Total Office to Residential Prior Approvals Completed in 2019/2020</b>		<b>147 dwellings</b>			
<b>Total B1(a) Offices Floor space lost to Residential Use from Completed Prior Approvals</b>		<b>20,417m<sup>2</sup></b>			

**Table 17: Office to Residential – Prior Approvals with Permission to be Completed (1 April 2020)**

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings to be Completed	Total B1(a) Offices Floor Space to be Lost (m <sup>2</sup> )
5/2013/1382	Target House, 257-263 High Street, London Colney	10	1	1,022
5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	7	880
5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	12	12	787
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	6	1,303
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	3	210
5/2017/0699	Media House, 2 Sandridge Park, Porters Wood, St Albans	6	6	337
5/2017/0704	Alban House, 12 Parkway, Porters Wood, St Albans	4	4	226



Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings to be Completed	Total B1(a) Offices Floor Space to be Lost (m <sup>2</sup> )
5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4	4	167
5/2017/3015	60 Victoria Street, St Albans	9	9	360
5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27	27	1,028
5/2017/3252	62-72 Victoria Street, St Albans	18	18	912
5/2017/3287	113 London Road, St Albans	4	4	250
5/2017/3622	1 Marlborough Park, Southdown Road, Harpenden	4	4	238
5/2019/1211	3 Waxhouse Gate, High Street, St Albans	1	1	84
5/2019/3189	Ground Floor Rear Office, 117 Hatfield Road, St Albans	1	1	81
<b>Total</b>		<b>139</b>	<b>107</b>	<b>7,885</b>
<b>Total Office to Residential Prior Approvals with Permission</b>		<b>139 dwellings</b>		
<b>Total Office to Residential Prior Approvals with Permission Outstanding at 1 April 2020</b>		<b>107 dwellings</b>		
<b>Total B1(a) Offices Floor space to be Lost to Residential Use from Prior Approvals with Permission Outstanding</b>		<b>7,885m<sup>2</sup></b>		

## Business Floor Space Stock

- 5.10 As at 31 March 2020, the Valuation Office Agency (VOA) recorded a total of 200,000 square metres of office sector floor space in the District, along with a total of 416,000 square metres of industrial sector floor space. Between 2000/01 and 2019/20, a reduction of 28,000 square metres of office sector floor space was observed in the District; industrial sector floor space stock decreased by 23,000 square metres during the same period. The table below shows the most recent VOA data on Business (B Use Class) floor space provision from 2000/01 to 2019/20.





**Table 18: Business (B Use Classes – B1a, B1b, B1c, B2 / B8) Floor Space Stock Change (2000/01 – 2019/20)**

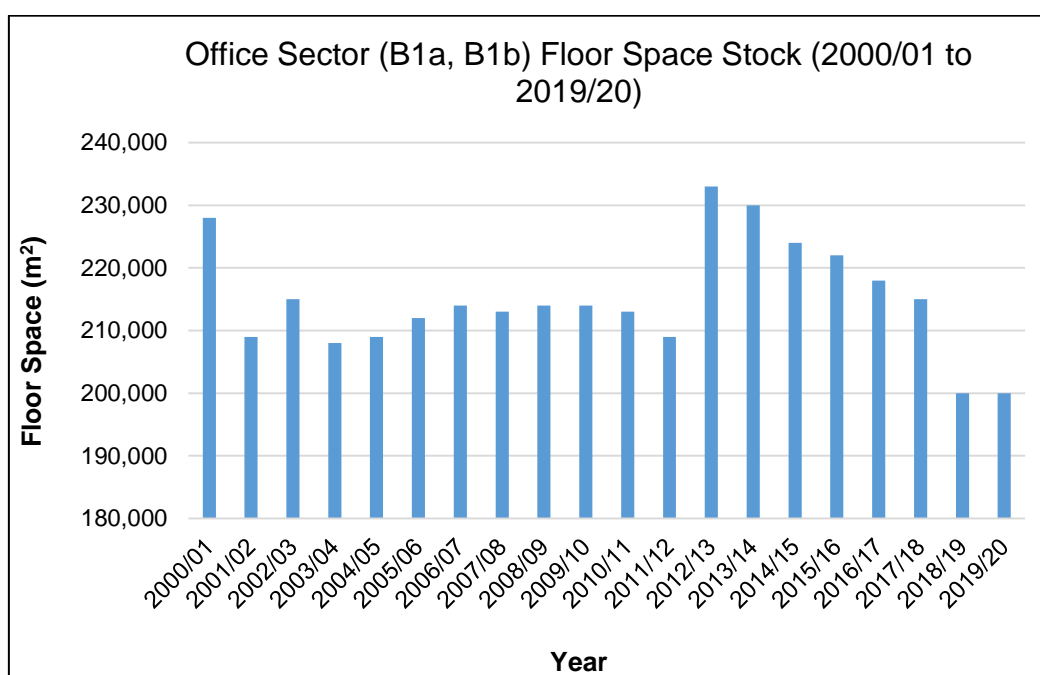
Year	Total Floor Space (m <sup>2</sup> )		
	Office Sector (B1a, B1b)	Industrial Sector (Including Warehousing) (B1c, B2, B8)	Total
2000/01	228,000	439,000	667,000
2001/02	209,000	437,000	646,000
2002/03	215,000	456,000	671,000
2003/04	208,000	453,000	661,000
2004/05	209,000	446,000	655,000
2005/06	212,000	432,000	644,000
2006/07	214,000	434,000	648,000
2007/08	213,000	431,000	644,000
2008/09	214,000	417,000	631,000
2009/10	214,000	413,000	627,000
2010/11	213,000	408,000	621,000
2011/12	209,000	404,000	613,000
2012/13	233,000	399,000	632,000
2013/14	230,000	398,000	628,000
2014/15	224,000	397,000	621,000
2015/16	222,000	402,000	624,000
2016/17	218,000	404,000	622,000
2017/18	215,000	404,000	619,000
2018/19	200,000	404,000	604,000
2019/20	200,000	416,000	616,000
2000/01 to 2019/20 Change	-28,000	-23,000	-51,000

Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2020 (VOA) <sup>2424</sup>

- 5.11 The chart below illustrates a graphical representation of office sector floor space stock change between 2000/01 and 2019/20. A significant decline in office floor space is observed in the District from 2012/13 to 2018/19.



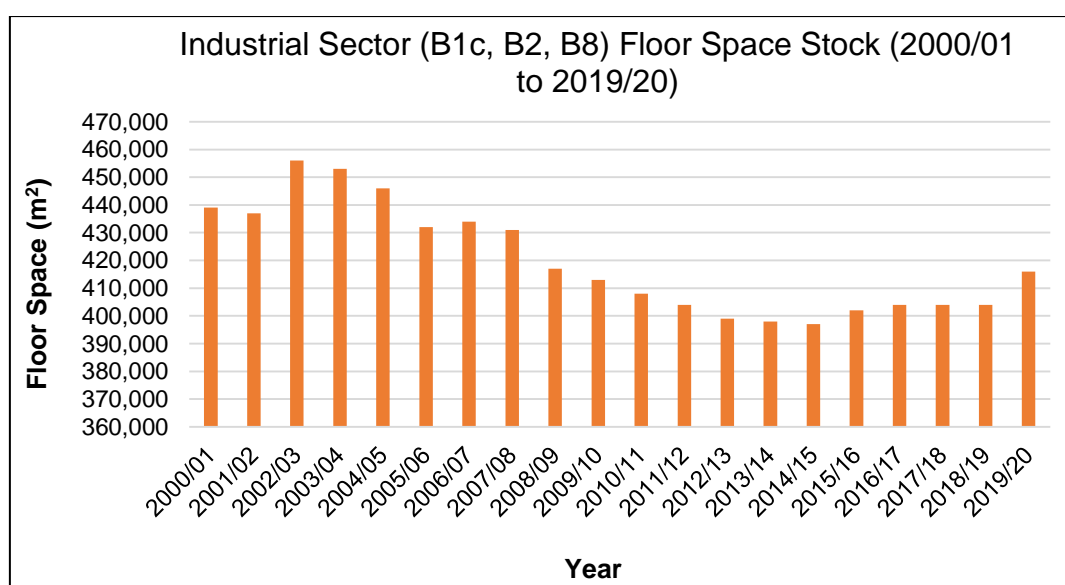
**Figure 7: Chart of Office Sector (Use Classes B1a, B1b) Floor Space Stock Change (2000/01 – 2019/20)**



Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2020 (VOA) <sup>24</sup>

- 5.12 The chart below demonstrates floor space stock change in the industrial sector (including warehousing) between 2000/01 and 2019/20. A notable decrease in industrial sector floor space is recorded in the District from 2002/03 to 2014/15, with a small increase occurring over the previous five years.

**Figure 8: Chart of Industrial Sector (Use Classes B1c, B2, B8) Floor Space Stock Change (2000/01 – 2019/20)**



Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2020 (VOA) <sup>24</sup>



- 5.13 The table below combines the estimated floor space stock of both office sector (Use Classes B1a and B1b) and industrial sector (Use Classes B1c, B2 and B8) published by the VOA in July 2020 and employment floor space stock data recorded from the most recent monitoring period, 2019/2020. This is combined to establish an estimate of business floor space stock in the District at 1 April 2020.

**Table 19: Employment (B Use Classes – B1a, B1b, B1c, B2 / B8) Floor Space Stock Estimate at 1 April 2020**

Year	VOA Business Floor Space Stock 2020 (m <sup>2</sup> )			AMR Employment Floor Space Stock Change 2019-2020 (m <sup>2</sup> )		
	Office Sector (B1a, B1b)	Industrial Sector (B1c, B2, B8)	Total	Office (B1a, B1b)	Industrial (B1c, B2, B8)	Total
2019/20	200,000	416,000	616,000	440	-413	27

Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2020 (m <sup>2</sup> )			
Date	Office Sector (B1a, B1b)	Industrial Sector (B1c, B2/B8)	Total
1 April 2020	200,440	415,587	616,027

Sources: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2020 (VOA) <sup>24</sup> and AMR 2020 Change in Employment Floor Space Stock 2019-2020 (Table 14)

- 5.14 With reference to the business floor space estimates above for 1 April 2020, a small increase in office sector floor space has been calculated. In previous years, a decline in office stock occurred due to pressures from permitted development rights involving the conversion of office space to residential use. This has stabilised in recent years, following the introduction of Article 4 Directions in March 2018 withdrawing permitted development rights for changes of use from office to residential in several employment areas. In addition, several existing office to Residential prior approvals have been completed or are near completion, whilst other permissions may lapse. On the other hand, a small decrease in industrial sector floor space has been calculated.



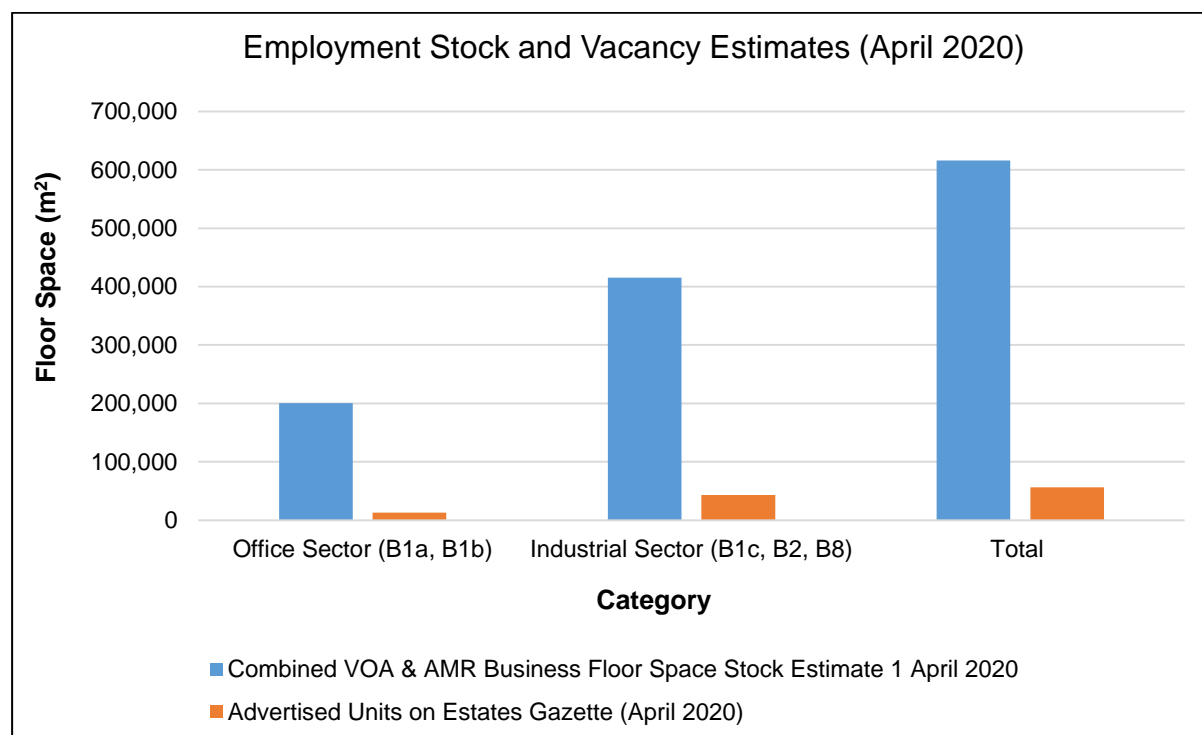
- 5.15 The table and chart below show employment floor space stock and estimated vacancy rates, using data from business floor space estimates in the table above. Data reveals a vacancy rate of 6.5% for the office sector and a vacancy rate of 10.4% for the industrial sector, with a total vacancy rate of 9.1% for both sectors.

**Table 20: Employment (B Use Classes – B1a, B1b, B1c, B2 / B8) Stock and Vacancy Estimates (April 2020)**

Category	Floor Space (m <sup>2</sup> )		
	Office Sector (B1a, B1b)	Industrial Sector (B1c, B2, B8)	Total
Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2020	200,440	415,587	616,027
Advertised Units on Estates Gazette (April 2020)	13,080	43,278	56,358
Vacancy Rate (%)	6.5	10.4	9.1

Sources: AMR Employment Floor Space Stock Estimate at 1 April 2020 (Table 19) and Property Link – Estates Gazette (April 2020) <sup>25</sup>

**Figure 9: Chart of Employment (B Use Classes – B1a, B1b, B1c, B2 / B8) Stock and Vacancy Estimates (April 2020)**



Sources: AMR Employment Floor Space Stock Estimate at 1 April 2020 (Table 19) and Property Link – Estates Gazette (April 2020) <sup>25</sup>



## Retail

### Policy Topic: Centres for Retail, Services and Leisure

- 6.1 With the aim of delivering appropriate retail, leisure, and other commercial development, these kinds of developments are directed towards designated centres.

#### **11 – Change in retail / service / leisure floor space stock (by centre / frontage and by type - retail / food and drink / other services)**

- 6.2 For the monitoring year 2019/2020, a total net loss of 5,691 square metres of retail, services and leisure floor space stock was recorded in the District. This included total net losses of retail, service and leisure floor space stock in St Albans City Centre (net loss of 2,414 square metres), Harpenden Town Centre (net loss of 222 square metres) and the rest of the District (net loss of 3,055 square metres).
- 6.3 In terms of the types of retail, services and leisure floor space stock, there was an overall net loss of 4,820 square metres of Shops A1 Use Class floor space in the District, with a net loss of 3,088 square metres in St Albans City Centre, a net loss of 146 square metres in Harpenden Town Centre and a net loss of 1,586 square metres in the rest of the District. Additionally, a net loss of 472 square metres of Restaurants and Cafes A3 Use Class floor space was recorded in the District, with the net losses occurring in the rest of the District. Furthermore, the District observed a net loss of 1,053 square metres of Assembly and Leisure D2 Use Class floor space, which was located in the rest of the District.
- 6.4 In contrast, net gains of other types of retail, services and leisure floor space stock were recorded in the District. St Albans City Centre observed net gains of 10 square metres of Financial & Professional Services A2 Use Class floor space, 100 square metres of Drinking Establishments A4 Use Class floor space and 564 square metres of Offices B1 (a) Use Class floor space. In addition, a net gain of 104 square metres of Hot Food Takeaways A5 Use Class floor space was recorded in the rest of the District.
- 6.5 Future AMRs will monitor retail / service / leisure floor space stock with reference to the updated Use Classes Order, which came into force on 1 September 2020.



**Table 21: Change in Retail / Service / Leisure Floor Space Stock, by Centre / Frontage and by Type – Retail / Food and Drink / Other Services (2019 – 2020)**

Location	Retail / Service / Leisure Use Class Floor Space (m <sup>2</sup> )								
	Floor Space	A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishment	A5 Hot Food Takeaways	B1(a) Offices	D2 Assembly & Leisure	Total
<b>St Albans City Centre</b>	Gain	490	10	133	100	0	564	0	<b>1,297</b>
	Loss	3,578	0	133	0	0	0	0	<b>3,711</b>
	Net	-3,088	10	0	100	0	564	0	<b>-2,414</b>
<b>Harpenden Town Centre</b>	Gain	0	0	0	0	0	0	0	<b>0</b>
	Loss	146	0	0	0	0	76	0	<b>222</b>
	Net	-146	0	0	0	0	-76	0	<b>-222</b>
<b>Rest of District</b>	Gain	0	0	0	0	104	176	1,225	<b>1,505</b>
	Loss	1,586	0	472	0	0	224	2,278	<b>4,560</b>
	Net	-1,586	0	-472	0	104	-48	-1,053	<b>-3,055</b>
<b>Total</b>	Gain	490	10	133	100	104	740	1,225	<b>2,802</b>
	Loss	5,310	0	605	0	0	300	2,278	<b>8,493</b>
	Net	-4,820	10	-472	100	104	440	-1,053	<b>-5,691</b>

6.6 For policy and monitoring purposes retail, services and leisure centres are divided into a hierarchy of four categories of centres in accordance with the shopping hierarchy in the current adopted local plan. District Local Plan Review 1994, Saved Policy 51 – Shopping and Services Uses, Overall Strategy sets out the District's existing retail, services and leisure centres hierarchy:

- **A) Minor Sub-Regional Centre:** St Albans City Centre
- **B) Minor District Centre:** Harpenden Town Centre
- **C) Neighbourhood Centres:** 7 Centres
- **D) Local Centres:** 26 Centres

6.7 Retail monitoring surveys of retail, services and leisure centres in the District were undertaken in June 2019 for the previous year's AMR 2019. Due to government restrictions as a result of the Covid-19 pandemic in March 2020, retail monitoring surveys for this year's AMR 2020 were delayed and took place in August 2020.

6.8 Future AMRs will monitor use classes and vacancies in the District's retail, services and leisure centres, with reference to the updated Use Classes Order. This came into force on 1 September 2020.



- 6.9 Even though the retail sector has generally declined in recent years, performance of St Albans City Centre and Harpenden Town Centre remains relatively strong. In 2019, monitoring surveys recorded 46 vacant units out of a total of 612 units in both centres, representing a vacancy rate of over 7%. The number of vacancies in St Albans City Centre and Harpenden Town Centre in 2020 rose to 69 vacant units, leading to a vacancy rate of over 11%.
- 6.10 The tables below shows St Albans City Centre and Harpenden Town Centre, with the number of vacant units and number of units for each retail, services and leisure use class.

**Table 22: Minor Sub-Regional Centre & Minor District Centre – St Albans City Centre & Harpenden Town Centre Retail / Service / Leisure Frontages, Vacant Units (August 2020)**

Minor Sub-Regional Centre / Minor District Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
			A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
St Albans City Centre	440	55	276	61	59	4	15	4	21
Harpenden Town Centre	172	14	102	26	23	4	8	1	8
<b>Total</b>	<b>612</b>	<b>69</b>	<b>378</b>	<b>87</b>	<b>82</b>	<b>8</b>	<b>23</b>	<b>5</b>	<b>29</b>

- 6.11 Monitoring surveys indicate a substantial rise in the number of vacant units in St Albans City Centre between 2019 and 2020. In June 2019, 38 vacant units were recorded out of a total of 440 units, representing a vacancy rate of under 9%. The number of monitored vacant units increased noticeably to 55 units in August 2020, leading to a vacancy rate of over 12% in St Albans City Centre. Frontages with relatively high numbers of vacancies include Christopher Place, The Maltings and 2-34 Holywell Hill.
- 6.12 District Local Plan Review 1994, Saved Policy 52 – Shopping Development in St Albans City Centre sets out the Primary Shopping Frontages, Secondary Shopping Frontages and Class ‘A’ Frontages in St Albans City Centre. Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and percentage use class for St Albans City Centre are included below:



**Table 23: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Vacant Units (August 2020)**

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
PSF 1	3-37 Chequer Street	107	13	1	9	3	1	0	0	0	0
PSF 2	2A-38 Chequer Street	159	19	3	9	5	2	0	1	1	1
PSF 3	Christopher Place (inner courtyard only)	212	21	6	17	0	3	0	0	0	1
PSF 4	3-21 French Row	54	8	1	6	0	2	0	0	0	0
PSF 5	1-13 George Street	76	11	2	8	0	3	0	0	0	0
PSF 6	18-28 George Street	85	13	2	12	0	1	0	0	0	0
PSF 7	The Maltings	462	46	7	39	3	2	0	0	0	2
PSF 8	1-37 Market Place	135	18	0	14	1	3	0	0	0	0
PSF 9	6-38 Market Place	88	11	0	8	1	1	0	0	0	1
PSF 10	1-57 St Peters Street	183	18	3	16	0	1	0	0	0	1
PSF 11	2-20 High Street	67	7	0	4	2	1	0	0	0	0
PSF 12	3-33 High Street	107	14	3	11	0	3	0	0	0	0
<b>Total</b>		<b>1,735</b>	<b>199</b>	<b>28</b>	<b>153</b>	<b>15</b>	<b>23</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>6</b>





**Table 24: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Percentage Use Class (August 2020)**

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
PSF 1	3-37 Chequer Street	107	13	69	23	8	0	0	0	0
PSF 2	2A-38 Chequer Street	159	19	47	26	11	0	5	5	5
PSF 3	Christopher Place (inner courtyard only)	212	21	81	0	14	0	0	0	5
PSF 4	3-21 French Row	54	8	75	0	25	0	0	0	0
PSF 5	1-13 George Street	76	11	73	0	27	0	0	0	0
PSF 6	18-28 George Street	85	13	92	0	8	0	0	0	0
PSF 7	The Maltings	462	46	85	7	4	0	0	0	4
PSF 8	1-37 Market Place	135	18	78	6	17	0	0	0	0
PSF 9	6-38 Market Place	88	11	73	9	9	0	0	0	9
PSF 10	1-57 St Peters Street	183	18	89	0	6	0	0	0	6
PSF 11	2-20 High Street	67	7	57	29	14	0	0	0	0
PSF 12	3-33 High Street	107	14	79	0	21	0	0	0	0
<b>Total</b>		<b>1,735</b>	<b>199</b>	<b>77</b>	<b>8</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>3</b>

N.B. Numbers may not add up to one hundred percent due to rounding



**Table 25: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Vacant Units (August 2020)**

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
SSF 1	1-39 Catherine Street	75	11	1	6	1	2	0	1	0	1
SSF 2	6-28 Catherine Street & 93 St Peters Street	59	7	0	4	0	1	0	1	1	0
SSF 3	Heritage Close (All)	68	8	2	6	0	2	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	1	0	7	1	1	0	0	3
SSF 7	2-34 Holywell Hill	98	15	4	6	5	4	0	0	0	0
SSF 8	1-9 London Road	83	5	0	4	1	0	0	0	0	0
SSF 9	2-46 London Road	107	18	2	10	4	1	0	1	0	2
SSF 10	61-85 St Peters Street	119	13	3	8	2	3	0	0	0	0
SSF 11	1 Spencer Street	20	1	0	1	0	0	0	0	0	0
SSF 12	1-11 The Colonnade, Verulam Road/Upper Dagnall Street	70	6	2	2	0	3	0	0	0	1
<b>Total</b>		<b>773</b>	<b>96</b>	<b>15</b>	<b>47</b>	<b>20</b>	<b>17</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>7</b>



**Table 26: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Percentage Use Class (August 2020)**

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
SSF 1	1-39 Catherine Street	75	11	55	9	18	0	9	0	9
SSF 2	6-28 Catherine Street & 93 St Peters Street	59	7	57	0	14	0	14	14	0
SSF 3	Heritage Close (All)	68	8	75	0	25	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	0	58	8	8	0	0	25
SSF 7	2-34 Holywell Hill	98	15	40	33	27	0	0	0	0
SSF 8	1-9 London Road	83	5	80	20	0	0	0	0	0
SSF 9	2-46 London Road	107	18	56	22	6	0	6	0	11
SSF 10	61-85 St Peters Street	119	13	62	15	23	0	0	0	0
SSF 11	1 Spencer Street	20	1	100	0	0	0	0	0	0
SSF 12	1-11 The Colonnade, Verulam Road/Upper Dagnall Street	70	6	33	0	50	0	0	0	17
<b>Total</b>		<b>773</b>	<b>96</b>	<b>49</b>	<b>21</b>	<b>18</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>7</b>

N.B. Numbers may not add up to one hundred percent due to rounding



**Table 27: Minor Sub-Regional Centre – St Albans City Centre Class 'A' Frontages, Vacant Units (August 2020)**

Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
AF1	41-63 Catherine Street	10	1	7	2	0	0	0	0	1
AF2	6-14 Hatfield Road	4	0	2	0	2	0	0	0	0
AF3	61-63 Lattimore Road & 80/80A Victoria Street	5	0	3	0	0	0	1	0	1
AF4	13-29 London Road & 1-9 Marlborough Road	9	1	4	4	0	0	1	0	0
AF5	67-89 London Road	7	0	4	0	1	0	1	0	1
AF6	92-164 London Road	30	1	16	1	5	1	6	1	0
AF7	113-117 London Road & 1-6 Francis Court	5	3	0	3	1	0	0	1	0
AF8	4 St Peters Street-Forrester House & 1-9 Victoria Street	14	0	6	8	0	0	0	0	0
AF9	Lockey House - 30 St Peters Street	7	2	2	4	0	0	0	0	1
AF10	95-101A St Peters Street	5	0	1	1	1	0	1	0	1
AF11	109-117 St Peters Street	4	0	4	0	0	0	0	0	0
AF12	4A-24 Spencer Street	3	0	1	0	1	0	0	0	1
AF13	1-13 Verulam Road	5	1	3	0	2	0	0	0	0
AF14	2-6 Victoria Street	3	0	2	1	0	0	0	0	0
AF15	Victoria Parade & 95-143 Victoria Street	16	1	11	2	1	0	0	0	2
AF16	126 Victoria Street - Horn Of Plenty Public House	3	0	1	0	0	2	0	0	0
AF17	145-161 Victoria Street	10	2	6	0	3	0	1	0	0
AF18	1-7 Waddington Road	5	0	3	0	2	0	0	0	0
	<b>Total</b>	<b>145</b>	<b>12</b>	<b>76</b>	<b>26</b>	<b>19</b>	<b>3</b>	<b>11</b>	<b>2</b>	<b>8</b>



- 6.13 District Local Plan Review 1994, Saved Policy 53 – Shopping Development in Harpenden Town Centre sets out the Primary Shopping Frontages, Secondary Shopping Frontages and Class ‘A’ Frontages in Harpenden Town Centre.
- 6.14 Monitoring surveys indicate a slight increase in the number of vacant units in Harpenden Town Centre between 2019 and 2020. In June 2019, 8 vacant units were recorded out of a total of 172 units, representing a vacancy rate of under 5%. The number of monitored vacant units rose to 14 units in August 2020, leading to a vacancy rate of over 8% in Harpenden Town Centre. A relatively high number of vacant units were recorded in the Secondary Shopping Frontage at 4-6 Church Green & 52-104 High Street, with 4 vacant units observed in August 2020.
- 6.15 Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and use class percentage for Harpenden Town Centre are included below:

**Table 28: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Vacant Units (August 2020)**

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
PSF 1	1-3 Church Green & 2B-10 Leyton Road	90	13	0	11	1	1	0	0	0	0
PSF 2	1-31 High Street	179	17	1	11	2	1	1	0	0	2
PSF 3	18-50 High Street	104	15	0	8	6	0	0	1	0	0
PSF 4	The Leys (between High Street and Leyton Road)	57	3	1	1	2	0	0	0	0	0
PSF 5	1-11 Leyton Road & 12-18 Church Green Row	96	7	1	6	1	0	0	0	0	0
PSF 6	2-16 High Street, 1-3 Leyton Green Road	93	9	1	4	2	2	1	0	0	0
<b>Total</b>		<b>619</b>	<b>64</b>	<b>4</b>	<b>41</b>	<b>14</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>2</b>



**Table 29: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Percentage Use Class (August 2020)**

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
PSF 1	1-3 Church Green & 2B-10 Leyton Road	90	13	85	8	8	0	0	0	0
PSF 2	1-31 High Street	179	17	65	12	6	6	0	0	12
PSF 3	18-50 High Street	104	15	53	40	0	0	7	0	0
PSF 4	The Leys (between High Street and Leyton Road)	57	3	33	67	0	0	0	0	0
PSF 5	1-11 Leyton Road & 12-18 Church Green Row	96	7	86	14	0	0	0	0	0
PSF 6	2-16 High Street, 1-3 Leyton Green Road	93	9	44	22	22	11	0	0	0
<b>Total</b>		<b>619</b>	<b>64</b>	<b>64</b>	<b>22</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>3</b>

N.B. Numbers may not add up to one hundred percent due to rounding

**Table 30: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Vacant Units (August 2020)**

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
SSF 1	4-6 Church Green & 52-104 High Street	196	27	4	16	1	5	1	2	1	1
SSF 2	33-61 High Street	152	24	1	17	2	1	1	1	0	2
SSF 3	12-14 Leyton Road	19	2	0	1	1	0	0	0	0	0
SSF 4	2A-34 Station Road	138	20	2	10	5	4	0	1	0	0
SSF 5	1-17A Station Road	77	11	1	7	1	2	0	1	0	0
<b>Total</b>		<b>582</b>	<b>84</b>	<b>8</b>	<b>51</b>	<b>10</b>	<b>12</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>3</b>



**Table 31: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Percentage Use Class (August 2020)**

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
SSF 1	4-6 Church Green & 52-104 High Street	196	27	59	4	19	4	7	4	4
SSF 2	33-61 High Street	152	24	71	8	4	4	4	0	8
SSF 3	12-14 Leyton Road	19	2	50	50	0	0	0	0	0
SSF 4	2A-34 Station Road	138	20	50	25	20	0	5	0	0
SSF 5	1-17A Station Road	77	11	64	9	18	0	9	0	0
<b>Total</b>		<b>582</b>	<b>84</b>	<b>61</b>	<b>12</b>	<b>14</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>4</b>

N.B. Numbers may not add up to one hundred percent due to rounding

**Table 32: Minor District Centre – Harpenden Town Centre Class 'A' Frontages, Vacant Units (August 2020)**

Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
AF1	65-73 High Street	7	0	4	1	1	0	0	0	1
AF2	1-12 Harding Parade, Station Road	9	1	3	1	2	0	2	0	1
AF3	1A-3 & 2-4 Vaughan Road and 1-3 Clayton House	8	1	3	0	4	0	0	0	1
<b>Total</b>		<b>24</b>	<b>2</b>	<b>10</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>3</b>



- 6.16 District Local Plan Review 1994, Saved Policy 54 – Shopping Development in Neighbourhood Centres sets out the Primary Shopping Frontages and Class 'A' Frontages in the District's seven Neighbourhood Centres.
- 6.17 Monitoring surveys reveal a rise in the number of vacant units in the District's Neighbourhood Centres between 2019 and 2020. In June 2019, 19 vacant units were recorded out of a total of 251 units, representing a vacancy rate of over 7%. The number of monitored vacant units increased to 26 units in August 2020, leading to a vacancy rate of over 10% in Neighbourhood Centres. A relatively high number of vacant units were observed in Fleetville Neighbourhood Centre in St Albans, with 11 vacant units recorded in August 2020.
- 6.18 Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and use class percentage of the District's Neighbourhood Centres are included below:





**Table 33: Neighbourhood Centres – Primary Shopping Frontages, Vacant Units (August 2020)**

Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
						A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	120-126 & 127-137 Southdown Road; 1-7 & 2-8 Piggotshill Lane	154	27	2	17	1	2	0	3	0	4
NC.2	Redbourn	68-80 High Street	56	4	2	4	0	0	0	0	0	0
NC.3	Wheathampstead	2-36 and 17-39 High Street; Mill Walk	208	21	1	12	3	2	1	2	0	1
NC.4	Verulam Estate (St Albans)	Ermine Close (all)	74	2	0	2	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	193-219 Hatfield Road & Co-op (Morrison's) Supermarket	173	15	0	12	0	2	0	0	0	1
NC.6	The Quadrant (Marshalswick, St Albans)	11-51 The Quadrant	125	21	2	18	1	2	0	0	0	0
NC.7	London Colney	Co-op Supermarket Haseldine Road; 152-166 & 184-196 High Street	231	14	1	10	2	0	0	1	1	0
<b>Total</b>			<b>1,021</b>	<b>104</b>	<b>8</b>	<b>75</b>	<b>7</b>	<b>8</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>6</b>



**Table 34: Neighbourhood Centres – Primary Shopping Frontages, Percentage Use Class (August 2020)**

Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	120-126 & 127-137 Southdown Road; 1-7 & 2-8 Piggotshill Lane	154	27	63	4	7	0	11	0	15
NC.2	Redbourn	68-80 High Street	56	4	100	0	0	0	0	0	0
NC.3	Wheathampstead	2-36 and 17-39 High Street; Mill Walk	208	21	57	14	10	5	10	0	5
NC.4	Verulam Estate (St Albans)	Ermine Close (all)	74	2	100	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	193-219 Hatfield Road & Co-op (Morrison's) Supermarket	173	15	80	0	13	0	0	0	7
NC.6	The Quadrant (Marshalswick, St Albans)	11-51 The Quadrant	125	21	86	5	10	0	0	0	0
NC.7	London Colney	Co-op Supermarket Haseldine Road; 152-166 & 184-196 High Street	231	14	71	14	0	0	7	7	0
<b>Total</b>			<b>1,021</b>	<b>104</b>	<b>72</b>	<b>7</b>	<b>8</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>6</b>

N.B. Numbers may not add up to one hundred percent due to rounding



**Table 35: Neighbourhood Centres – Class 'A' Frontages, Vacant Units (August 2020)**

Policy Reference	Neighbourhood Centre	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	2-16 Grove Road; 114-119 Southdown Road	9	1	6	1	1	0	0	0	1
NC.2	Redbourn	17-19, 51-83, 22-30, 48-66 & 82-86 High Street	20	3	10	4	2	0	2	1	1
NC.3	Wheathampstead	1-9 Station Road	5	1	4	0	1	0	0	0	0
NC.5	Fleetville (St Albans)	2 Clarence Road; 59-61 & 62-68 Stanhope Road; 39-101, 109-191, 223-227, 144-156, 180-226 & 248-258 Hatfield Road	80	11	33	10	9	2	14	2	10
NC.6	The Quadrant (Marshalswick, St Albans)	1-10 & 53-72 The Quadrant; 1-9 Wycombe Place	20	1	8	5	1	0	3	0	3
NC.7	London Colney	1-17 Haseldine Road; 170 High Street - White Horse PH	13	1	5	0	2	1	2	1	2
<b>Total</b>			<b>147</b>	<b>18</b>	<b>66</b>	<b>20</b>	<b>16</b>	<b>3</b>	<b>21</b>	<b>4</b>	<b>17</b>

6.19 District Local Plan Review 1994, Saved Policy 55 – Local Shopping Facilities sets out the retail / service / leisure frontages in the District's Local Centres.



- 6.20 Monitoring surveys highlight an increase in the number of vacant units in the District's Local Centres between 2019 and 2020. In June 2019, 6 vacant units were recorded out of a total of 160 units, representing a vacancy rate of under 4%. The number of monitored vacant units rose to 15 units in August 2020, leading to a vacancy rate of over 9% in Local Centres. A relatively high number of vacant units were observed in the Local Centre at 399-421 & 444 Hatfield Road in St Albans, with 4 vacant units recorded in August 2020.
- 6.21 Tables outlining the retail / service / leisure use class mix and number of vacant units in the District's Local Centres by settlement, are included below:

**Table 36: Towns – St Albans Local Centres: Retail / Service / Leisure Frontages, Vacant Units (August 2020)**

Policy Reference	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
LC.1	8-26 High Oaks	10	0	7	0	0	0	2	0	1
LC.2	35-41A Abbey Avenue	5	0	4	0	0	0	0	0	1
LC.3	23-39A Vesta Avenue & 1-3 Watling View	11	2	5	0	1	0	3	1	1
LC.4	28-38 Abbots Avenue West	5	2	4	0	0	0	1	0	0
LC.5	St Brelades Place, Jersey Farm	8	0	5	0	1	0	2	0	0
LC.6	2-36 Beech Road	11	0	6	0	0	0	3	2	0
LC.8	15-23 Central Drive	5	0	4	0	1	0	0	0	0
LC.9	38-52 New House Park	8	0	3	1	0	0	3	1	0
LC.10	399-421 & 444 Hatfield Road	11	4	5	3	1	0	1	0	1
LC.11	211-217 & 243-249 Camp Road	1	0	1	0	0	0	0	0	0
LC.12	191-205 Cell Barnes Lane	6	0	5	0	0	0	1	0	0
LC.13	1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, Hill End	7	0	4	0	0	0	1	0	2
<b>Total</b>		<b>88</b>	<b>8</b>	<b>53</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>17</b>	<b>4</b>	<b>6</b>

N.B. District Local Plan Review 1994, Saved Policy 55 - Local Shopping Facilities: Local Centre LC.7 19-23 & 40-42 Sandridge Road (St Albans) no longer monitored, as entire frontage has been converted to residential uses.



**Table 37: Towns – Harpenden Local Centres: Retail / Service / Leisure Frontages, Vacant Units (August 2020)**

Policy Reference	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
LC.14	381-397 Luton Road	5	1	2	1	0	0	0	0	2
LC.15	95-105 Luton Road	3	0	3	0	0	0	0	0	0
LC.16	50-54 Westfield Road	3	0	3	0	0	0	0	0	0
LC.17	121-125 & 138-146 Lower Luton Road	3	0	2	0	0	0	1	0	0
LC.18	103-107 Station Road	3	0	3	0	0	0	0	0	0
<b>Total</b>		<b>17</b>	<b>1</b>	<b>13</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>



**Table 38: Specified Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units (August 2020)**

Policy Reference	Specified Settlement	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
LC.19	London Colney	1-5 Shenley Lane	2	0	0	0	1	0	1	0	0
LC.20	Bricket Wood	81-97 Old Watford Road	6	1	4	0	0	0	2	0	0
LC.21	Bricket Wood	95-127 Oakwood Road	9	0	7	1	0	0	0	0	1
LC.22	Bricket Wood	19-27 Blackboy Wood	2	1	1	0	1	0	0	0	0
LC.23	Chiswell Green	2A Tippendell Lane; 301-305, 337 & 192-204 Watford Road	10	1	6	1	1	0	1	0	1
LC.24	How Wood	2-30 How Wood	13	1	10	1	0	0	2	0	0
LC.25	Park Street	69-71, 68-76 & Land South of 84 Park Street; 1-2 Park Street Lane	8	1	2	0	0	1	2	0	3
<b>Total</b>			<b>50</b>	<b>5</b>	<b>30</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>8</b>	<b>0</b>	<b>5</b>



**Table 39: Green Belt Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units (August 2020)**

Policy Reference	Green Belt Settlement	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
LC.26	Colney Heath	15 & 8-16 High Street	5	1	3	1	0	0	1	0	0
<b>Total</b>			<b>5</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

- 6.22 District Local Plan Review 1994, Saved Policy 58 – Major Retail Development Outside Existing Town Centres outlines that out-of-town shopping will be permitted at three areas in the District. Two of these out of centre retail / services areas are currently used for out-of-town shopping, located at Griffiths Way, St Albans and Barnet Road, London Colney. A third out of centre retail / service area is located at Alban Park / Acrewood Way, Hatfield Road, St Albans. Although these three out of centre retail / service areas are not included in the current adopted local plan's shopping hierarchy, they continue to be monitored in the AMR.
- 6.23 Monitoring surveys reveal that the number of vacant units in the District's out of centre retail / service areas decreased between 2019 and 2020. In June 2019, 2 vacant units were recorded out of a total of 25 units, representing a vacancy rate of 8%. The number of monitored vacant units declined to zero units in August 2020, leading to a vacancy rate of 0% in the District's out of centre retail / service areas.
- 6.24 A table outlining the retail / service / leisure use class mix and number of vacant units in the District's three out of centre retail / service areas, are included below:



**Table 40: Out of Centre Retail / Service Area – Retail / Service Frontages, Vacant Units (August 2020)**

Town / Specified Settlement	Out of Centre Retail / Service Area	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
St Albans	Alban Park / Acrewood Way, Hatfield Road	9	0	7	0	0	0	0	2	0
St Albans	St Albans Retail Park, Griffiths Way	9	0	7	0	0	0	1	0	1
London Colney	Colney Fields Shopping Park, Barnet Road	7	0	7	0	0	0	0	0	0
<b>Total</b>		<b>25</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>1</b>





## Miscellaneous

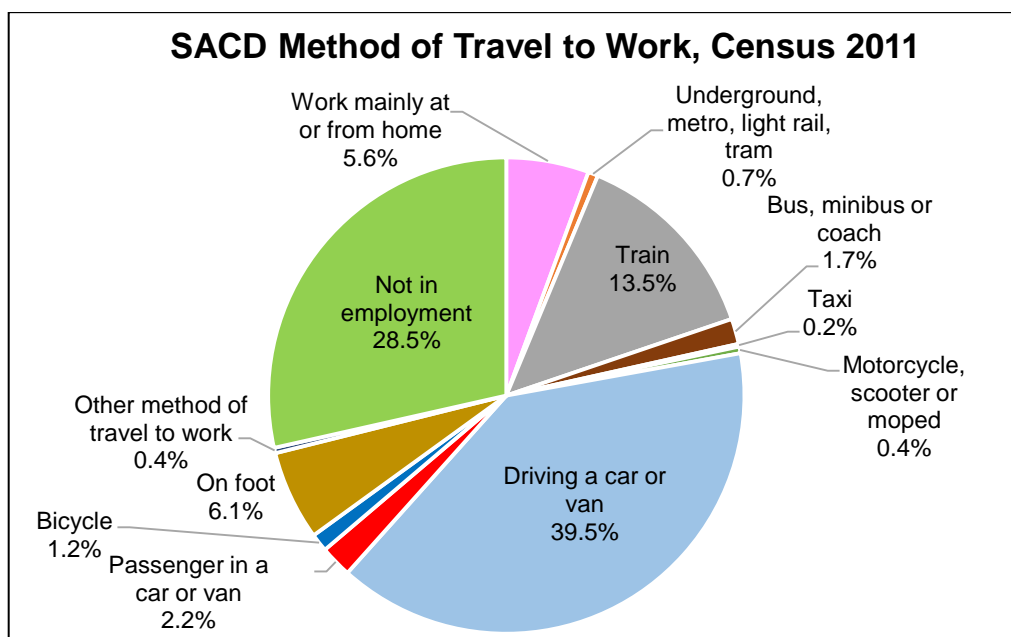
### Policy Topic: Transport Strategy

- 6.1 At present, an overall transport strategy is not included in the saved policies of the current adopted local plan. However, the District Local Plan Review 1994 outlines that the Council will generally encourage the use of public transport. This is set out in Saved Policy 36A – Location of New Development in Relation to Public Transport Network.

### 12 - Journeys to work by modal choice (measured at census dates, or by local survey if available)

- 6.2 The overall aim of the emerging local transport strategy is to encourage the use of active transport (walking and cycling) and public transport (train, bus, demand-responsive vehicles/shared vehicles) and to reduce the use of the private car, especially for solo occupation. Analysis of data from the 2011 Census indicates that in the District over 40% of journeys to work are taken by car, van or taxi compared to 15% by public transport (train, underground and bus) and 7% by bicycle or on foot. Even though the use of public transport seems low, in the rankings St Albans District scores quite highly for train journeys to work for national local authorities, with a ranking of 13 out of 348 local authorities. This reflects the high number of commuters into London residing in St Albans. Change over time will be recorded when new Census data is available after 2021.

**Figure 10: Chart of SACD Method of Travel to Work, Census 2011**



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Source: Census 2011 data, Table QS701EW - Method of travel to work (ONS, Nomis) <sup>26</sup>



**Table 41: SACD Method of Travel to Work, Census 2011**

Method of Travel to Work	Number of People	Percent (%)
Work mainly at or from home	5,599	5.6
Underground, metro, light rail, tram	673	0.7
Train	13,489	13.5
Bus, minibus or coach	1,724	1.7
Taxi	186	0.2
Motorcycle, scooter or moped	449	0.4
Driving a car or van	39,425	39.5
Passenger in a car or van	2,160	2.2
Bicycle	1,219	1.2
On foot	6,090	6.1
Other method of travel to work	364	0.4
Not in employment	28,485	28.5
All categories - Total	99,863	100.0

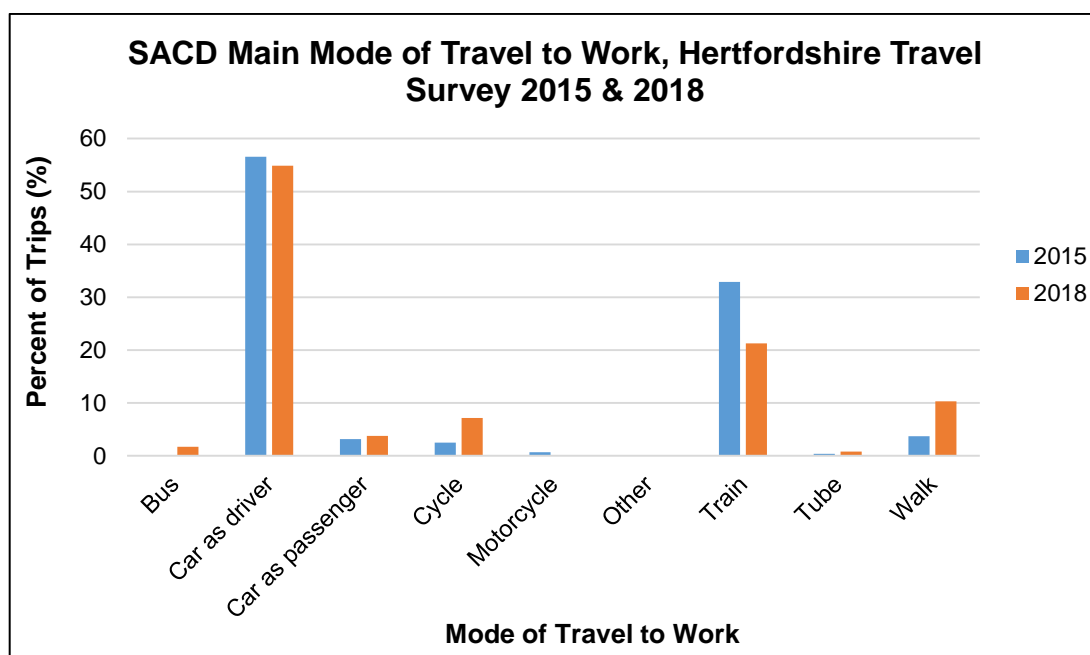
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Source: Census 2011 data, Table QS701EW - Method of travel to work (ONS, Nomis) <sup>26</sup>

- 6.3 Data from the most recent local survey, the Hertfordshire County Travel Survey 2018, illustrates that over 50% of trips to work in the District were by car<sup>0</sup>. The proportion of journeys to work by car (as driver and passenger) decreased slightly from 59.8% of journeys in 2015 to 58.7% of journeys in 2018. Over 20% of trips to work in the District in 2018 were by train, a fall of more than 10% compared to 2015. In contrast, a rising share of journeys in the District were by active modes of travel. The proportion of trips to work by walking increased from under 4% in 2015 to over 10% in 2018. Additionally, the percentage of journeys to work by cycle doubled from under 3% in 2015 to over 7% in 2018. Local journeys to work travel data will be monitored and updated when the next Hertfordshire County Travel Survey Report is published after 2021.



**Figure 11: Chart of SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015 and 2018**



Sources: Hertfordshire County Travel Survey 2015 (Table D.35) <sup>27 28</sup> and 2018 (Table D.27) <sup>29</sup>

**Table 42: SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015 and 2018**

Mode of Travel to Work	Percent of Trips (%)	
	2015	2018
Bus	0.0	1.7
Car as driver	56.6	54.9
Car as passenger	3.2	3.8
Cycle	2.5	7.2
Motorcycle	0.7	0.0
Other	0.0	0.0
Train	32.9	21.3
Tube	0.4	0.8
Walk	3.7	10.3
Total (%)	100.0	100.0

Sources: Hertfordshire County Travel Survey 2015 (Table D.35) <sup>27 28</sup> and 2018 (Table D.27) <sup>29</sup>



## **Policy Topic: Metropolitan Green Belt**

### **13 - Area of Green Belt (Hectares)**

- 6.4 The Green Belt prevents urban sprawl. The area of the Metropolitan Green Belt in the District in 2020 is 13,140 hectares (measured to the nearest 10 hectares). The Council attaches great importance to protecting it from inappropriate development.

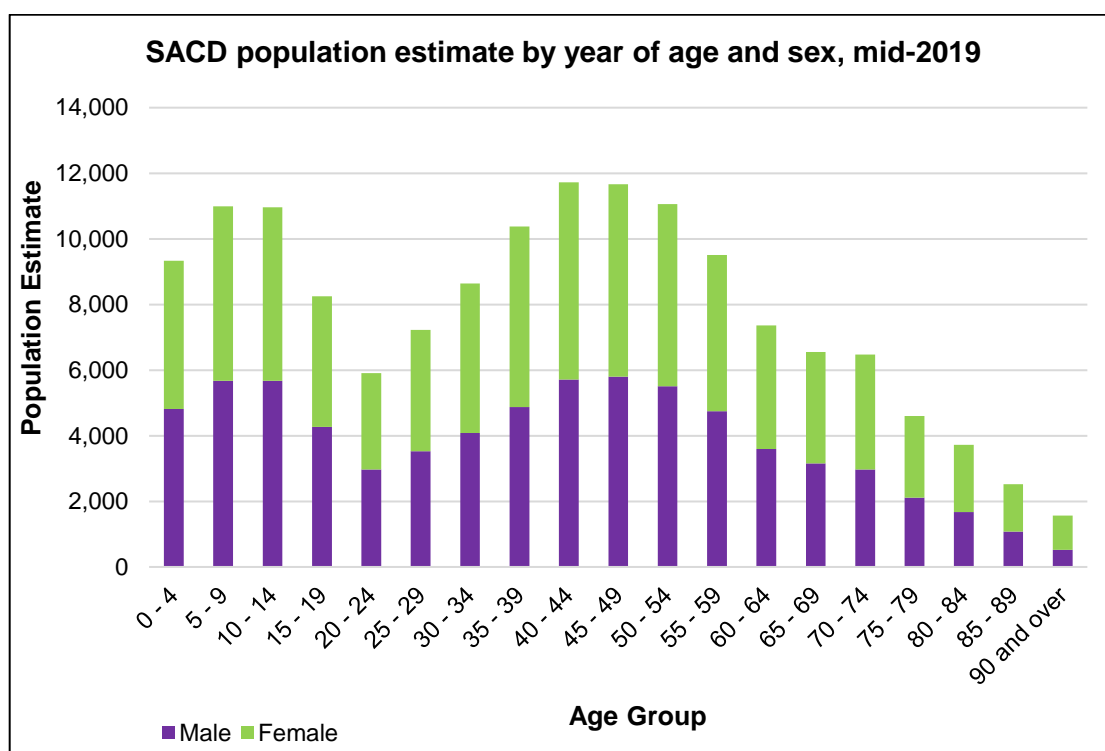


### 3 Contextual Indicators and Census Data

#### SACD Population Estimate

- 7.1 According to the most recent national statistics for mid-2019, the estimated population of the District was 148,452 persons. Males represented 72,772 persons (49% of the estimated total District population), females represented 75,680 persons (51% of the estimated total District population).

**Figure 12: Graph of SACD Population Estimate by Year of Age and Sex, mid-2019**



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Source: Office for National Statistics licensed under the Open Government Licence <sup>30</sup>



## Population by Age

- 7.2 The middle age groups 40-44, 45-49, 50-54 and 55-59 represented the largest age groups, accounting for under 30% of the estimated District population for mid-2019. In addition, the youngest age groups 0-4, 5-9 and 10-14 represented a significant proportion of the estimated District population at over 21% of the overall total. Conversely, the oldest age groups for persons aged 65 and over accounted for the smallest share of the estimated District population at 17% of the overall total.

**Table 43: SACD Population Estimate by Year of Age and Sex, mid-2019**

Age Group	Population Estimate (Number of Persons)			Percent of Overall Total (%)
	Male	Female	Total	
0 - 4	4,817	4,519	9,336	6.3
5 - 9	5,671	5,323	10,994	7.4
10 - 14	5,670	5,292	10,962	7.4
15 - 19	4,274	3,981	8,255	5.6
20 - 24	2,969	2,936	5,905	4.0
25 - 29	3,529	3,697	7,226	4.9
30 - 34	4,086	4,554	8,640	5.8
35 - 39	4,875	5,507	10,382	7.0
40 - 44	5,714	6,006	11,720	7.9
45 - 49	5,801	5,861	11,662	7.9
50 - 54	5,511	5,552	11,063	7.5
55 - 59	4,748	4,760	9,508	6.4
60 - 64	3,600	3,764	7,364	5.0
65 - 69	3,157	3,393	6,550	4.4
70 - 74	2,968	3,504	6,472	4.4
75 - 79	2,117	2,488	4,605	3.1
80 - 84	1,670	2,055	3,725	2.5
85 - 89	1,075	1,445	2,520	1.7
90 and over	520	1,043	1,563	1.1
<b>All ages (Total)</b>	<b>72,772</b>	<b>75,680</b>	<b>148,452</b>	<b>100</b>

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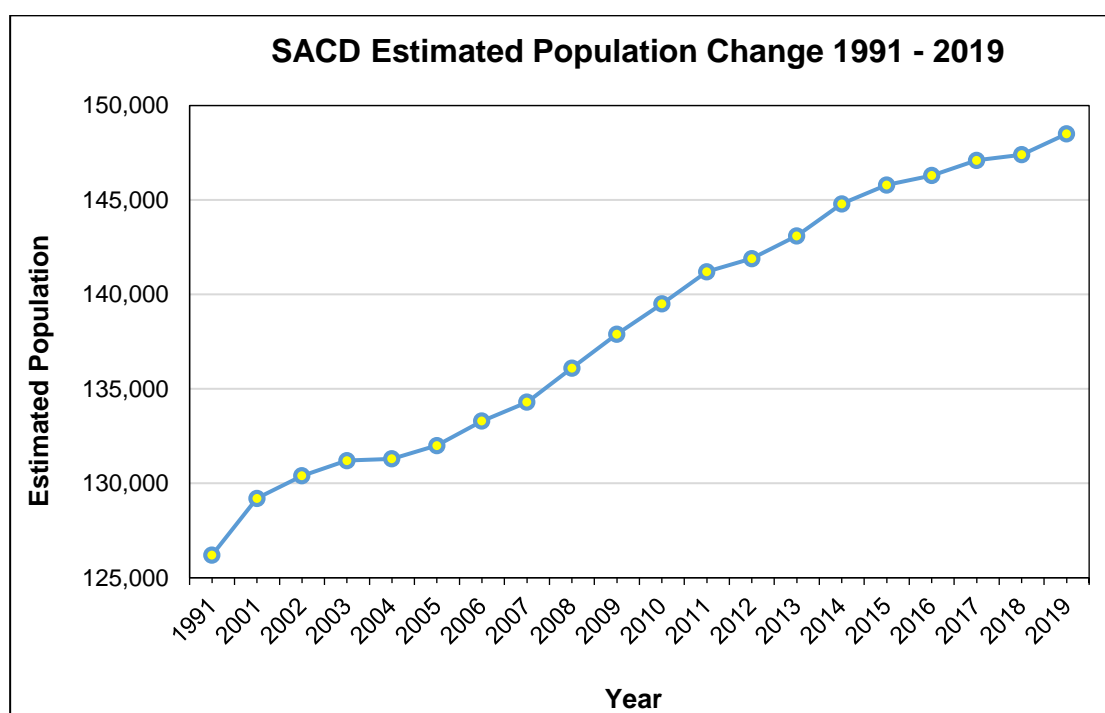
Source: Office for National Statistics licensed under the Open Government Licence <sup>30</sup>



## Population Change

- 7.3 The most recent population estimate for the District follows a trend of continuous local population growth over the previous three decades. In 2019, the estimated District population increased by approximately 1,100 persons or 0.75% compared with the previous year, 2018. This represents the highest annual population growth in the District over the past five years.
- 7.4 Overall, the 2019 estimated District population of 148,500 people (rounded to the nearest hundred) represents growth of over 5% in the local population since 2011, and just under 15% compared with 2001.

**Figure 13: Graph of SCD Estimated Population Change, 1991 – 2019**



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Source: Office for National Statistics licensed under the Open Government Licence <sup>30</sup> and ONS Census 1991 data



**Table 44: SACD Estimated Population Change, 1991 – 2019**

Year	Estimated Population (Number of Persons)	Change from Previous Year	Change from Previous Year (%)
1991	126,200		
2001	129,200		
2002	130,400	1,200	0.93
2003	131,200	800	0.61
2004	131,300	100	0.08
2005	132,000	700	0.53
2006	133,300	1,300	0.98
2007	134,300	1,000	0.75
2008	136,100	1,800	1.34
2009	137,900	1,800	1.32
2010	139,500	1,600	1.16
2011	141,200	1,700	1.22
2012	141,900	700	0.50
2013	143,100	1,200	0.85
2014	144,800	1,700	1.19
2015	145,800	1,000	0.69
2016	146,300	500	0.34
2017	147,100	800	0.55
2018	147,400	300	0.20
2019	148,500	1,100	0.75

	Number	Percent
<b>SACD estimated population increase since 1991</b>	22,300	17.67
<b>SACD estimated population increase since 2001</b>	19,300	14.94
<b>SACD estimated population increase since 2011</b>	7,300	5.17

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Source: Office for National Statistics licensed under the Open Government Licence <sup>30</sup> and ONS Census 1991 data

N.B. Estimated population figures for each year are calculated to the nearest hundred





## Ethnic Population

- 7.5 Census 2011 data illustrates that the largest ethnic group in the District is White, representing over 88% of the total population. Asian/Asian British is the second largest ethnic group in the District at over 6% of the total, followed by Mixed/Multiple ethnic groups at under 3% of the total, Black/Black British at under 2% of the total, and Other ethnic groups at under 1% of the total.

**Table 45: Ethnic Population of SADC, Census 2011**

<b>Ethnic Group</b>	<b>Number</b>	<b>Percent</b>
White	124,380	88.44
English/Welsh/Scottish/Northern Irish/British	114,145	81.16
Irish	2,514	1.79
Gypsy or Irish Traveller	165	0.12
Other White	7,556	5.37
Mixed/multiple ethnic groups	3,904	2.78
White and Black Caribbean	1,019	0.72
White and Black African	397	0.28
White and Asian	1,491	1.06
Other Mixed	997	0.71
Asian/Asian British	9,011	6.41
Indian	2,210	1.57
Pakistani	1,149	0.82
Bangladeshi	2,633	1.87
Chinese	1,149	0.82
Other Asian	1,870	1.33
Black/African/Caribbean/Black British	2,388	1.70
African	1,203	0.86
Caribbean	911	0.65
Other Black	274	0.19
Other ethnic group	981	0.70
Arab	459	0.33
Any other ethnic group	522	0.37
All ethnic groups	140,644	100.00

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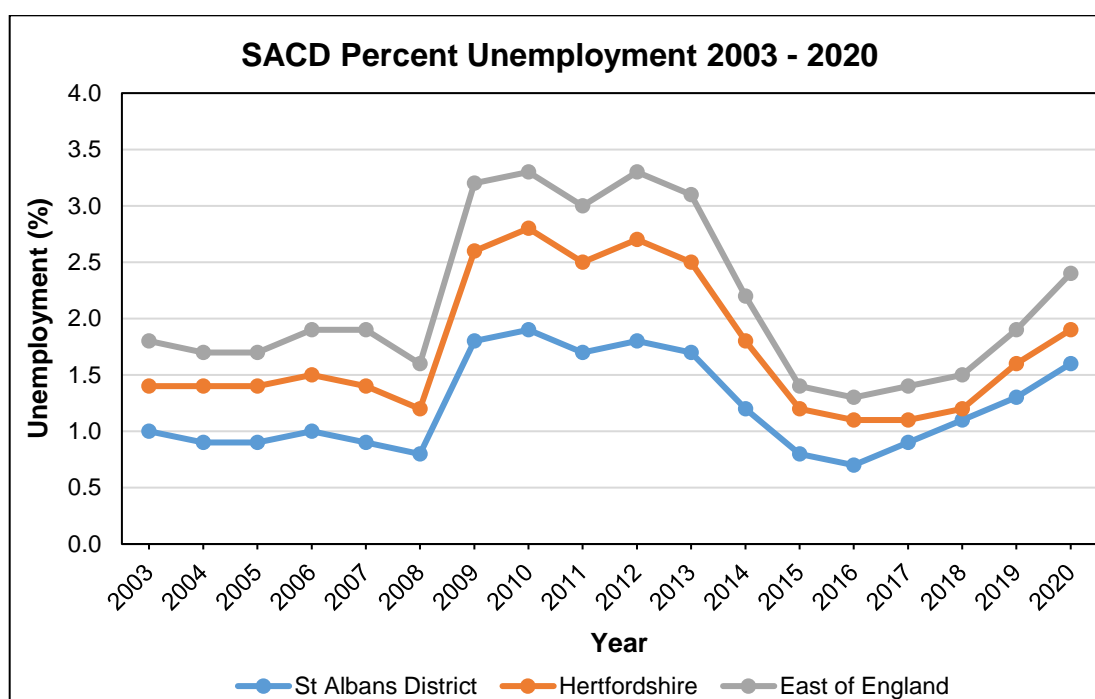
Source: Office for National Statistics licensed under the Open Government Licence and ONS Census data 2011 (from NOMIS) <sup>31</sup>



## Unemployment

- 7.6 Unemployment can usefully be compared to County and regional rates. From 2012, local unemployment followed a general downward trend until 2016. Since 2016, local unemployment has increased slightly each year to 2020. Figures for SACD in 2020 follow the regional pattern, although the District measure is relatively lower; where unemployment stands at 2.4% in the East of England and 1.9% in Hertfordshire, in SACD it is 1.6%. The data used to produce these statistics derives from the Claimant Count, not the Labour Force Survey.

**Figure 14: Graph of Unemployment in SACD 2003 – 2020 (based on figures for March each year)**



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Source: Office for National Statistics licensed under the Open Government Licence, Claimant Count Data

Measure: Claimants as a proportion of residents aged 16-64 (from NOMIS) <sup>32</sup>



**Table 46: Percent Unemployment in SACD 2003 – 2020 (based on figures for March each year)**

Date	Percent Unemployment - Claimant Count (%)		
	St Albans District	Hertfordshire	East of England
March 2003	1.0	1.4	1.8
March 2004	0.9	1.4	1.7
March 2005	0.9	1.4	1.7
March 2006	1.0	1.5	1.9
March 2007	0.9	1.4	1.9
March 2008	0.8	1.2	1.6
March 2009	1.8	2.6	3.2
March 2010	1.9	2.8	3.3
March 2011	1.7	2.5	3.0
March 2012	1.8	2.7	3.3
March 2013	1.7	2.5	3.1
March 2014	1.2	1.8	2.2
March 2015	0.8	1.2	1.4
March 2016	0.7	1.1	1.3
March 2017	0.9	1.1	1.4
March 2018	1.1	1.2	1.5
March 2019	1.3	1.6	1.9
March 2020	1.6	1.9	2.4

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Source: Office for National Statistics licensed under the Open Government Licence, Claimant Count Data

Measure: Claimants as a proportion of residents aged 16-64 (from NOMIS) <sup>32</sup>



## Average Earnings

- 7.7 Average earnings in the District (by residence and workplace) remain relatively high compared to national and regional figures. For 2019, the median gross weekly pay (by place of residence) of full time employees in the District was £766.60. Based on this measure, median gross weekly pay in the District was 26% higher than regional earnings in the East of England and 31% higher than national earnings in Great Britain. Median gross weekly pay (by place of work) of full time employees in the District was £631.10 in 2019. The District figure was 9% higher than regional earnings in the East of England and 8% higher than national earnings in Great Britain. Comparatively high average earnings in SADC reflect the relatively affluent population of the District, its highly qualified and skilled workforce, as well as higher paying local employment sectors.

**Table 47: Average Earnings in SADC 2019, by Residence**

Provisional Earnings by Residence 2019			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£766.60	£610.40	£587.00
Male full-time employees	£891.70	£659.40	£632.00
Female full-time employees	£652.60	£537.80	£528.90

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Source: Office for National Statistics licensed under the Open Government Licence, Earnings and hours worked, place of residence by local authority (ASHE Table 8) <sup>33</sup>

**Table 48: Average Earnings in SADC 2019, by Workplace**

Provisional Earnings by Workplace 2019			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£631.10	£581.00	£586.50
Male full-time employees	£713.00	£623.70	£631.70
Female full-time employees	£539.80	£515.40	£528.20

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Source: Office for National Statistics licensed under the Open Government Licence, Earnings and hours worked, place of work by local authority (ASHE Table 7) <sup>34</sup>



## Self-Build and Custom Housebuilding Register

- 7.8 The Government wants to encourage and enable people to build homes of their own. To this end, the Self-build and Custom Housebuilding Act 2015 has now been implemented. In accordance with the Act, since 1 April 2016 Local Authorities are required to maintain a Self-build and Custom Housebuilding Register. The Register records individuals and associations who are seeking to purchase a serviced plot of land upon which to build a house to live in. There are no Local Connection tests required for Individuals or Associations, nor is there a fee to be on the register. Therefore the register is not currently split into two parts. Due to this, the register contains a high number of Individuals. Some may not be suitable for a serviced plot/self-build and therefore be eligible for entry in Part 2 should a future Local Connection Test be applied. To date, only basic Register data has been collected, but in future further data will be requested to ascertain the demographic profile of those who register and to understand needs and effective demand in more detail.
- 7.9 Local Authorities also have a duty to ensure that enough plots are available to meet local demand for self-build. In considering whether a home is a self-build or custom build home, Planning Practice Guidance (PPG) states that “relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.”<sup>35</sup> It also states that the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) “does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.”<sup>35</sup> With this in mind, in order to monitor the development of self-build, the Council identifies a development as being self-build if the applicant’s address matches the site address.
- 7.10 The PPG states that “the first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year. At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.”<sup>35</sup> The permissions granted can be translated to the self-build base periods to identify permissioned plots. These sites were all on previously developed land, where permission was granted for a replacement dwelling. There are no permissions granted for green field serviced plots. Given the position of the previously submitted Local Plan, the Council will explore further measures to ensure that the ‘duty to grant planning permission’ is fulfilled as set out in the PPG.
- 7.11 The table below sets out relevant permissions that have been granted for each base period.



**Table 49: SADC Self-Build and Custom Housebuilding Relevant Permissions (2016 – 2020)**

Base Period	Monitoring Period	Permissions Granted
BP1 – 01 April to 30 October 2016	31 October 2016 – 30 October 2019	55
BP2 - 31 October 2016 to 30 October 2017	31 October 2019 – 30 October 2020	9
<b>Total Relevant permissions granted</b>		<b>64</b>

- 7.12 Annual total Register entries are listed in the table below. The first time period, for 2016, is from 1 April to 30 October. All subsequent years are measured from 31 October to the following 30 October.

**Table 50: SADC Self-Build and Custom Housebuilding Registrations (2016 – 2020)**

Period	Number of Registrations		
	Individuals	Associations	Persons in Association
1 April – 30 October 2016	108	0	0
31 October 2016 – 30 October 2017	140	1	4
31 October 2017 – 30 October 2018	104	0	0
31 October 2018 – 30 October 2019	87	0	0
31 October 2019 – 30 October 2020	76	0	0
<b>Total</b>	<b>515</b>	<b>1</b>	<b>4</b>



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## 5 Appendices

### Appendix 1

#### Housing Trajectory Schedule

1. This monitoring report contains a housing trajectory with a base date of 1 April 2020. Estimates of future housing supply are detailed from 2020 onwards until 2036.
2. Estimates of the dates for future completions have been made for:
  - Permissions (estimated to be completed)
  - Allocations (remaining allocated housing sites in the District Local Plan Review 1994 and made Harpenden Neighbourhood Plan 2019)
  - 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. Permissions (past completions)
  2. Permissions (estimated to be completed)
  3. Non-conventional permissions (estimated to be completed)
  4. Allocations

The schedule lists all sites included in the housing trajectory and five year housing land supply. District Local Plan Review 1994 and made Harpenden Neighbourhood Plan 2019 reference numbers have been used where appropriate, and other reference numbers have been subsequently added.

**Figure 15: SADC Total 5 Year Housing Land Supply at 1 April 2020**

<b>Total 5 year housing land supply at 1 April 2020</b> (From period 2020/21 to 2024/25)	<b>2,612 dwellings</b>
<b>Total 5 year housing land supply at 1 April 2020</b> <b>(893 dwellings per annum + 20% Buffer)</b> (From period 2020/21 to 2024/25)	<b>2.4 years</b>



Figure 16: Housing Trajectory 1 April 2020

## St Albans City and District Council Housing Trajectory 1 April 2020

	<i>Housing Delivery Test Past Completions</i>			5 Year Housing Land Supply																
Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Permissions (Past Completions)	412	638	437																	1,487
Permissions (Estimated to be Completed)*				355	368	533	477	306	112	35	13	0	0	0	0	0	0	0	0	2,199
Allocations				0	0	0	0	0	54	39	11	0	0	0	0	0	0	0	0	104
Windfall Allowance				0	0	191	191	191	191	191	191	191	191	191	191	191	191	191	191	2,674
<b>Total</b>	<b>412</b>	<b>638</b>	<b>437</b>	<b>355</b>	<b>368</b>	<b>724</b>	<b>668</b>	<b>497</b>	<b>357</b>	<b>265</b>	<b>215</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>191</b>	<b>5,414</b>

\*5% discount on un-started permissions for small sites (1 to 4 dwellings)



Figure 17: Housing Trajectory Schedule 1 April 2020

## Permissions (Past Completions)

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
RH1	5/2016/3181 5/2016/1016 5/1973/0641 5/2014/1882	Development At Tuffnells Way, Derwent Road, Harpenden	118		118	1																	District Local Plan Review 1994 Allocation, Saved Policy 4 (Site Reference RH.1)
TBA60	5/2016/0669	Harpenden House Hotel, 18 Southdown Road, Harpenden	37		37	15																	
TBA129	5/2016/0037	The Barley Mow PH, Barley Mow Lane, St Albans	8	-1	7	8																	
TBA1	5/2017/1550	Building Research Establishment (north & north east areas), Bucknalls Lane, Bricket Wood	100		92	32	8																
TBA118	5/2018/1122	86-92 Victoria Street, St Albans	6		6	6																	
1194	5/2018/2080 5/2015/1713 5/2009/2471 5/2014/0940	Beaumont School & land to north of Winches Farm, Hatfield Road, St Albans	91		25	15	10	19	19	18													Site includes 2 permissions, previous part implemented permission 5/2015/1713 for 29 dwellings and permission 5/2018/2080 for 62 dwellings.
TBA127	5/2016/3603 5/2013/2614	11 West Way & Land r/o 3-13 West Way, Harpenden	7	-1	4	0	2																Permission 5/2016/3603 supersedes permission 5/2013/2614
TBA24	5/2016/3802 5/2018/0716	Beaumont Works, Sutton Road, St Albans	58		58	28																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
RC2A	5/2016/1153 5/1996/0917 5/1981/1171 5/1995/1560 5/1971/2318	Forge End, Nokeside, Chiswell Green	84		83	0																	Vacant plots to allow future access to land beyond. No further construction anticipated.
TBA138	5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	7	-2	4	0																	No further construction anticipated. (Partially superseded by 5/2009/1647). Permission 5/2007/1019 allowed on appeal.
TBA139	5/2017/3086	Woodland Court, Soothouse Spring, St Albans	10	-4	6	10																	
TBA140	5/2017/3208	238 London Road, St Albans	14	-1	13	3																	
TBA141	5/2017/0778	Linley Court, Valley Road, St Albans	28	-28	-28	0	28																
TBA142	5/2018/1156	37, 39 & 41 Hollybush Lane, Harpenden	8	-2	-2	0	8																
TBA143	5/2015/3358	Outbuildings R/O & 82, 84, 86 & 86A High Street, Redbourn	5	-2	-2	0	5																
TBA144	5/2016/3561	Grange Street Sports And Social Club, 8 Grange Street, St Albans	5	-1	4	5																	
TBA146	5/2017/3001	Wavell House, Cell Barnes Lane, St Albans	24	-31	-31	0	24																
TBA148	5/2018/2591	22-24 Marlborough Road, St Albans	7		7	7																	





Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
RG11	5/2013/2589 5/2018/1303 5/2019/1291	Oaklands College, Smallford Campus, Hatfield Road, St Albans	356		42	42	32	71	71	70	70												Permission 5/2013/2589 allowed on appeal. 8 additional studio flats included. Total of 356 dwellings does not include additional 83 C1 student accommodation bedrooms (C3 dwellings equivalent = 33 dwellings). The additional 33 C3 dwellings equivalent is included in non-conventional permissions separately.
TBA149	5/2014/1450	Gorhambury House, Gorhambury, St Albans	5	-1	-1	0	5																
TBA87	5/2017/2438	Provence Private Hire, Heath Farm Lane, St Albans	11		11	11																	
TBA63	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	-8	0		14															
TBA109	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	-2	0		11															
TBA2	5/2015/0990	Land At Harperbury Hospital, Harper Lane (Kingsley Green)	206		20	20	15	43	43	43	42												
TBA51	5/2013/2454 5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans	29		29	24																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
TBA126	5/2018/0973 5/2016/1990	ASR House, Arden Grove, Harpenden	24		24	24																	Site includes two permissions, permission 5/2016/1990 for 16 dwellings and permission 5/2018/0973 for additional 8 dwellings
TBA157	5/2018/1463	2 Salisbury Avenue, Harpenden	10	-1	-1	-1		10															
TBA198	5/2019/2106 5/2019/0357 5/2018/1771	7 and Land to Rear of 5 & 5a Ox Lane, Harpenden	5	-1	-1	0	5																Permission 5/2019/2106 supersedes permissions 5/2019/0357 and 5/2018/1771
TBA92	5/2013/1382	Target House, 257-263 High Street, London Colney	10		9	1	1																
TBA187	5/2016/3514 5/2018/0177	Abbott House, Everard Close, St Albans	90		90	28																	
TBA107	5/2018/2525 5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, Grosvenor Road, St Albans	130		125	35	5																Site includes 2 permissions, permission 5/2016/3422 for 125 dwellings and permission 5/2018/2525 for 5 additional dwellings.
TBA101	5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	19		7	0	12																Site includes 2 permissions, permission 5/2014/0063 for 14 dwellings and permission 5/2017/2878 for additional 5 dwellings



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
TBA104	5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood	48		48	18																	
TBA14	5/2018/2612 5/2017/2360 5/2017/2329	Hertfordshire House, Civic Close, St Albans	26		26	26																	Site includes 2 permissions, permission 5/2018/2612 for 24 dwellings and permission 5/2017/2360 for 2 additional dwellings. Site also part of allocation for mixed use redevelopment in District Local Plan Review 1994, Saved Policy 122 (Site Reference 2E).
TBA125	5/2016/2422	Porters House, 4 Porters Wood, St Albans	21		15	15	6																
SS2	5/2018/2663	5 Woodside Road, Bricket Wood	1	-1	0	1																	
SS3	5/1989/0659	Adj 14 Barry Close, Chiswell Green	3		2	0	1																Extant permission
SS4	5/2017/2516 5/2017/2510	Whytecote, North Orbital Road, Chiswell Green	4	-1	3	4																	Site includes two permissions 5/2017/2516 and 5/2017/2510
SS7	5/2018/2789	42 Ragged Hall Lane, Chiswell Green	1	-1	0	1																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
SS9	5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	-1	0	2																Permission 5/2016/2877 partially supersedes permission 5/2016/0403. 1 dwelling lost and 1 dwelling completed as part of permission 5/2016/2877, 2 dwellings estimated to be completed as part of permission 5/2016/0403.
SS10	5/2016/1113	28 Stewart Road, Harpenden	1	-1	0	1																	
SS11	5/2016/3245	Land R/O 31 Roundwood Park, Harpenden	1		1	1																	
SS12	5/2016/3846	Land R/O 29/31 Wordsworth Road, Harpenden	1		1	1																	
SS13	5/2017/1657	Westoaks, 12 The Uplands, Harpenden	1	-1	0	1																	
SS14	5/2017/1717	15 Longcroft Avenue, Harpenden	2	-1	-1	0	2																
SS16	5/2017/2196	1 Kinsbourne Close, Harpenden	2		2	2																	
SS17	5/2019/1398	Land adjacent to 5 Avenue St Nicholas, Harpenden	1		1	1																	
SS18	5/2017/2568	2 Roundwood Gardens, Harpenden	1	-1	0	1																	
SS20	5/2017/3381	13 Whitings Close, Harpenden	2		2	2																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
SS21	5/2017/3546	27 Oakfield Road, Harpenden	1	-1	0	1																	
SS22	5/2018/0535	16 Longcroft Avenue, Harpenden	1	-1	0	1																	
SS23	5/2018/0542	71 Townsend Lane, Harpenden	2	-1	-1	0	2																
SS24	5/2018/0571	39 Park Avenue North, Harpenden	1	-1	-1	0	1																
SS25	5/2019/0974	2 Barns Dene, Harpenden	1	-1	0	1																	
SS26	5/2019/1137 5/2018/0916	12 Netherfield Road, Harpenden	1	-1	-1	0	1																
SS27	5/2018/1627	40 Oakfield Road, Harpenden	1		1	1																	
SS28	5/2018/2038	10 Clarendon Road, Harpenden	1		1	1																	
SS29	5/2018/3272	18 Leycroft Way, Harpenden	1	-1	0	1																	
SS31	5/2018/2122	246 Lower Luton Road, Wheathampstead	1	-1	0	1																	
SS34	5/2006/1586	62 & Land R/O 60 Mount Drive, Park Street	4	-1	1	0	2																Extant permission
SS35	5/2018/2944	20 Tassell Hall, Redbourn	1		1	1																	
SS37	5/2015/0211	Land adj 42 Cottonmill Crescent, St Albans	1		1	1																	
SS38	5/2015/0657	90 Marshals Drive, St Albans	1	-1	-1	0	1																
SS40	5/2016/0671	30 Cunningham Hill Road, St Albans	1	-1	-1	0	1																
SS41	5/2016/1906	45 Barlings Road, Harpenden	1	-1	0	1																	
SS43	5/2017/0002	Land at 49 Sherwood Avenue, St Albans	1		1	1																	
SS44	5/2017/0617	54 Salisbury Avenue, St Albans	1	-1	0	1																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
SS45	5/2017/2059	Land Adj 63 Brampton Road, St Albans	1		1	1																	
SS46	5/2017/2088	22 Waverley Road, St Albans	1	-1	0	1																	
SS47	5/2017/2884	30 Barns Dene, Harpenden	1	-1	-1	0	1																
SS48	5/2017/3517	79 Watling Street, St Albans	1		1	1																	
SS49	5/2018/1653	35 Rowlatt Drive, St Albans	1		1	1																	
SS52	5/2018/3377 5/2018/0080	9 Hatching Green Close, Harpenden	1	-1	-1	0	1																Permission 5/2018/3377 supersedes permission 5/2018/0080
SS53	5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	-1	0	1																
SS54	5/2016/0714	7 Sauncey Wood, Harpenden	1	-1	-1	0	1																
SS55	5/2016/2602	16 Radlett Road, Frogmore	3	-1	2	3																	
SS56	5/2017/1308	1 Hobbs Close, St Albans	2	-1	-1	0	2																
SS57	5/2017/2567	Little Bamville, Ayres End Lane, Harpenden	1	-1	0	1																	
SS58	5/2018/0685	70 West Common, Harpenden	1	-1	-1	0	1																
SS59	5/2018/0964	Land Between Hillside And Holly Cottage, Lower Gustard Wood, Wheathampstead	1		1	1																	
SS60	5/2018/2590	13 Roundwood Park, Harpenden	2	-1	1	1																	
SS61	5/2019/1100	183 Park Street Lane, How Wood	2	-1	1	1																	
SS62	5/2016/1730	55 Spielplatz, Lye Lane, Bricket Wood	1	-1	0	0																	
SS63	5/2016/3808	Maidenscrouch Farm, Appespond Lane, St Albans	1	-1	0	0																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
SS64	5/2018/0273	Land adj 6 Ben Austins, Redbourn	1		1	1																	
SS65	5/2018/3234	Eastmoor Lodge, East Common, Harpenden	1	-1	0	0																	
SS66	5/2019/0230	Eight Acre, Mackerye End, Harpenden	1	-1	0	0																	
SS67	5/2017/0610	11 Sandfield Road, St Albans	1	-1	-1	-1	1																
SS68	5/2018/1621	10 Alders End Lane, Harpenden	2	-1	-1	-1	2																
SS69	5/2018/1630	10 The Uplands, Harpenden	1	-1	-1	-1	1																
SS70	5/2018/1732	23 The Deerings, Harpenden	1	-1	-1	-1	1																
SS71	5/2018/1839	100 Mount Pleasant Lane, Bricket Wood	2	-1	-1	-1	2																
SS72	5/2018/2312	8 Lyndhurst Drive, Harpenden	1	-1	-1	-1	1																
SS73	5/2018/2488	40 Marshals Drive, St Albans	1	-1	-1	-1	1																
SS74	5/2018/2632	49 Dunstable Road, Redbourn	1	-1	-1	-1	1																
SS75	5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	-1	-1	-1	1																
SS76	5/2018/2968	25 Park Avenue North, Harpenden	1	-1	-1	-1	1																
SS77	5/2019/2557 5/2019/3144 5/2018/3306	Former South Holme & Plot 1 South Holme, Redbourn Lane, Hatching Green, Harpenden	3	-1	-1	-1	3																Site includes two permissions 5/2019/2557 and 5/2019/3144, which supersede permission 5/2018/3306.
SS78	5/2018/3346	3 The Warren, Harpenden	1	-1	-1	-1	1																



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
SS79	5/2018/3376	35 Orchard Drive, How Wood	2	-1	-1	-1	2																
SS80	5/2019/0805	21 The Deerings, Harpenden	1	-1	-1	-1	1																
SS81	5/2019/0818	22 Sibley Avenue, Harpenden	1	-1	-1	-1	1																
SS82	5/2019/0823	51 Midway, St Albans	1	-1	-1	-1	1																
SS83	5/2019/0866	17 Highfield Road, Sandridge	1	-1	-1	-1	1																
SS84	5/2019/1299	19 Tuffnells Way, Harpenden	1	-1	-1	-1	1																
SS85	5/2019/1544	6 Firbank Road, St Albans	1	-1	0	0																	
SS93	5/2016/1583	15 Church End, Sandridge	1	-1	0	0																	
SS95	5/2018/3151 5/2016/2728	Bramble Cottage, Kennel Lane, Kinsbourne Green, Harpenden	1	-1	-1	-1	1																
SS97	5/2016/1198	Land adj 80 St Annes Road, London Colney	1		1	1																	
SS98	5/2018/1315	104 Beaumont Avenue, St Albans	1	-1	-1	-1	1																
SS99	5/2018/1444	50 Crossway, Harpenden	2	-1	1	1																	
SS100	5/2019/1181	67 Leycroft Way, Harpenden	1	-1	-1	-1	1																
SS101	5/2019/1298	21 Cunningham Hill Road, St Albans	1	-1	-1	-1	1																
SS102	5/2019/3114 5/2019/1526	52 Bucknalls Drive, Bricket Wood	1	-1	-1	-1	1																
SS103	5/2019/1676	21 Nomansland, Wheathampstead	1	-1	-1	-1	1																
SS112	5/2015/3508	East Lodge, Oaklands Lane, Smallford	1	-1	-1	0	1																
C3	5/2017/3204	26 Bowers Way, Harpenden	2	-1	1	2																	





Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
C4	5/2018/0351	27 How Wood, How Wood	2	-1	1	2																	
C6	5/2019/0121 5/2017/1049	Crown House, 47-49 High Street, Redbourn	3	-1	2	3																	Permission 5/2019/0121 supersedes permission 5/2017/1049
C7	5/2003/1651	6 & 7 Ashwell Street, St Albans	2		1	0	1																Extant permission
C8	5/2015/2917	The Blue Anchor PH, 145 Fishpool Street	1		1	1																	
C10	5/2016/2871	99 Charmouth Road, St Albans	1	-1	0	1																	
C11	5/2016/3342	The Brickyard, 43-45 Verulam Road, St Albans	1		1	1																	
C15	5/2018/1059	23 Trumpington Drive, St Albans	2	-1	-1	0	2																
C16	5/2018/1189	61 Hatfield Road, St Albans	1		1	1																	
C17	5/2018/1472	The Lattimore Surgery, 1 Upton Avenue, St Albans	4		4	4																	
C20	5/2017/0489	Old Exchange House, Marford Road, Wheathampstead	4		4	4																	
C21	5/2001/2104	Shafford Farm, Redbourn Road, St Albans	2		1	0	1																Extant permission
C22	5/2013/2317	Castle Farm, 329 Lower Luton Road, St Albans	1		1	1																	
C24	5/2017/2410	The Barn Mallow House, Redding Lane, Redbourn	1		1	1																	
C26	5/2019/0106	Marlborough House, 5 Grove Road, St Albans	3		3	3																	
C27	5/2018/2319	104 High Street, Harpenden	2	-1	1	1																	
C28	5/2019/1470	403, 403a Hatfield Road, St Albans	2	-1	1	1																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
C29	5/2019/2454	30-32 Marlborough Road, St Albans	2		2	2																	
C30	5/2018/1063	135a Hatfield Road, St Albans	1		1	1																	
C31	5/2018/0048	Nuckies Farm, Coursers Road, Colney Heath	3		3	3																	Permission 5/2018/0048 allowed on appeal
C32	5/2017/3603	2 Thompsons Close, Harpenden	4		4	4																	
C33	5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4		1	1	3																
C34	5/2017/3472	Building 2, Lamer Park Farm, Lamer Lane, Wheathampstead	1		1	1																	
C35	5/2017/3623	48 The Hill, Wheathampstead	3		3	3																	
C36	5/2019/0588	22 Holywell Hill, St Albans	2	-1	1	1																	
C37	5/2019/1486	10 Slowmans Close, How Wood	1	-1	0	0																	
C111	5/2016/1991	363 Luton Road, Harpenden	2	-1	1	2																	
C112	5/2018/2751	41 Bloomfield Road, Harpenden	2	-1	1	2																	
<b>Permissions (Past Completions) Totals</b>			<b>1,797</b>	<b>-162</b>	<b>437</b>	<b>437</b>	<b>223</b>	<b>168</b>	<b>133</b>	<b>131</b>	<b>112</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



## Permissions (Estimated to be Completed)

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
TBA14	5/2018/1925 5/2017/1060	Civic Centre Opportunity Site (South), Victoria Street, St Albans	86		86			21	21	22	22											Site allocated for mixed use redevelopment in District Local Plan Review 1994, Saved Policy 122 (Site Reference 2E)
TBA147	5/2018/0526	102 Ashley Road, St Albans	6		6	6																
TBA117	5/2015/2871 5/2016/3811	223a Hatfield Road, St Albans	14		14	14																
TBA150	5/2016/0331 5/2016/2469 5/2016/2761	221 and 221a, b & c Hatfield Road, St Albans	14		14	14																Application allowed on appeal
TBA151	5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8		8	8																
TBA152	5/2018/0130	Holly Lodge, 12 Clarence Road, Harpenden	6		6	6																
TBA161	5/2018/2393	25 Vaughan Road, Harpenden	5		5	5																
TBA43	5/2019/2013 5/2019/1343 5/2019/1342 5/2018/2385 5/2018/2118 5/2014/3250	HSBC, Smug Oak Lane, Bricket Wood	140		140	28	28	28	28	28												Site includes 2 permissions, permission 5/2018/2118 for 129 dwellings and permission 5/2019/1343 for 11 additional dwellings. Outline permission 5/2014/3250 allowed on appeal.
TBA159	5/2017/1507	Abbott House, Everard Close, St Albans	25		25		25															
TBA99	5/2019/0733 5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	21		21		11	10														Site includes two permissions, permission 5/2016/1170 for 12 dwellings and permission 5/2019/0733 for additional 9 dwellings.
TBA193	5/2017/3185 5/2017/3015	60 Victoria Street, St Albans	17		17		9	8														Site includes two permissions, permission 5/2017/3015 for 9 dwellings and permission 5/2017/3185 for additional 8 dwellings.



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
TBA191	5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27		27		9	9	9													
TBA192	5/2017/3252	62-72 Victoria Street, St Albans	18		18		9	9														
TBA194	5/2017/0699	Media House, 2 Sandridge Park, Porters Wood, St Albans	6		6		6															
TBA185	5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2		2		2															
HA5	5/2019/2365 5/2018/2594	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	10	-2	8		-2		5	5												Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA5 for minimum of 7 dwellings. Permission 5/2019/2365 supersedes permission 5/2018/2594.
TBA13	5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	160		160			40	40	40	40											Site forms part of Hemel Garden Communities.
HA3	5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	39		39						19	20										Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA3 for minimum of 14 dwellings.
TBA153	5/2018/1877 5/2016/3805	103-105 St Peters Street, St Albans	13		13			13														
TBA116	5/2019/3061 5/2017/0014	52 Victoria Street, St Albans	5		5			5														Permission 5/2019/3061 supersedes permission 5/2017/0014.
TBA154	5/2017/2099	115 London Road, St Albans	6		6			6														



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
TBA131	5/2019/1062 5/2017/3593	98 Harper Lane, Shenley	9	-1	8		-1		9													Permission 5/2019/1062 supersedes permission 5/2017/3593.
TBA89	5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107		107			36	36	35												
TBA156	5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	4		-1		5													
TBA158	5/2018/2611	Stakers Court, Milton Road, Harpenden	8		8			8														
TBA160	5/2018/0644	1 Mount Pleasant, St Albans	6	-1	5		-1		6													
TBA70	5/2017/1149	Ziggurat House (Car Park), Grosvenor Road, St Albans	74		74		37	37														Permission allowed on appeal.
TBA221	5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	5		5			5														
TBA163	5/2018/1560	1a Catherine Street, St Albans	6		6			6														
TBA164	5/2018/1867	York House, Guildford Road, St Albans	8		8			8														
TBA165	5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	5		5			5														
TBA166	5/2019/3008 5/2018/3402	Land rear of 238a London Road, St Albans	6		6			6														Permission 5/2019/3008 supersedes permission 5/2018/3402.
TBA167	5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5		5			5														
RW2	5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28		28			10	9	9												Allocated for housing in District Local Plan Review 1994, Saved Policy 5 (Site Reference RW.2)



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
TBA169	5/2018/3132	Mereden Court, Tavistock Avenue, St Albans	18	-28	-10			-28		18												
HA2	5/2019/1845 5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	24		24			8	8	8												Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA2 for minimum of 23 dwellings; 100% affordable housing.
TBA199	5/2019/2322	Nicholas House, Cairns Close, St Albans	8		8				8													
TBA16	5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7		7				7													
TBA200	5/2019/2525	First Floor And Second Floor, The Mansion, 1 St Peters Street, St Albans	6		6				6													
TBA201	5/2019/2748	223 Hatfield Road, St Albans	6		6				6													
TBA202	5/2018/0949	152 London Road, St Albans	5		5				5													
TBA203	5/2019/1701	29-31 Beech Road, St Albans	5	-2	3		-2		5													
TBA204	5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5		5				5													
TBA205	5/2019/3252 5/2019/1973	Cromwell Piggeries, Marshalls Heath Lane, Wheathampstead	5		5				5													Permission 5/2019/3252 supersedes permission 5/2019/1973.
TBA83	5/2019/0955 5/2015/0644 5/2015/3428 5/2017/0634	Radio Nurseries & 54 Oaklands Lane, Smallford, St Albans	28	-10	18		-10		10	9	9											
TBA206	5/2019/1284	The Golden Lion PH, 111 High	11		11				11													



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
		Street, London Colney																				
TBA207	5/2018/2725	Land At Tullochside Farm, Hemel Hempstead Road, Redbourn	10		10		10															Permission allowed on appeal
TBA208	5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	5	-2	3		-2		5													
SS1	5/2018/0214	Land Adjacent 21 Hunters Ride, Bricket Wood	1		1	1																
SS6	5/2018/0025	15 Tennyson Road, Chiswell Green	1		1	1																
SS15	5/2017/1925	3 Farm Avenue, Harpenden	1		1	1																
SS19	5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	1		1	1																
SS30	5/2019/0936 5/2018/2337	Land Rear Of 53 And 55 How Wood, Park Street	1		1	1																
SS32	5/2016/2999	Land adj 139 Kings Road, London Colney	2		2	2																
SS33	5/2018/0939	Land R/O 165-169 High Street & Accessed Via Willoughby Court, London Colney	1		1	1																
SS36	5/2015/0329	8 Wilkins Green Terrace, Wilkins Green Lane, Smallford	1		1	1																
SS39	5/2015/3054	53 Sadleir Road, St Albans	1		1	1																
SS42	5/2016/3191	Land Adjacent To 52 Vesta	2		2	2																



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
		Avenue, St Albans																				
SS50	5/2018/2485	Adj 26 Gladeside, St Albans	1		1	1																
SS86	5/2019/1047	Land R/O 38 & 40 Tassell Hall, Redbourn	2		2	2																
SS87	5/2015/1841	Searches Farm, Searches Lane, Bedmond	2		2	2																
SS88	5/2018/2356	R/O 10 Jordans Way, Bricket Wood	1		1	1																
SS89	5/2018/1357	Land adj 25 Laburnum Grove, Chiswell Green	1		1	1																
SS90	5/2017/0855	33 Stewart Road, Harpenden	1		1	1																
SS91	5/2017/2243	60 Grove Road, Harpenden	1		1	1																
SS92	5/2019/2433	38 Tassell Hall, Redbourn	1		1	1																
SS94	5/2019/2006 5/2016/3480	17 Maxwell Road, St Albans	1		1	1																
SS104	5/2019/2749	71 Townsend Lane, Harpenden	2	-1	0	-1	2															
SS105	5/2018/2254	51 Marshalswick Lane, St Albans	2		2	2																
SS106	5/2020/0056	Land Rear Of 85-91 Mayflower Road, Park Street	2		2	2																
SS107	5/2018/1566	68 Oakwood Road, Bricket Wood	1		1	1																
SS108	5/2017/2929	Land adj 4 Highfield Road, Sandridge, St Albans	1		1	1																
SS109	5/2017/0072	Land Adj To 90 Sandridge Road, St Albans	1		1	1																





Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
SS110	5/2019/1704	Building 1 Lamer Park Farm, Lamer Lane, Wheathampstead	1		1	1																
SS111	5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1		1	1																
C1	5/2016/0789	Target House, 257-263 High Street, London Colney	1		1	1																
C9	5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney	4		4	4																
C13	5/2017/2602	132 & 132A Kings Road, London Colney	4		4	4																
C14	5/2018/0581	Land Rear Of 61 Catherine Street, Etna Road, St Albans	1		1	1																
C18	5/2018/1498	79 Hatfield Road, St Albans	4		4	4																
C19	5/2018/3058	23 Sandridge Road, St Albans	1		1	1																
C23	5/2019/0174 5/2017/2018	Barn At Shafford Farm, Redbourn Road, St Albans	1		1	1																
C25	5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	3	-2	1	-2		3														
C38	5/2016/2937	1, 2, 3 & 3A Leyton Green, Harpenden	4	-1	3	-1		4														
C39	5/2018/1939 5/2018/2579	Marford Farm, Sheepcote Lane, Wheathampstead	4		4	4																Permission 5/2018/1939 supersedes permission 5/2018/2579. Permission 5/2018/1939 allowed on appeal.



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
C40	5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3		3	3																
C41	5/2017/3069	135 - 137 Hatfield Road, St Albans	2		2	2																
C42	5/2018/1788	58-62 Holywell Hill, St Albans	2		2	2																
C43	5/2017/3661	3a Albion Road, St Albans	1		1	1																
C44	5/2018/2487	41 Hatfield Road, St Albans	1		1	1																
C45	5/2019/0107	Martins Court, Swallow Lane, St Albans	1		1	1																
C46	5/2019/2295	23 Sandridge Road, St Albans	1		1	1																
C47	5/2019/1548 5/2017/1211	Barn To North Of Manor Road, Wheathampstead	1		1	1																
C48	5/2017/0001	9 Market Place, St Albans	1		1	1																
C49	5/2018/1257	101 Old Watford Road, Bricket Wood	3	-1	2		-1		3													
C50	5/2017/0312	Stairways, 19 Douglas Road, Harpenden	3		3	3																
C51	5/2017/1134	Clayton House, 5-7 Vaughan Road, Harpenden	3		3	3																
C52	5/2017/3622	1 Marlborough Park, Southdown Road, Harpenden	4		4		4															
C53	5/2017/3198	5 Shenley Lane, London Colney	3	-1	2	-1		3														
C54	5/2017/0470	10 Branch Road, Park Street	2	-1	1	-1	2															
C55	5/2017/2607	Redbourn Post Office, 73 High Street, Redbourn	1	-1	0	-1	1															



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C56	5/2019/3064	117 Hatfield Road, St Albans	3		3			3														
C57	5/2017/0704	Alban House, 12 Parkway, Porters Wood, St Albans	4		4	4																
C58	5/2017/0938	20a Holywell Hill, St Albans	2	-1	1	-1	2															
C59	5/2017/1904	27 Becketts Avenue, St Albans	2	-1	1	-1	2															
C60	5/2017/1957	6 The Willows, St Albans	2	-1	1	-1	2															
C61	5/2017/1999	38 Becketts Avenue, St Albans	2	-1	1	-1	2															
C62	5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4		4	4																
C63	5/2020/0193 5/2017/2893	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4		4			4														Permission 5/2020/0193 supersedes permission 5/2017/2893.
C64	5/2017/3287	113 London Road, St Albans	4		4		4															
C65	5/2017/3382	38 Abbots Avenue West, St Albans	1		1		1															
C66	5/2018/0124	68 Lattimore Road, St Albans	1	-1	0		-1	1														
C67	5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	-2	0		-2	2														
C68	5/2018/0256	2 Canberra House, London Road, St Albans	2		2		2															
C69	5/2018/0589	Fern Cottage, 116 Old London Road, St Albans	1		1		1															
C70	5/2018/0590	28 Royston Road, St Albans	2	-1	1		-1	2														
C71	5/2018/1355	31 Catherine Street, St Albans	1		1		1															



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C72	5/2019/0165	111-113 St Peters Street, St Albans	1		1		1															
C73	5/2018/1842	175 Hatfield Road, St Albans	2	-1	1		-1	2														
C74	5/2019/0717 5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	-1	3		-1		4													Permission 5/2019/0717 supersedes permission 5/2018/2016
C75	5/2017/3601	65 The Hill, Wheathampstead	1		1		1															
C76	5/2019/1939 5/2016/2362	The Fruit Store, Gorhambury, St Albans	1		1		1															
C77	5/2016/3817	Holm Oaks, North Orbital Road, St Albans	1	-1	0		-1	1														
C78	5/2017/1076	Chalkdell Farm, Coleman Green Lane, Wheathampstead	3		3		3															
C79	5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1		1		1															
C80	5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1		1		1															
C81	5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2		2		2															
C82	5/2018/1881	4 High Elms, Harpenden	2	-1	1		-1	2														
C83	5/2019/2258 5/2018/2344	The Wood Store, Norrington End, Redding Lane, Redbourn	1		1		1															
C84	5/2019/0034	Barns And Stables At Sleepshyde Farm, Sleepshyde, Smallford	1		1		1															



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C85	5/2019/0767	24-26 Holywell Hill, St Albans	3		3		3															
C86	5/2019/0971	2 Upper Lattimore Road, St Albans	3	-1	2		-1		3													
C87	5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	2		-1		3													
C88	5/2019/1426	Lady Bray Farm, Kennel Lane, Kinsbourne Green	3		3		3															
C89	5/2019/0195	26 & 26a Station Road, Harpenden	2	-1	1		-1	2														
C90	5/2019/2076	21 The Pleasance, Harpenden	2	-1	1		-1	2														
C91	5/2019/0475	2 Harvey Road, London Colney	2	-1	1		-1	2														
C92	5/2019/1649 5/2017/1042	Workshop r/o 133 Hatfield Road, St Albans	2		2			2														Permission 5/2019/1649 supersedes permission 5/2017/1042
C93	5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2		2			2														
C94	5/2019/0249	227 Hatfield Road, St Albans	2		2			2														
C95	5/2019/3138	99a Hatfield Road, St Albans	2		2			2														
C96	5/2018/1520	21 & 21a George Street and 25 Bowes Lyon Mews, St Albans	1		1			1														
C97	5/2018/2391	25 Verulam Road, St Albans	1		1			1														
C98	5/2019/2372 5/2019/1211	3 Waxhouse Gate, High Street, St Albans	2		2			2														
C99	5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1		1			1														



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C100	5/2019/0208	Land adj 4 Leasey Dell Drive, Wheathampstead	1		1						1											Site has outline permission only
C101	5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	-1		-2	1														
C102	5/2019/1279	Land Opposite Ayres End House, Ayres End Lane, Harpenden	1		1	1																
C103	5/2019/2342	Amwell Farm, Down Green Lane, Wheathampstead	1		1			1														
C104	5/2019/2641	Eight Acre, Mackerye End, Harpenden	1		1			1														
C105	5/2019/1032	81 Sopwell Lane, St Albans	1	-2	-1		-2	1														
C106	5/2019/1269	2a Warwick Road, St Albans	1		1		1															
C107	5/2019/1668	20 Queen Street, St Albans	1	-1	0		-1	1														
C109	5/2019/3189	Ground Floor Rear Office, 117 Hatfield Road, St Albans	1		1			1														
C110	5/2020/0024	Tankerfield House, 1 Romeland Hill, St Albans	1		1			1														
SS113	5/2017/0900	1 Ryall Close, Bricket Wood	1		1	1																
SS114	5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	1	-1	2															
SS115	5/2017/2447	74 West Riding, Bricket Wood	1		1	1																
SS116	5/2018/0314	49 Bucknalls Drive, Bricket Wood	2	-1	1	-1	2															



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SS117	5/2016/2122	10 Delcroft Way, Harpenden	1	-1	0	-1	1															
SS118	5/2017/0118	4 Hatching Green Close, Harpenden	1		1		1															
SS119	5/2017/1226	18 Manland Avenue, Harpenden	1	-1	0	-1	1															
SS120	5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	1		-1	2														Full planning permission 5/2020/1035 granted on 04/09/2020
SS121	5/2017/2104	Land Rear Of 16 And 18 Manland Way, Harpenden	1		1		1															
SS122	5/2017/2986	33 Park Hill, Harpenden	2	-1	1	-1	2															
SS123	5/2019/1299 5/2017/3434	19 Tuffnells Way, Harpenden	1	-1	0		-1	1														
SS124	5/2017/3581	6 & 6a Grove Road, Harpenden	2	-1	1	-1	2															
SS125	5/2018/0779	Land Adj To Southwood Court, 28 Milton Road, Harpenden	1		1		1															
SS126	5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1		1		1															
SS127	5/2018/0945	Land rear of Beaumont Court, Milton Road, Harpenden	3		3		3															
SS128	5/2018/1021	61 Aplins Close, Harpenden	1		1		1															
SS129	5/2018/1304	1 Marlborough Park, Southdown Road, Harpenden	2		2		2															
SS130	5/2018/1431	16 Gilpin Green, Harpenden	1	-1	0	-1	1															
SS131	5/2018/2700	3 Crossway, Harpenden	2	-1	1	-1	2															



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SS132	5/2018/2773	3 Browning Road, Harpenden	3	-1	2	-1		3														
SS133	5/2018/3147	Land on the east side of 21 Grasmere Avenue, Harpenden	1		1			1														
SS134	5/2018/3239	22 Roundfield Avenue, Harpenden	1	-1	0	-1	1															
SS135	5/2018/2131	22 Spenser Road, Harpenden	2	-1	1	-1	2															
SS136	5/2018/2237	14 Browning Road, Harpenden	1	-1	0	-1	1															
SS137	5/2018/2326	45 West Common Way, Harpenden	1	-1	0	-1	1															
SS138	5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	-1	0	-1	1															
SS139	5/2018/3367	7 Wood End Hill, Harpenden	1	-1	0	-1	1															
SS140	5/2019/0099	Land R/O The Skew Bridge PH, 59 Southdown Road, Harpenden	1		1		1															
SS141	5/2017/1821	46 Ringway Road, How Wood	2		2		2															
SS142	5/2018/1371	Land adj 103 How Wood, Park Street	1		1		1															
SS143	5/2017/2720	Land Adj 38 Morris Way, London Colney	1		1		1															Reserved matters permission 5/2020/1755 granted on 16/10/2020.
SS144	5/2017/3659	Land R/O 14 Summerfield Close, London Colney	2		2						2											Site has outline permission only
SS145	5/2018/1319	Land Adj To 179 - 187 High Street, London Colney	4		4			4														





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SS146	5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3		3		3															
SS147	5/2018/1924	Land adj 33 Long Cutt, Redbourn	1		1		1															
SS148	5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	2		-2		4													Permission 5/2019/1990 supersedes permission 5/2016/2754
SS149	5/2016/3107	Garage Site Adj 28 College Place, St Albans	2		2	2																
SS150	5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	-1	1															
SS151	5/2017/1669	Land rear of 3 & 5 Approach Road & accessed via Orient Close, St Albans	1		1	1																
SS152	5/2017/2276	Land Adjacent The Blue Anchor PH, 145 Fishpool Street, St Albans	1		1		1															
SS153	5/2017/2513	35 Clarence Road, St Albans	1	-1	0	-1	1															
SS154	5/2017/2584	61 Cotlandswick, London Colney	1		1		1															
SS155	5/2019/0392 5/2017/2668	38 Marshalswick Lane, St Albans	1	-1	0	-1	1															
SS156	5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1		1		1															
SS157	5/2018/0733	27 - 29 Lancaster Road, St Albans	2	-2	0	-2	2															
SS158	5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2		2		2															
SS159	5/2018/1316	Ground Floor and First Floor Flats, 2a Royal Road, St Albans	1		1		1															



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SS160	5/2018/1540	R/O 68 Harpenden Road, St Albans	1		1		1															
SS161	5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4		4		4															
SS162	5/2019/2941 5/2018/1569 5/2016/1656	Land adjacent to 264 Sandridge Road, St Albans	1		1			1														
SS163	5/2018/2036	382 Hatfield Road, St Albans	4	-1	3	-1		4														
SS164	5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1		1		1															
SS165	5/2018/2094	48 Marshals Drive, St Albans	1	-1	0	-1	1															
SS166	5/2018/2124	R/O 3 Sandridge Road, St Albans	1		1		1															
SS167	5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3		3			3														
SS168	5/2018/2440	3 Hamilton Road, St Albans	1		1		1															
SS169	5/2018/2604	Garages rear of 34-40 College Road, St Albans	2		2		2															
SS170	5/2020/0248 5/2019/2297 5/2018/2786	37a Beaumont Avenue, St Albans	1	-1	0	-1	1															
SS171	5/2018/2895	Land Adjacent 1 Hall Place Gardens, St Albans	1		1		1															
SS172	5/2018/3013	17 New House Park, St Albans	1	-1	0	-1	1															
SS173	5/2018/3055	1 Mile House Close, St Albans	1		1		1															
SS174	5/2018/3189	26a Marshalswick Lane, St Albans	1	-1	0	-1	1															
SS175	5/2018/2666 5/2015/0722	Copsewood and A405 Junction, North Orbital	0	-1	-1		-1															



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		Road, Chiswell Green																				
SS176	5/2017/0031	Fairfolds, Woodcock Hill, Sandridge	2	-3	-1	-3	2															
SS177	5/2017/2208	80 Oaklands Lane, Smallford	2	-1	1	-1	2															
SS178	5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	2		2		2															
SS179	5/2017/3127	Braybourne End, Kennel Lane, Kinsbourne Green	2		2		2															
SS180	5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1		1		1															
SS181	5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1		1		1															
SS182	5/2018/0593	Impala Lodge, The Slype, Wheathampstead	1	-1	0	-1	1															
SS184	5/2020/0035 5/2018/3102	1a Netherway, Netherway, St Albans	4	-1	3		-1		4													Permission 5/2020/0035 supersedes permission 5/2018/3102
SS185	5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3		3			3														
SS186	5/2019/0548	44 Lybury Lane, Redbourn	3	-1	2	-1		3														
SS187	5/2018/2734	182-186 Folly Lane, St Albans	3		3			3														
SS188	5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore, Park Street	3		3			3														
SS189	5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2		2			2														



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SS190	5/2019/2768	82 Crabtree Lane, Harpenden	2	-1	1		-1	2														
SS191	5/2019/0986	1 Station Terrace, Park Street	2		2			2														
SS192	5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	-1	1						-1	2										Site has outline permission only
SS193	5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	0		-2	2														
SS194	5/2018/1945	Land South Of Minister Court, Frogmore	2		2						2											Site has outline permission only
SS195	5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	0		-1	1														
SS196	5/2019/0093	12 The Warren, Harpenden	1	-1	0		-1	1														
SS197	5/2019/0094	2 Manland Avenue, Harpenden	1	-1	0		-1	1														
SS198	5/2019/0284	23 Long Buftlers, Harpenden	1	-1	0		-1	1														
SS199	5/2019/0422	12 Wheatfield Road, Harpenden	1	-1	0		-1	1														
SS200	5/2019/0887	43 Park Avenue North, Harpenden	1	-1	0		-1	1														
SS201	5/2019/1251	10 Tuffnells Way, Harpenden	1	-1	0		-1	1														
SS202	5/2019/2168	50 Roundwood Park, Harpenden	1	-1	0		-1	1														
SS203	5/2019/2394	Bamville Copse, Cross Lane, Harpenden	1	-1	0		-1	1														
SS204	5/2019/2555	Land Adj 31 West Common Way, Harpenden	1		1			1														
SS206	5/2019/2633	7 Tintern Close, Harpenden	1		1			1														



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
SS207	5/2019/2653	Land rear of 45 Meadway, Harpenden	1		1			1														
SS208	5/2019/2731	22 The Close, Harpenden	1	-1	0		-1	1														
SS209	5/2019/2827	11 Oak Way, Harpenden	1	-1	0		-1	1														
SS210	5/2019/1287	Land R/O 24 Mayflower Road, Park Street	1		1			1														
SS211	5/2019/1428	Land Adjacent to 110a Park Street Lane, Park Street	1		1			1														
SS212	5/2019/2197	1 Hazel Road, Park Street	1	-1	0		-1	1														
SS213	5/2019/0638	Moy House, 174 High Street, London Colney	1	-1	0		-1	1														
SS214	5/2019/1281	172 High Street, London Colney	1		1			1														
SS215	5/2019/1687	14 Perham Way, London Colney	1		1			1														
SS216	5/2019/2946	12 Pipers Close, Redbourn	1		1			1														
SS217	5/2019/0362 5/2016/0934	Land Adj 3 Belmont Hill, St Albans	1		1			1														
SS218	5/2019/2297	37a Beaumont Avenue, St Albans	1	-1	0		-1	1														
SS219	5/2019/2401	110 Charmouth Road, St Albans	1		1			1														
SS220	5/2019/2488	1 Jersey Lane, St Albans	1		1			1														
SS221	5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1		1			1														
SS222	5/2019/2662	30 Faircross Way, St Albans	1	-1	0			-1	1													
SS223	5/2019/2677	43 Westfields, St Albans	1	-1	0			-1	1													
SS224	5/2019/2777	114 Ladies Grove, St Albans	2	-1	1			-1	2													
SS225	5/2019/1935	63 The Hill, Wheathampstead	1		1			1														



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
SS226	5/2019/2339	Garages & Land Adj 25 Brewhouse Hill, Wheathampstead	1		1			1														
SS227	5/2019/2850	38 Saxon Road, Wheathampstead	1		1			1														
SS228	5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1		1			1														
SS229	5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1		1			1														
SS230	5/2019/2235	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	0			-1	1													
SS231	5/2020/0238	83 & 85 Kings Road, London Colney	4	-2	2		-2		4													
SS232	5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	4		4						4											Permission in Principle granted on 14/02/2020
SS234	5/2019/3100	25 Abbey Avenue, St Albans	2	-1	1			-1	2													
SS235	5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2		2			2														
SS236	5/2019/3245	2 Carisbrooke Road, Chiswell Green	1		1			1														
SS237	5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1		1			1														
SS238	5/2019/0471	Rear of 46 Burnham Road, St Albans	1		1			1														
SS239	5/2019/0861	4 Pondwicks Close, St Albans	1	-1	0			-1	1													
SS240	5/2019/0894	25 Homewood Road, St Albans	1	-1	0			-1	1													



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
SS241	5/2019/1801	4 Midway, St Albans	1	-1	0			-1	1													
SS242	5/2020/0213 5/2019/1863	30 Sandpit Lane, St Albans	1	-1	0			-1	1													
SS243	5/2019/2833	54 Marshalswick Lane, St Albans	1	-1	0			-1	1													
SS244	5/2019/3173	49 The Park, St Albans	1	-1	0			-1	1													
SS245	5/2020/0169	33 Chalkdell Fields, St Albans	1		1			1														
SS246	5/2019/3030	Spielplatz, Lye Lane, Bricket Wood	1		1	1																
TBA52	5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	40		40						14	13	13									Outline permission (with some reserved matters) granted on 12/05/2020.
TBA175	5/2019/2921	32 White Horse Lane, London Colney	5	-1	4		-1		5													Full planning permission granted on 11/09/2020.
TBA210	5/2020/0436	Land to rear of Beaumont Court, Milton Road, Harpenden	7		7				7													Full planning permission granted on 05/06/2020.
TBA212	5/2020/0558	Searches Yard, Searches Farm, Searches Lane, Bedmond	5		5				5													Full planning permission granted on 14/08/2020.
<b>Permissions (Estimated to be Completed) Totals</b>			<b>1,486</b>	<b>-146</b>	<b>1,340</b>	<b>125</b>	<b>204</b>	<b>373</b>	<b>304</b>	<b>174</b>	<b>112</b>	<b>35</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Number of dwellings to discount from totals row above. 5% discount on un-started permissions (small sites 1 to 4 dwellings)</b>						<b>-1</b>	<b>-4</b>	<b>-5</b>	<b>-2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total with 5% discount on un-started permissions (small sites 1 to 4 dwellings)</b>						<b>124</b>	<b>200</b>	<b>368</b>	<b>302</b>	<b>174</b>	<b>112</b>	<b>35</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



## Non-Conventional Permissions (Estimated to be Completed)

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross) (C3 Dwellings Equivalent)	Estimated Loss (C3 Dwellings Equivalent)	Current Net Dwelling Completions (C3 Dwellings Equivalent)	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
TBA198	5/2018/0543	Taras Retreat Care Home and School Cottage, High Street, Sandridge	8	-1	-1	0	8																Conversion ratio of 1.8 applied to 14 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 8 dwellings ( $14 / 1.8 = 8$ [nearest whole number]).
TBA197	5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	0	0	-3		23	23													Conversion ratio of 1.8 applied to 83 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 46 dwellings ( $83 / 1.8 = 46$ [nearest whole number]). Permission allowed on appeal.
TBA162	5/2017/2114	1 Sandridge Road, St Albans	25	-13	0	0		-13		13	12												Permission 5/2017/2114 allowed on appeal. Conversion ratio of 1.8 applied to 45 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 25 dwellings ( $45 / 1.8 = 25$ ).
SS96	5/2016/2021	Grace Muriel House, Tavistock Avenue, St Albans	4		0	0	4																Conversion ratio of 1.8 applied to 8 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 4 dwellings ( $8 / 1.8 = 4$ [nearest whole number]).
SS183	5/2017/2511	Forest House Adolescent Unit, Forest Lane, Kingsley Green	3		0	0		3															Conversion ratio of 1.8 applied to 6 C2 Use Class bedrooms (Housing Delivery Test





Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross) (C3 Dwellings Equivalent)	Estimated Loss (C3 Dwellings Equivalent)	Current Net Dwelling Completions (C3 Dwellings Equivalent)	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
		Harper Lane, Shenley																					Measurement Rule Book). C3 dwellings equivalent = 3 dwellings (6 / 1.8 = 3 [nearest whole number]).
C5	5/2017/0383	38 Peters Avenue, London Colney	1	-1	0	0	-1	1															Proposed 3 C4 Use Class Houses in Multiple Occupation Bedrooms equivalent to 1 C3 dwelling
C108	5/2019/3080	227 & 227a Hatfield Road, St Albans	1		0	0			1														Proposed 4 C4 Use Class Houses in Multiple Occupation Bedrooms equivalent to 1 C3 dwelling
RG11	5/2013/2589	Oaklands College, Smallford Campus, Hatfield Road, St Albans	33		0	0		9	8	8	8												Conversion ratio of 2.5 applied to additional 82 C1 Use Class student accommodation bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 33 dwellings (82 / 2.5 = 33 [nearest whole number]).
<b>Non-Conventional Permissions Totals</b>			122	-19	-1	0	8	0	32	44	20	0	0	0	0	0	0	0	0	0	0	0	
<b>Number of dwellings to discount from total, 5% discount on un-started permissions (small sites 1 to 4 dwellings)</b>						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total with 5% discount on un-started permissions (small sites 1 to 4 dwellings)</b>						0	8	0	32	44	20	0	0	0	0	0	0	0	0	0	0	0	



## Allocations

Site Reference Number	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
RS46	Jewson Depot, Cape Road, St Albans	20		20						10	10										Allocated for housing in District Local Plan Review 1994, as supported by Saved Policy 4 (Site Reference RS.46).
8D	222 London Road, St Albans	22		22						11	11										Site likely to be redeveloped for housing over time, as supported by Saved Policy 122 in District Local Plan Review 1994 (Site Reference 8D).
HA1	Harpenden Memorial Hospital, Harpenden	34		34						12	11	11									Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA1 for minimum of 34 dwellings. Retention of healthcare use on remainder of site in accordance with Policy SI8.
HA4	Jewsons, Grove Road, Harpenden	14		14						7	7										Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA4 for minimum of 14 dwellings.
HA6	Land at 63 High Street, Harpenden	5		5						5											Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA6 for minimum of 5 dwellings.
HA7	Victoria, Alexandra, Littleport and Collingham House, Marlborough Park, Southdown Road, Harpenden	5		5						5											Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA7 for minimum of 5 dwellings. Requirement to re-provide the same amount of employment floor space as currently provided on site.
HA8	Land and Garages at Longfield Road, Harpenden	4		4						4											Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA8 for minimum of 4 dwellings.
<b>Allocations Totals</b>		<b>104</b>	<b>0</b>	<b>104</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>	<b>39</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



## Appendix 2

### Historic Tables

Historic Table 1 includes a historic list of employment floor space gains and losses recorded through monitoring since 2004/05 for the whole District. Overall there has been a net loss of 130,934 square metres of employment floor space in the District during the period from 2004/05 to 2019/20.

Figures are for floor space gains / losses in square metres (gross internal).

**Historic Table 1: SACD Floor Space Gains and Losses for Employment (B Use Classes), 2004/05 – 2019/20**

Year	Floor Space	Employment Use Class Floor Space (m <sup>2</sup> )							Total
		B0 Mixed Employment	B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	
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	14,595
	Net	17,183	0	6,720	-7,911	-525	-221	-4,484	10,762
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
2011/12	Gain	0	0	708	0	0	198	307	1,213
	Loss	0	190	2,161	0	46	860	36	3,293
	Net	0	-190	-1,453	0	-46	-662	271	-2,080



Year	Floor Space	Employment Use Class Floor Space (m <sup>2</sup> )							
		B0 Mixed Employment	B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
2012/13	Gain	0	0	420	977	651	590	43	<b>2,681</b>
	Loss	0	0	6,697	1,153	1,342	758	1,648	<b>11,598</b>
	Net	0	0	-6,277	-176	-691	-168	-1,605	<b>-8,917</b>
2013/14	Gain	0	0	232	330	118	0	1,162	<b>1,842</b>
	Loss	0	0	3,581	0	0	7,500	1,070	<b>12,151</b>
	Net	0	0	-3,349	330	118	-7,500	92	<b>-10,309</b>
2014/15	Gain	0	1,019	1,661	2,720	2,061	2,342	4,119	<b>13,922</b>
	Loss	0	0	14,284	466	3,078	1,765	4,944	<b>24,537</b>
	Net	0	1,019	-12,623	2,254	-1,017	577	-825	<b>-10,615</b>
2015/16	Gain	0	0	0	0	0	0	1,870	<b>1,870</b>
	Loss	0	17	3,988	0	415	1,800	534	<b>6,754</b>
	Net	0	-17	-3,988	0	-415	-1,800	1,336	<b>-4,884</b>
2016/17	Gain	0	0	539	163	58	0	1,092	<b>1,852</b>
	Loss	0	2,074	16,349	3,489	219	2,757	5,655	<b>30,543</b>
	Net	0	-2,074	-15,810	-3,326	-161	-2,757	-4,563	<b>-28,691</b>
2017/18	Gain	0	1,430	3,616	0	680	2,920	4,245	<b>12,891</b>
	Loss	0	1,710	4,119	4,812	4,040	8,462	3,620	<b>26,763</b>
	Net	0	-280	-503	-4,812	-3,360	-5,542	625	<b>-13,872</b>
2018/19	Gain	0	0	90	0	546	949	821	<b>2,406</b>
	Loss	0	726	9,512	0	38	1,732	877	<b>12,885</b>
	Net	0	-726	-9,422	0	508	-783	-56	<b>-10,479</b>
2019/20	Gain	0	9	740	0	133	0	0	<b>882</b>
	Loss	0	154	300	0	344	0	202	<b>1,000</b>
	Net	0	-145	440	0	-211	0	-202	<b>-118</b>
<b>Total 2004/05 to 2019/20</b>	<b>Gain</b>	<b>34,556</b>	<b>3,293</b>	<b>27,689</b>	<b>9,033</b>	<b>4,841</b>	<b>8,367</b>	<b>27,285</b>	<b>115,064</b>
	<b>Loss</b>	<b>15,066</b>	<b>8,579</b>	<b>78,761</b>	<b>35,351</b>	<b>13,828</b>	<b>55,228</b>	<b>39,185</b>	<b>245,998</b>
	<b>Net</b>	<b>19,490</b>	<b>-5,286</b>	<b>-51,072</b>	<b>-26,318</b>	<b>-8,987</b>	<b>-46,861</b>	<b>-11,900</b>	<b>-130,934</b>

N.B. B0 is used where mixed B1, B2 and B8 uses are proposed but no floor space split has been allocated.

Sources: SADC and Hertfordshire County Council



Historic Table 2 includes a historic list of floor space gains and losses recorded through monitoring since 2004/05 for employment/regeneration areas designated in the District Local Plan Review 1994. Overall, there has been a net loss of 12,365 square metres of employment floor space recorded in employment areas during the period from 2004/05 to 2019/20.

Figures are for floor space gains / losses in square metres (gross internal).

**Historic Table 2: Floor Space Gains and Losses for Employment (B Use Classes) in Employment/Regeneration Areas Designated in the District Local Plan Review 1994 (2004/05 – 2019/20)**

Year	Floor Space	Employment Use Class Floor Space (m <sup>2</sup> )							Total
		B0 Mixed Employment	B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	
Total 2004/05 to 2009/10	Gain	34,556	835	13,782	3,035	594	0	6,635	<b>59,437</b>
	Loss	10,238	86	1,577	362	1,909	20,822	12,290	<b>47,284</b>
	Net	24,318	749	12,205	2,673	-1,315	-20,822	-5,655	<b>12,153</b>
Total 2010/11 to 2014/15	Gain	0	0	555	1,081	2,074	1,094	2,222	<b>7,026</b>
	Loss	0	286	4,176	1,346	4,175	1,470	5,791	<b>17,244</b>
	Net	0	-286	-3,621	-265	-2,101	-376	-3,569	<b>-10,218</b>
2015/16	Gain	0	0	0	0	0	0	1,870	<b>1,870</b>
	Loss	0	0	0	0	0	0	1,843	<b>1,843</b>
	Net	0	0	0	0	0	0	27	<b>27</b>
2016/17	Gain	0	0	0	0	58	58	0	<b>116</b>
	Loss	0	2,074	1,811	3,489	219	1,722	5,109	<b>14,424</b>
	Net	0	-2,074	-1,811	-3,489	-161	-1,664	-5,109	<b>-14,308</b>
2017/18	Gain	0	1430	2,089	0	0	2,920	3,987	<b>10,426</b>
	Loss	0	1710	1,106	0	776	2,380	3,416	<b>9,388</b>
	Net	0	-280	983	0	-776	540	571	<b>1,038</b>
2018/19	Gain	0	0	0	0	546	502	0	<b>1,048</b>
	Loss	0	682	284	0	0	681	404	<b>2,051</b>
	Net	0	-682	-284	0	546	-179	-404	<b>-1,003</b>
2019/20	Gain	0	0	0	0	0	0	0	<b>0</b>
	Loss	0	54	0	0	0	0	0	<b>54</b>
	Net	0	-54	0	0	0	0	0	<b>-54</b>
<b>Total 2004/05 to 2019/20</b>	<b>Gain</b>	<b>34,556</b>	<b>2,265</b>	<b>16,426</b>	<b>4,116</b>	<b>3,272</b>	<b>4,574</b>	<b>14,714</b>	<b>79,923</b>
	<b>Loss</b>	<b>10,238</b>	<b>4,892</b>	<b>8,954</b>	<b>5,197</b>	<b>7,079</b>	<b>27,075</b>	<b>28,853</b>	<b>92,288</b>
	<b>Net</b>	<b>24,318</b>	<b>-2,627</b>	<b>7,472</b>	<b>-1,081</b>	<b>-3,807</b>	<b>-22,501</b>	<b>-14,139</b>	<b>-12,365</b>

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

Sources: SADC and Hertfordshire County Council



**Historic Table 3: SACD Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2019/20)**

Monitoring Year	Dwelling Completions (Gross)			
	Previously Developed Land	Greenfield	Total	Percent Previously Developed Land (%)
2001/02	371	21	392	95
2002/03	295	54	349	85
2003/04	267	25	292	91
2004/05	612	34	646	95
2005/06	368	11	379	97
2006/07	437	3	440	99
2007/08	317	22	339	94
2008/09	457	9	466	98
2009/10	327	3	330	99
2010/11	433	61	494	88
2011/12	413	55	468	88
2012/13	217	183	400	54
2013/14	342	162	504	68
2014/15	321	77	398	81
2015/16	408	49	457	89
2016/17	358	46	404	89
2017/18	456	37	493	92
2018/19	677	62	739	92
2019/20	395	78	473	84
<b>Total (% PDL Average)</b>	<b>7,471</b>	<b>992</b>	<b>8,463</b>	<b>88</b>

N.B. Previously Developed Land / Greenfield status of 1 additional dwelling (gross) not known for 2018/19. Previously Developed Land / Greenfield status of 2 additional dwellings (gross) for 2019/20 not known. Total (gross dwelling completions) for 2018/19 period is 739 dwellings; total (gross dwelling completions) for 2019/20 period is 475 dwellings.

Sources: SADC and Hertfordshire County Council



**Historic Table 4: Affordable Housing Completions C3 Use Class (Net) Through District Local Plan Review 1994 Policies (1994/95 – 2019/20)**

Monitoring Year	Dwelling Completions (Net)				Percent Affordable (%)
	Annual Total	Affordable Housing			
		Policy 7A/8	Other Policy	Total	
1994/95	418	26	70	96	23
1995/96	474	125	45	170	36
1996/97	238	8	49	57	24
1997/98	415	35	-41	-6	-1
1998/99	529	58	66	124	23
1999/00	600	32	-7	25	4
2000/01	415	4	26	30	7
2001/02	356	44	20	64	18
2002/03	301	26	19	45	15
2003/04	248	0	7	7	3
2004/05	601	206	37	243	40
2005/06	329	18	10	28	9
2006/07	377	0	10	10	3
2007/08	293	17	19	36	12
2008/09	398	85	7	92	23
2009/10	272	119	10	129	47
2010/11	382	102	13	115	30
2011/12	380	12	8	20	5
2012/13	320	75	30	105	33
2013/14	375	27	-69	-42	-11
2014/15	313	8	62	70	22
2015/16	396	83	14	97	24
2016/17	340	38	21	59	17
2017/18	385	95	11	106	28
2018/19	624	71	11	82	13
2019/20	437	24	7	31	7
Total	10,216	1,338	455	1,793	18
Average Dwellings per Annum (1994/95 to 2019/20)	393	51	18	69	18

Sources: SADC and Hertfordshire County Council



## Appendix 3

### Employment Land Availability

**Table 51: Employment Land Availability by Type – Use Class B1 Business (1 April 2020)**

Planning Application Reference Number	Site Address	Description	B1 Business Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2005/2228	Plot 23 Porters Wood, St Albans	Demolition of auction centre & erection of industrial units	1,169	0.186
5/2015/3477	Butlers Yard, Drovers Way, St Albans	COU of Ground Floor For Flexible Use Classes B1/B1A, A1, A2, A3 And Gym	35	0.007
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	39	0.000
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	33	0.000
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	39	0.000





Planning Application Reference Number	Site Address	Description	B1 Business Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	83	0.000
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	61	0.000
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	78	0.000
5/2017/2360	Hertfordshire House, Civic Close, St Albans	COU of part of the basement and ground floor to a flexible commercial use (A1/A2/A3/B1/D1), replacement of the roof top plant room to create two residential units and alterations to the exterior of the building including infill at ground floor and associated landscaping	87	0.000
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	150	0.000
5/2018/0403	New Mill, Lamer Lane, Wheathampstead	Prior Approval - COU of building from an agricultural building to a flexible use relating to A1 and B1	54	0.000



Planning Application Reference Number	Site Address	Description	B1 Business Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	V/O Variation of Condition 3 (samples of materials), 4 (sample panels), 5 (new windows and doors), 7 (hard and soft landscaping), 13 (landscape management plan), 21 (drainage scheme), 26 (highways management plan), 28 (travel plan implementation), 29 (levels)	350	0.000
5/2019/1783	Lybury Lane, Redbourn	New building for vehicle storage	77	0.000
5/2019/2040	2 Victoria Square, Victoria Street, St Albans	Certificate of Lawfulness (proposed) - Application for the proposed use as office (Use Class B1)	45	0.000
<b>B1 Business Total</b>			<b>2,300</b>	<b>0.193</b>



Table 52: Employment Land Availability by Type – Use Class B1(a) Offices (1 April 2020)

Planning Application Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2010/1588	Porters Wood House & Oak Court Business Centre, Porters Wood, St Albans	Change of use from Class B1a (office), Class B1b (research and development) and Class B8 (storage or distribution) to Class B1a (office), two storey side and two storey rear extension following demolition of single storey workshop to rear, alterations to openings and erection of raised car park deck above existing car park to the rear of Oak Court	764	0.198
5/2015/3477	Butlers Yard, Drovers Way, St Albans	COU of Ground Floor For Flexible Use Classes B1/B1A, A1, A2, A3 And Gym	35	0.007
5/2016/1245	Sandridgebury Farm, Sandridgebury Lane, St Albans	Prior Approval - Change of use of agricultural barn to Class B1(a)(office) and Class D2 (assembly and leisure)	58	0.020
5/2016/3029	119 Hatfield Road, St Albans	Partial demolition and extension of existing structure to create part single part two storey building to use as Class A2 / B1(a)	24	0.002
5/2017/2388	Unit 5a, Brick Knoll Park, St Albans	Creation of new office accommodation incorporating front and side extension with raising and alterations to the roof to create new first and second floors, alterations to materials and openings of elevations	356	0.320
5/2017/3067	Faulknors End Farm, Roundwood Lane, Harpenden	Conversion of victorian barn into Class B1 office units and home gym at ground floor and one, two bedroom residential unit at ground and first floor with alterations to openings and insertion of roof light. New Class D2 stable block and farm office following demolition of two existing buildings with associated parking and landscaping	200	0.000



Planning Application Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2017/3185	60 Victoria Street, St Albans	Extensions to provide eight residential units comprising six studio flats, one, one bedroom flat and one, two bedroom flat; second floor side extension to existing office building to provide additional office space; associated parking and landscaping	34	0.000
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	Retention of northern elevation to the Old Electricity Works building and adjoining facade of the warehouse building and demolition of all other existing buildings and construction of new buildings between two and six storeys in height to provide 107 flats (64 x 1 bed, 31 x 2 bed, 12 x 3 bed), 499sqm of office floor space and associated parking, landscaping and access works – Additional Information: Affordable Housing and Surface Water Drainage and Amended Info: Plans and Planning Statement	499	0.000
5/2018/0115	14 Alban Park, Hatfield Road, St Albans	Two storey rear extension	52	0.003
5/2018/0949	152 London Road, St Albans	COU B2 to mixed use (A1, A2 and B1 (a)) and residential usage. Conversion of existing including loft space to create four, two bedroom and two, one bedroom flats. Alterations to openings, dormer windows, replacement shop front, cycle storage area, new bin store and ancillary development	20	0.000
5/2018/0949	152 London Road, St Albans	COU B2 to mixed use (A1, A2 and B1 (a)) and residential usage. Conversion of existing including loft space to create four, two bedroom and two, one bedroom flats. Alterations to openings, dormer	19	0.000



Planning Application Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
		windows, replacement shop front, cycle storage area, new bin store and ancillary development		
5/2018/1115	Units 34-37 and Land forming part of London Road service entrance, The Maltings, St Albans	Raising of roof with roof plant area and rear extension to create five floors of new office space incorporating associated change of use of first floor of retail units to office and creation of new second floor; remodelling of ground floor of four retail units; alterations to materials and openings of elevations; public realm alterations to London Road entrance (resubmission following withdrawal of 5/2017/1576)	3,047	0.000
5/2018/1184	48 Coldharbour Lane, Harpenden	Demolition of existing building and construction of two, three storey Class B1(a) (office) buildings and construction of vehicle repair and servicing building with associated works	1,079	0.000
5/2018/1184	48 Coldharbour Lane, Harpenden	Demolition of existing building and construction of two, three storey Class B1(a) (office) buildings and construction of vehicle repair and servicing building with associated works	348	0.000
5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	Part COU of ground and first floors to B1 and subdivision of the second floor residential unit into three, one bedroom flats	900	0.770
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	V/O Variation of Condition 3 (samples of materials), 4 (sample panels), 5 (new windows and doors), 7 (hard and soft landscaping), 13 (landscape management plan), 21 (drainage scheme), 26 (highways management plan), 28 (travel plan implementation), 29 (levels).	2,697	0.000
5/2018/2272	Suite G1, Unit 1, Verulam Industrial Estate, London Road, St Albans	Partial COU of Suite G1 from D1 to B1	46	0.005



Planning Application Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2018/3389	Noke Lane Business Centre, Noke Lane, St Albans	Side extension to commercial building with mezzanine floor	313	0.000
<b>B1(a) Offices Total</b>			<b>10,491</b>	<b>1.325</b>

**Table 53: Employment Land Availability by Type – Use Class B1(b) Research & Development (1 April 2020)**

Planning Application Reference Number	Site Address	Description	B1(b) Research & Development Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2016/2495	Building Research Establishment, Bucknalls Lane, Garston	Construction of a replacement building for research and development purposes and creation of additional car parking following demolition of seven existing buildings	555	0.055
5/2019/0118	Building 4, Building Research Establishment, Bucknalls Lane, Garston	Variation of Condition 2 (approved plans) to incorporate changes to the GIA area and volume, facade, openings, staircase of planning permission 5/2018/2117 dated 29/10/2018 for Demolition of existing building and construction of replacement (Class B1)(b) research and development building	3,143	0.000
<b>Total B1(b) Research &amp; Development</b>			<b>3,698</b>	<b>0.055</b>



**Table 54: Employment Land Availability by Type – Use Class B1(c) Light Industry (1 April 2020)**

Planning Application Reference Number	Site Address	Description	B1(c) Light Industry Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2018/1867	York House, Guildford Road, St Albans	Demolition of existing building and construction of three storey block comprising one commercial unit at ground floor level and eight, one bedroom flats at first and second floor levels, associated landscaping, parking and new crossovers	165	0.000
5/2019/1395	Land at Flowers Farm, Hemel Hempstead Road, Redbourn	Replacement storage and maintenance building with additional parking	212	0.000
<b>Total B1(c) Light Industry</b>			<b>377</b>	<b>0.000</b>

**Table 55: Employment Land Availability by Type – Use Class B2 General Industry (1 April 2020)**

Planning Application Reference Number	Site Address	Description	B2 General Industry Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2015/0414	Harper Lane Rail & Recycling Depot, Harper Lane, Radlett	Application for permission to erect and use an additional six units including; Welfare unit for HGV drivers, miscellaneous storage, storage of recycled asphalt plannings (RAP), asphalt collect/ trade office, asphalt control room and weighbridge office configuration	265	0.300
5/2016/3131	1 High Street, Redbourn	Single storey side extension	43	0.004



Planning Application Reference Number	Site Address	Description	B2 General Industry Outstanding Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2017/2628	Vehicle Storage Compound, Shenley Lane, London Colney	Construction of new pre-delivery inspection centre building following demolition of existing buildings	998	0.000
5/2018/1184	48 Coldharbour Lane, Harpenden	Demolition of existing building and construction of two, three storey Class B1(a) (office) buildings and construction of vehicle repair and servicing building with associated works	580	0.000
5/2019/2483	109 Ashley Road, St Albans	Single storey detached staff leisure and cafeteria building with covered link	137	0.000
<b>Total B2 General Industry</b>			<b>2,023</b>	<b>0.304</b>

**Table 56: Employment Land Availability by Type – Use Class B8 Storage and Distribution (1 April 2020)**

Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	86,467	0.000





Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	55,047	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	22,163	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	11,030	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	104,834	0.000



Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	32,180	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	19,250	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	332	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm	362	0.000



Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m <sup>2</sup> )	Use Class Site Area (Hectares)
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden, AL5 3PG	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	260	0.000
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden, AL5 3PG	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	110	0.000
5/2018/0157	Harpenden Sports Centre, Rothamsted Park, Leyton Road, Harpenden, AL5 2HU	Extension and alterations to existing swimming pool building to provide new learner pool, additional sports, fitness and associated facilities. Extension, alterations and change of use of existing sports centre to cultural centre, replacement depot build	185	0.000
5/2018/3159	227b, Hatfield Road, St Albans, AL1 4TB	Single storey side and rear extension and alterations to openings	81	0.000
5/2019/0360	6a Handley Page Way, Colney Street, Old Parkbury Lane, St Albans, AL2 2DQ	Creation of mezzanine at first floor to provide additional office space and insertion of windows into first floor side elevation	207	0.000
<b>Total B8 Storage and Distribution</b>			<b>332,508</b>	<b>0.000</b>
<b>Total B8 Storage and Distribution (Excluding Strategic Rail Freight Interchange)</b>			<b>843</b>	<b>0.000</b>



**Table 57: Employment Land Availability by Type – Employment Use Classes B1, B1(a), B1(b), B1(c), B2 and B8 (1 April 2020)**

<b>Use Class</b>	<b>Description</b>	<b>Total Outstanding Floor Space (m<sup>2</sup>)</b>	<b>Total Use Class Site Area (Hectares)</b>
B1	Business	2,300	0.193
B1(a)	Offices	10,491	1.325
B1(b)	Research and Development	3,698	0.055
B1(c)	Light Industry	377	0
B2	General Industry	2,023	0.304
B8	Storage and Distribution	332,508	0
<b>All Use Classes Permitted Total</b>		<b>351,397</b>	<b>1.877</b>
<b>All Use Classes Permitted and Allocated in Draft Local Plan Total (Excluding Strategic Rail Freight Interchange)</b>		<b>19,732</b>	<b>1.877</b>



## Appendix 4

### List of small residential sites with permission (at 1 April 2020)

A list of current small sites with permission will be updated annually and published as part of the Authority's Monitoring Report.

Paragraph 68 of the NPPF <sup>8</sup> 2019 sets out a definition of small and medium sized sites:

*68. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

*a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare...*

With reference to NPPF 2019 Paragraph 68 above, a list of small residential sites of one hectare or less with permission at 1 April 2020 is included in the table below. They are all currently granted permission for residential use.

**Table 58: List of small residential sites with permission at 1 April 2020**

Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/0248	37a Beaumont Avenue, St Albans	1	1	0	0.080
5/2020/0238	83 & 85 Kings Road, London Colney	4	2	2	0.060
5/2020/0213	30 Sandpit Lane, St Albans	1	1	0	0.130
5/2020/0193	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4	0	4	0.020
5/2020/0169	33 Chalkdell Fields, St Albans	1	0	1	0.170
5/2020/0035	1a Netherway, St Albans	4	1	3	0.120
5/2020/0024	Tankerfield House, 1 Romeland Hill, St Albans	1	0	1	0.010
5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2	0	2	0.050
5/2019/3245	2 Carisbrooke Road, Chiswell Green	1	0	1	0.060
5/2019/3189	Ground Floor Rear Office, 117 Hatfield Road, St Albans	1	0	1	0.060
5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	4	0	4	0.120
5/2019/3173	49 The Park, St Albans	1	1	0	0.240
5/2019/3144	Former South Holme, Redbourn Lane, Hatching Green	2	0	2	0.220
5/2019/3138	99a Hatfield Road, St Albans	2	0	2	0.020
5/2019/3114	52 Bucknalls Drive, Bricket Wood	1	0	1	0.060
5/2019/3100	25 Abbey Avenue, St Albans	2	1	1	0.110



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1	0	1	0.060
5/2019/3080	227 & 227a Hatfield Road, St Albans	1	0	1	0.010
5/2019/3064	117 Hatfield Road, St Albans	3	0	3	0.061
5/2019/3061	52 Victoria Street, St Albans	5	0	5	0.060
5/2019/3030	Spielplatz, Lye Lane, Bricket Wood	1	0	1	0.300
5/2019/3008	Land rear of 238a London Road, St Albans	6	0	6	0.040
5/2019/2946	12 Pipers Close, Redbourn	1	0	1	0.010
5/2019/2941	Land adjacent to 264 Sandridge Road, St Albans	1	0	1	0.070
5/2019/2850	38 Saxon Road, Wheathampstead	1	0	1	0.030
5/2019/2833	54 Marshalswick Lane St, Albans	1	1	0	0.180
5/2019/2827	11 Oak Way, Harpenden	1	1	0	0.210
5/2019/2777	114 Ladies Grove, St Albans	2	1	1	0.050
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1	0	1	0.003
5/2019/2768	82 Crabtree Lane, Harpenden	2	1	1	0.110
5/2019/2749	71 Townsend Lane, Harpenden	2	1	1	0.140
5/2019/2748	223 Hatfield Road, St Albans	6	0	6	0.030
5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	5	2	3	0.150
5/2019/2731	22 The Close, Harpenden	1	1	0	0.030
5/2019/2677	43 Westfields, St Albans	1	1	0	0.050
5/2019/2662	30 Faircross Way, St Albans	1	1	0	0.130
5/2019/2653	Land rear of 45 Meadway, Harpenden	1	0	1	0.020
5/2019/2641	Eight Acre, Mackerye End, Harpenden	1	0	1	0.180
5/2019/2633	7 Tintern Close, Harpenden	1	0	1	0.080
5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1	0	1	0.200
5/2019/2557	Plot 1, South Holme, Redbourn Lane, Hatching Green, Harpenden	1	0	1	0.180
5/2019/2555	Land Adj 31 West Common Way, Harpenden	1	0	1	0.160
5/2019/2525	First Floor And Second Floor, The Mansion, 1 St Peters Street, St Albans	6	0	6	0.040
5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1	0	1	0.010
5/2019/2488	1 Jersey Lane, St Albans	1	0	1	0.020
5/2019/2433	38 Tassell Hall, Redbourn	1	0	1	0.070
5/2019/2401	110 Charmouth Road, St Albans	1	0	1	0.030
5/2019/2394	Bamville Copse, Cross Lane, Harpenden	1	1	0	0.140



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/2372	3 Waxhouse Gate, High Street, St Albans	1	0	1	0.050
5/2019/2365	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	10	2	8	0.380
5/2019/2342	Amwell Farm, Down Green Lane, Wheathampstead	1	0	1	0.013
5/2019/2339	Garages & Land Adj 25 Brewhouse Hill, Wheathampstead	1	0	1	0.020
5/2019/2297	37a Beaumont Avenue, St Albans	1	1	0	0.080
5/2019/2295	23 Sandridge Road, St Albans	1	0	1	0.040
5/2019/2258	The Wood Store, Norrington End Redding Lane, Redbourn	1	0	1	0.006
5/2019/2235	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	1	0	0.130
5/2019/2197	1 Hazel Road, Park Street	1	1	0	0.090
5/2019/2168	50 Roundwood Park, Harpenden	1	1	0	0.060
5/2019/2106	7 and Land to Rear of 5 & 5a Ox Lane, Harpenden	5	0	5	0.190
5/2019/2076	21 The Pleasance, Harpenden	2	1	1	0.070
5/2019/2006	17 Maxwell Road, St Albans	1	0	1	0.016
5/2019/1990	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	2	2	0.170
5/2019/1939	The Fruit Store, Gorhambury, St Albans	1	0	1	0.009
5/2019/1935	63 The Hill, Wheathampstead, AL4 8PR	1	0	1	0.050
5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1	0	1	0.300
5/2019/1863	30 Sandpit Lane, St Albans	1	1	0	0.140
5/2019/1845	Former Westfield Allotment Site, Beeching Close, Harpenden	24	0	24	0.560
5/2019/1801	4 Midway, St Albans	1	1	0	0.080
5/2019/1704	Building 1, Lamer Park Farm, Lamer Lane, Wheathampstead	1	0	1	0.030
5/2019/1701	29-31 Beech Road, St Albans	5	2	3	0.050
5/2019/1687	14 Perham Way, London Colney	1	0	1	0.060
5/2019/1676	21 Nomansland, Wheathampstead	1	1	0	0.540
5/2019/1668	20 Queen Street, St Albans	1	1	0	0.010
5/2019/1649	Workshop r/o 133 Hatfield Road, St Albans	2	0	2	0.006
5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1	0	1	0.750
5/2019/1622	399 & 399a Hatfield Road, St Albans	3	1	2	0.010
5/2019/1548	Barn To North Of Manor Road, Wheathampstead	1	0	1	0.050
5/2019/1526	52 Bucknalls Drive, Bricket Wood	1	1	0	0.060



Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/1428	Land Adjacent to 110a Park Street Lane, Park Street	1	0	1	0.050
5/2019/1426	Lady Bray Farm, Kennel Lane, Kinsbourne Green	3	0	3	0.160
5/2019/1299	19 Tuffnells Way, Harpenden	1	1	0	0.130
5/2019/1298	21 Cunningham Hill Road, St Albans	1	1	0	0.240
5/2019/1287	Land R/O 24 Mayflower Road, Park Street	1	0	1	0.040
5/2019/1284	The Golden Lion PH, 111 High Street, London Colney	11	0	11	0.237
5/2019/1281	172 High Street, London Colney	1	0	1	0.010
5/2019/1279	Land Opposite Ayres End House, Ayres End Lane, Harpenden	1	0	1	0.540
5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7	0	7	0.280
5/2019/1269	2a Warwick Road, St Albans	1	0	1	0.010
5/2019/1251	10 Tuffnells Way, Harpenden	1	1	0	0.150
5/2019/1211	3 Waxhouse Gate, High Street, St Albans	1	0	1	0.008
5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3	0	3	0.290
5/2019/1181	67 Leycroft Way, Harpenden	1	1	0	0.076
5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	2	-1	0.440
5/2019/1137	12 Netherfield Road, Harpenden	1	0	1	0.100
5/2019/1062	98 Harper Lane, Shenley	9	1	8	0.630
5/2019/1047	Land R/O 38 & 40 Tassell Hall, Redbourn	2	0	2	0.086
5/2019/1032	81 Sopwell Lane, St Albans	1	2	-1	0.027
5/2019/0986	1 Station Terrace, Park Street	2	0	2	0.030
5/2019/0971	2 Upper Lattimore Road, St Albans	3	1	2	0.040
5/2019/0936	Land rear of 53 and 55 How Wood, How Wood	1	0	1	0.030
5/2019/0894	25 Homewood Road, St Albans	1	1	0	0.090
5/2019/0887	43 Park Avenue North, Harpenden	1	1	0	0.120
5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	1	1	0.090
5/2019/0866	17, Highfield Road, Sandridge	1	1	0	0.120
5/2019/0861	4 Pondwicks Close, St Albans	1	1	0	0.130
5/2019/0823	51 Midway, St Albans	1	1	0	0.070
5/2019/0818	22 Sibley Avenue, Harpenden	1	1	0	0.060
5/2019/0805	21 The Deerings, Harpenden	1	1	0	0.109
5/2019/0767	24-26 Holywell Hill, St Albans	3	0	3	0.010
5/2019/0733	Station House, 2-6 Station Approach & 11-12 Harding Parade, Harpenden	9	0	9	0.050





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5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5	0	5	0.740
5/2019/0717	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	1	3	0.020
5/2019/0638	Moy House, 174 High Street, London Colney	1	1	0	0.040
5/2019/0548	44 Lybury Lane, Redbourn	3	1	2	0.100
5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2	0	2	0.100
5/2019/0475	2 Harvey Road, London Colney	2	1	1	0.030
5/2019/0471	Rear of 46 Burnham Road, St Albans	1	0	1	0.020
5/2019/0440	23 Mount Pleasant, St Albans	1	1	0	0.020
5/2019/0422	12 Wheatfield Road, Harpenden	1	1	0	0.140
5/2019/0392	38 Marshalswick Lane, St Albans	1	1	0	0.090
5/2019/0362	Land Adj 3 Belmont Hill, St Albans	1	0	1	0.040
5/2019/0284	23 Long Buftlers, Harpenden	1	1	0	0.040
5/2019/0249	227 Hatfield Road, St Albans	2	0	2	0.000
5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore	3	0	3	0.140
5/2019/0208	Land adj 4 Leasey Dell Drive, Wheathampstead	1	0	1	0.030
5/2019/0195	26 & 26a, Station Road, Harpenden	2	1	1	0.040
5/2019/0174	Barn at Shafford Farm, Redbourn Road, St Albans	1	0	1	0.200
5/2019/0165	111-113 St Peters Street, St Albans	1	0	1	0.010
5/2019/0107	Martins Court, Swallow Lane, St Albans	1	0	1	0.001
5/2019/0099	Land R/O The Skew Bridge PH, 59 Southdown Road, Harpenden	1	0	1	0.035
5/2019/0094	2 Manland Avenue, Harpenden	1	1	0	0.090
5/2019/0093	12 The Warren, Harpenden	1	1	0	0.134
5/2019/0045	1 Greyfriars Lane, Harpenden	1	1	0	0.100
5/2019/0034	Barns And Stables At Sleafshyde Farm, Sleafshyde, Smallford	1	0	1	0.080
5/2018/3377	9 Hatching Green Close, Harpenden	1	0	1	0.160
5/2018/3376	35 Orchard Drive, Park Street	2	1	1	0.050
5/2018/3367	7 Wood End Hill, Harpenden	1	1	0	0.070
5/2018/3346	3 The Warren, Harpenden	1	1	0	0.140
5/2018/3306	South Holme, Redbourn Lane, Hatching Green, Harpenden	3	1	2	0.390
5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	1	0	0.090
5/2018/3239	22 Roundfield Avenue, Harpenden	1	1	0	0.040
5/2018/3189	26a Marshalswick Lane, St Albans, AL1 4XG	1	1	0	0.050



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5/2018/3151	Bramble Cottage, Kennel Lane, Kinsbourne Green, Harpenden	1	1	0	0.100
5/2018/3147	Land on the east side of 21 Grasmere Avenue, Harpenden	1	0	1	0.090
5/2018/3132	Mereden Court, Tavistock Avenue, St Albans	18	24	-6	0.250
5/2018/3058	23 Sandridge Road, St Albans	1	0	1	0.030
5/2018/3055	1 Mile House Close, St Albans	1	0	1	0.050
5/2018/3013	17 New House Park, St Albans	1	1	0	0.100
5/2018/2968	25 Park Avenue North, Harpenden	1	1	0	0.165
5/2018/2895	Land Adjacent 1 Hall Place Gardens, St Albans	1	0	1	0.020
5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	1	0	0.180
5/2018/2773	3 Browning Road, Harpenden	3	1	2	0.080
5/2018/2751	41 Bloomfield Road, Harpenden	2	1	1	0.080
5/2018/2734	182-186 Folly Lane, St Albans	3	3	0	0.050
5/2018/2725	Land At Tullochside Farm, Hemel Hempstead Road, Redbourn	10	0	10	0.200
5/2018/2700	3 Crossway, Harpenden	2	1	1	0.050
5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	5	0	5	0.080
5/2018/2632	49 Dunstable Road, Redbourn	1	1	0	0.040
5/2018/2611	Stakers Court, Milton Road, Harpenden	8	0	8	0.470
5/2018/2604	Garages rear of 34-40, College Road, St Albans	2	0	2	0.055
5/2018/2525	Ziggurat House, 25 Grosvenor Road, St Albans	5	0	5	0.200
5/2018/2488	40 Marshals Drive, St Albans	1	1	0	0.110
5/2018/2487	41 Hatfield Road, St Albans	1	0	1	0.010
5/2018/2485	Adj 26 Gladeside, St Albans	1	0	1	0.030
5/2018/2440	3 Hamilton Road, St Albans	1	0	1	0.070
5/2018/2393	25 Vaughan Road, Harpenden	5	0	5	0.080
5/2018/2391	25 Verulam Road, St Albans	1	0	1	0.004
5/2018/2356	R/O 10 Jordans Way, Bricket Wood	1	0	1	0.042
5/2018/2326	45 West Common Way, Harpenden	1	1	0	0.190
5/2018/2312	8 Lyndhurst Drive, Harpenden	1	1	0	0.140
5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2	0	2	0.100
5/2018/2254	51 Marshalswick Lane, St Albans	2	0	2	0.051
5/2018/2237	14 Browning Road, Harpenden	1	1	0	0.100
5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3	0	3	0.150
5/2018/2131	22 Spenser Road, Harpenden	2	1	1	0.044
5/2018/2124	R/O 3 Sandridge Road, St Albans	1	0	1	0.110



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5/2018/2094	48 Marshals Drive, St Albans	1	1	0	0.290
5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1	0	1	0.052
5/2018/2036	382 Hatfield Road, St Albans	4	1	3	0.062
5/2018/2000	22-24 Grove Road, Harpenden	39	0	39	0.360
5/2018/1945	Land South Of Minister Court, Frogmore, St Albans	2	0	2	0.310
5/2018/1939	Marford Farm, Sheepcote Lane, Wheathampstead	4	0	4	0.066
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	86	0	86	0.570
5/2018/1924	Land adj 33 Long Cutt, Redbourn	1	0	1	0.020
5/2018/1881	4 High Elms, Harpenden	2	1	1	0.160
5/2018/1877	103-105 St Peters Street, St Albans	13	0	13	0.410
5/2018/1867	York House, Guildford Road, St Albans	8	0	8	0.090
5/2018/1842	175 Hatfield Road, St Albans	2	1	1	0.018
5/2018/1839	100 Mount Pleasant Lane, Bricket Wood	2	1	1	0.140
5/2018/1788	58-62 Holywell Hill, St Albans	2	0	2	0.040
5/2018/1732	23 The Deerings, Harpenden	1	1	0	0.110
5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	3	2	1	0.770
5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5	0	5	0.240
5/2018/1630	10 The Uplands, Harpenden	1	1	0	0.070
5/2018/1621	10 Alders End Lane, Harpenden	2	1	1	0.143
5/2018/1566	68 Oakwood Road, Bricket Wood	1	0	1	0.170
5/2018/1560	1a Catherine Street, St Albans	6	0	6	0.025
5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4	0	4	0.058
5/2018/1540	R/O 68 Harpenden Road, St Albans	1	0	1	0.070
5/2018/1520	21 & 21a George Street and 25 Bowes Lyon Mews, St Albans	1	0	1	0.010
5/2018/1498	79 Hatfield Road, St Albans	4	0	4	0.020
5/2018/1463	2 Salisbury Avenue, Harpenden	10	1	9	0.190
5/2018/1431	16 Gilpin Green, Harpenden	1	1	0	0.043
5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	2	0	1.000
5/2018/1371	Land adj 103 How Wood, How Wood	1	0	1	0.040
5/2018/1357	Land adj 25 Laburnum Grove, Chiswell Green	1	0	1	0.100
5/2018/1355	31 Catherine Street, St Albans	1	0	1	0.009
5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	5	0	5	0.430
5/2018/1319	Land Adj To 179 - 187 High Street, London Colney	4	0	4	0.060



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5/2018/1316	Ground Floor and First Floor Flats, 2a Royal Road, St Albans	1	0	1	0.020
5/2018/1315	104 Beaumont Avenue, St Albans	1	1	0	0.100
5/2018/1304	1 Marlborough Park, Southdown Road, Harpenden	2	0	2	0.050
5/2018/1303	Land At Oaklands College, Smallford Campus, Fronting Sandpit Lane, St Albans	4	0	4	0.154
5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28	0	28	0.890
5/2018/1257	101 Old Watford Road, Bricket Wood	3	1	2	0.055
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2	0	2	0.034
5/2018/1156	37, 39 & 41 Hollybush Lane, Harpenden	8	2	6	0.290
5/2018/1059	23 Trumpington Drive, St Albans	2	1	1	0.043
5/2018/1049	16 Lower Luton Road, Harpenden	5	1	4	0.060
5/2018/1021	61 Aplins Close, Harpenden	1	0	1	0.030
5/2018/0949	152 London Road, St Albans	5	0	5	0.030
5/2018/0945	Land rear of Beaumont Court, Milton Road, Harpenden	3	0	3	0.057
5/2018/0939	Land R/O 165-169 High Street & Accessed Via Willoughby Court, London Colney	1	0	1	0.014
5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1	0	1	0.030
5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2	0	2	0.670
5/2018/0779	Land Adj To Southwood Court, 28 Milton Road, Harpenden	1	0	1	0.060
5/2018/0733	27 - 29 Lancaster Road, St Albans	2	2	0	0.070
5/2018/0685	70 West Common, Harpenden	1	1	0	0.230
5/2018/0644	1 Mount Pleasant, St Albans	6	1	5	0.340
5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3	0	3	0.090
5/2018/0590	28 Royston Road, St Albans	2	1	1	0.030
5/2018/0589	Fern Cottage, 116 Old London Road, St Albans	1	0	1	0.010
5/2018/0581	Land Rear Of 61 Catherine Street, Etna Road, St Albans	1	0	1	0.005
5/2018/0571	39 Park Avenue North, Harpenden	1	1	0	0.190
5/2018/0543	Taras Retreat Care Home and School Cottage, High Street, Sandridge	8	1	7	0.420
5/2018/0542	71 Townsend Lane, Harpenden	2	1	1	0.140
5/2018/0526	102 Ashley Road, St Albans	6	0	6	0.060
5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1	0	1	0.030



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5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1	0	1	0.030
5/2018/0314	49 Bucknalls Drive, Bricket Wood	2	1	1	0.050
5/2018/0256	2 Canberra House, London Road, St Albans	2	0	2	0.020
5/2018/0214	Land Adjacent 21 Hunters Ride, Bricket Wood	1	0	1	0.026
5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	2	0	0.036
5/2018/0130	Holly Lodge, 12 Clarence Road, Harpenden	6	0	6	0.070
5/2018/0124	68 Lattimore Road, St Albans	1	1	0	0.010
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107	0	107	0.730
5/2018/0025	15 Tennyson Road, Chiswell Green	1	0	1	0.016
5/2017/3661	3a Albion Road, St Albans	1	0	1	0.100
5/2017/3659	Land R/O 14 Summerfield Close, London Colney	2	0	2	0.080
5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1	0	1	0.020
5/2017/3622	1 Marlborough Park, Southdown Road, Harpenden	4	0	4	0.050
5/2017/3601	65 The Hill, Wheathampstead	1	0	1	0.030
5/2017/3581	6 & 6a Grove Road, Harpenden	2	1	1	0.010
5/2017/3382	38 Abbots Avenue West, St Albans	1	0	1	0.009
5/2017/3287	113 London Road, St Albans	4	0	4	0.013
5/2017/3252	62-72 Victoria Street, St Albans	18	0	18	0.140
5/2017/3198	5 Shenley Lane, London Colney	3	1	2	0.030
5/2017/3185	60 Victoria Street, St Albans	8	0	8	0.060
5/2017/3127	Braybourne End, Kennel Lane, Kinsbourne Green	2	0	2	0.100
5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27	0	27	0.100
5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	1	0	1	0.040
5/2017/3069	135 - 137, Hatfield Road, St Albans	2	0	2	0.040
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1	0	1	0.170
5/2017/3015	60 Victoria Street, St Albans	9	0	9	0.060
5/2017/3001	Wavell House, Cell Barnes Lane, St Albans	24	31	-7	0.280
5/2017/2986	33 Park Hill, Harpenden	2	1	1	0.070
5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	2	0	2	0.590
5/2017/2929	Land adj 4 Highfield Road, Sandridge	1	0	1	0.070
5/2017/2884	30 Barns Dene, Harpenden	1	1	0	0.060
5/2017/2878	Oak Court, 14 Sandridge Park, Porters Wood, St Albans	5	0	5	0.160



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5/2017/2720	Land Adj 38 Morris Way, London Colney	1	0	1	0.030
5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3	0	3	0.110
5/2017/2607	Redbourn Post Office, 73 High Street, Redbourn	1	1	0	0.020
5/2017/2602	132 & 132A Kings Road, London Colney	4	0	4	0.010
5/2017/2584	61 Cotlandswick, London Colney	1	0	1	0.150
5/2017/2513	35 Clarence Road, St Albans	1	1	0	0.070
5/2017/2447	74 West Riding, Bricket Wood	1	0	1	0.060
5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1	0	1	0.080
5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4	0	4	0.050
5/2017/2276	Land Adjacent The Blue Anchor PH, 145 Fishpool Street, St Albans	1	0	1	0.060
5/2017/2243	60 Grove Road, Harpenden	1	0	1	0.070
5/2017/2208	80 Oaklands Lane, Smallford	2	1	1	0.040
5/2017/2114	1 Sandridge Road, St Albans	25	13	12	0.180
5/2017/2104	Land Rear Of 16 And 18 Manland Way, Harpenden	1	0	1	0.030
5/2017/2099	115 London Road, St Albans	6	0	6	0.010
5/2017/1999	38 Becketts Avenue, St Albans	2	1	1	0.030
5/2017/1957	6 The Willows, St Albans	2	1	1	0.040
5/2017/1925	3 Farm Avenue, Harpenden	1	0	1	0.130
5/2017/1904	27 Becketts Avenue, St Albans	2	1	1	0.030
5/2017/1821	46 Ringway Road, Park Street	2	0	2	0.040
5/2017/1717	15 Longcroft Avenue, Harpenden	2	1	1	0.060
5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2	0	2	0.070
5/2017/1669	Land rear of 3 & 5 Approach Road & accessed via Orient Close, St Albans	1	0	1	0.120
5/2017/1507	Abbott House, Everard Close, St Albans	25	0	25	0.219
5/2017/1426	7 Woodside Road, Bricket Wood	2	1	1	0.070
5/2017/1308/	1 Hobbs Close, St Albans	2	1	1	0.070
5/2017/1294	12 Bloomfield Road, Harpenden	2	1	1	0.060
5/2017/1226	18 Manland Avenue, Harpenden	1	1	0	0.050
5/2017/1149	Car Park, Grosvenor Road, St Albans	74	0	74	0.430
5/2017/1134	Clayton House, 5-7 Vaughan Road, Harpenden	3	0	3	0.050
5/2017/1076	Chalkdell Farm, Coleman Green Lane, Wheathampstead	3	0	3	0.300
5/2017/1049	Crown House, 47-49 High Street, Redbourn	3	1	2	0.040
5/2017/0938	20a Holywell Hill, St Albans	2	1	1	0.010



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5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8	0	8	0.250
5/2017/0900	1 Ryall Close, Bricket Wood	1	0	1	0.017
5/2017/0855	33 Stewart Road, Harpenden	1	0	1	0.100
5/2017/0778	Linley Court, Valley Road, St Albans	28	28	0	0.250
5/2017/0704	Alban House, 12 Parkway, Porters Wood, St Albans	4	0	4	0.030
5/2017/0699	Media House, 2 Sandridge Park, Porters Wood, St Albans	6	0	6	0.040
5/2017/0610	11 Sandfield Road, St Albans	1	1	0	0.020
5/2017/0470	10 Branch Road, Park Street	2	1	1	0.030
5/2017/0312	Stairways, 19 Douglas Road, Harpenden	3	0	3	0.240
5/2017/0144	Stroud Wood Business Centre, Park Street, Frogmore	10	0	10	0.290
5/2017/0118	4 Hatching Green Close, Harpenden	1	0	1	0.060
5/2017/0072	Land Adj To 90 Sandridge Road, St Albans	1	0	1	0.020
5/2017/0001	9 Market Place, St Albans	1	0	1	0.006
5/2016/3817	Holm Oaks, North Orbital Road, St Albans	1	1	0	0.190
5/2016/3811	223a Hatfield Road, St Albans	14	0	14	0.128
5/2016/3603	11 West Way & Land r/o 3-13 West Way, Harpenden	7	1	6	0.420
5/2016/3191	Land Adjacent To 52 Vesta Avenue, St Albans	2	0	2	0.060
5/2016/3107	Garage Site Adj 28 College Place, St Albans	2	0	2	0.040
5/2016/2999	Land adj 139 Kings Road, London Colney	2	0	2	0.029
5/2016/2937	1, 2, 3 & 3A, Leyton Green, Harpenden	4	1	3	0.020
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	0	4	0.020
5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney	4	0	4	0.020
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	0	21	0.200
5/2016/2122	10 Dellcroft Way, Harpenden	1	1	0	0.060
5/2016/2021	Grace Muriel House, Tavistock Avenue, St Albans	3	0	3	0.290
5/2016/1991	363 Luton Road, Harpenden	2	1	1	0.070
5/2016/1170	Station House, 2-6 Station Approach, Harpenden	12	0	12	0.120
5/2016/0789	Target House, 257-263 High Street, London Colney	1	0	1	0.090
5/2016/0714	7 Sauncey Wood, Harpenden	1	1	0	0.170
5/2016/0671	30 Cunningham Hill Road, St Albans	1	1	0	0.170
5/2016/0403	33, 34 And Part Of 35, The Close, Harpenden	4	2	2	0.100





Planning Permission Reference Number	Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2016/0331	221 and 221a, b & c, Hatfield Road, St Albans	14	0	14	0.220
5/2015/3358	Outbuildings R/O & 82, 84, 86 & 86A, High Street, Redbourn	5	2	3	0.049
5/2015/3054	53 Sadleir Road, St Albans	1	0	1	0.010
5/2015/1841	Searches Farm, Searches Lane, Bedmond	2	0	2	0.310
5/2015/0657	90 Marshals Drive, St Albans	1	1	0	0.120
5/2015/0329	8 Wilkins Green Terrace, Wilkins Green Lane, Smallford	1	0	1	0.020
5/2014/2136	270-274 London Road, St Albans	46	3	43	0.680
5/2014/1450	Gorhambury House, Gorhambury, St Albans	5	1	4	0.162
5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	0	14	0.260
5/2013/2614	11 West Way, Harpenden	2	1	1	0.080
5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	8	6	0.130
5/2013/1382	Target House, 257-263 High Street, London Colney	10	0	10	0.090
<b>Totals</b>		<b>1,407</b>	<b>260</b>	<b>1,147</b>	

