

Examination of the St Albans City and District Local Plan - Stage 2 Hearing Sessions

Hearing Statement – Matter 3

Prepared on behalf of Redington Capital Ltd and CALA Homes



Revision Schedule

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
0	Final	JK	26/09/25	JK	26/09/25	DM	26/09/05

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Matter 3 – The Green Belt

Redington Capital Limited¹ and CALA Homes (RCLCH) set out below their responses to the questions raised by the Inspectors. The responses are set out in the order they appear in the Inspectors' MIQs. The Inspectors should assume that no comment is made by RCLCH in respect of the questions that have are not included below.

3.1 Issue 1 – Green Belt Review

Question 2:

Does the additional evidence adequately demonstrate that the Plan is consistent with paragraph 147 of the Framework, which states that plans should give first consideration to land which has been previously-developed and/or is well-served by public transport?

Response:

In RCLHC's opinion, the additional evidence does not adequately demonstrate that the Plan is consistent with paragraph 147 of the Framework.

Chiswell Green's Settlement Hierarchy Position

The score for the settlement of Chiswell Green are not accurate. The Settlement Hierarchy (Part 1) (*LPCD 13.01*) has not been updated following the representations made at the Stage 1 Hearing Sessions and continues to place Chiswell Green as a Tier 5 (Medium Sized Village) settlement. However, the settlement hierarchy does not fully consider that Chiswell Green:

- Benefits from access to public transport and other local services and facilities that are normally associated with a Tier 1 settlement;
- Is located on the edge of St Albans City and is within 2.5 miles of its city centre and its facilities and services. In essence, Chiswell Green is an extension of St Albans (a Tier 1 settlement); and
- When comparing the land around Chiswell Green to some of the Tier 1 to 5 site allocations included in Part B (Site Allocation) of the Draft Local Plan, it is evidently more accessible with a wider range of services and facilities than some of those sites put forward for housing development in Part B of the Draft Local Plan (*LPCD 02.02*).

Table 6 (Settlement Hierarchy Scores) of the Settlement Hierarchy Study (Part 1) (*LPCD 13.01*) gives Chiswell Green a score of 9.3. However, this score should be much higher for the following reasons:

¹ Taylor Wimpey North Thames have now purchased Redington Capital Limited's interest in the Site

- The bus route score (1) on pages 46 and 47 only indicates that one bus route is accessible to Chiswell Green residents. There are in fact three bus routes (no's 321, 361 and 724) accessible to Chiswell Green;
- The train station score (0) on pages 48 and 49 does not reflect the fact that:
 - How Wood railway station and Park Street railway station are within a 10-minute walk or 2-minute cycle away [some of the Tier 3 and 4 settlements do not have access to a rail station at all – London Colney, Redbourn, Wheathampstead]; and
 - Residents have access to St Albans City station which is a 15-minute cycle ride or a 10-minute bus ride away.
- There are existing Public Rights of Way (PROW) walking routes in the vicinity of the Chiswell Green, including no's 82, 80, 21, 39 and 28;
- The supermarket score (0) on pages 50 and 51 does not reflect the fact that there is a co-op local supermarket located within Chiswell Green and residents have access to supermarket facilities located on the west side of St Albans (Sainsburys and Lidl at the Abbey View Retail Park) which is a 25 minute walk or 10-minute cycle ride away or 5-minute bus ride away [this is assuming that the residents will not be ordering their shopping on-line which is now frequently the case];
- The leisure centre score (0) on page 50 does not reflect the fact that residents of Chiswell Green have access to Westminster Lodge Leisure Centre located on the west side of St Albans which is a 25 minute walk or 10-minute cycle ride away or 5-minute bus ride away. Residents also have access to Watford Leisure Centre;
- There are eight GP practices located within a 4km radius of Chiswell Green and a further two GP practices located just beyond a 4km radius, in London Colney;
- St Albans City Hospital is also located less than 4km to the north of Chiswell Green;
- There are public open spaces within proximity to Chiswell Green, including allotments, playing fields, public parks, play space and religious grounds. In terms of the public open spaces with play facilities, these include:
 - Playing fields at Cherry Hill and Mayflower Road which are within 500m;
 - Greenwood Park allotments; and
 - Four existing play areas within 900m, one of which (Greenwood Park Play Area) has an extensive provision of play equipment for children up to the age of 14 years, with a new range of play equipment for children under 6 years installed in 2019.
- Chiswell Green benefits from access to the M25 motorway which makes it very attractive for commuters.

Maps illustrating the location of Chiswell Green in comparison to the above are attached as **Appendix A**.

Notwithstanding where Chiswell Green is positioned within the settlement hierarchy, it is a location that can and should accommodate more homes because of its high level of access to transport facilities and local services. Additional housing sites should not be rejected in this location because it is a lower tier settlement (with less population). The Council should be identifying land around

Chiswell Green for housing purposes in Part B (Site Allocations) of the Draft Local Plan. It is a highly accessible location with a wider range of services and facilities locally and benefits from access to other services located within a Tier 1 settlement.

Other Land in the Green Belt

There are available and deliverable sites beyond the settlement buffer zones (partially or fully) which are sustainable and accessible locations. They should not automatically be rejected because they are beyond the buffer zones (partially or fully). The Council should be identifying development land on the edge of existing settlements if they benefit from access to a range of services and facilities locally and benefits from access to other services located within a Tier 1 and/or 2 settlement, in accordance with Paragraph 147 of the NPPF.

One such site² is being promoted by RCLCH at land south of Chiswell Green Lane in Chiswell Green which now benefits from an extant planning permission³. This permission demonstrates that even though this site was partially located outside the buffer around Chiswell Green, it was still supported by officers at the Council, recommended by a Planning Inspector and allowed by the Secretary of State.

The Inspectors could identify potential sites outside these buffer zones on the edge of existing settlements that have access to a range of services and facilities locally and benefits from access to other services located within a Tier 1 and/or 2 settlement. The Inspectors have an opportunity to bring forward our client's site as Inspectors' recommended main modification.

RCLCH note that a large number of the site allocations chosen by the Council in the Draft Local Plan and in the recent Chilterns National Landscape boundary extension cancellation document (*SACDC ED80A*) were 'not recommended' within the Stage 2 Green Belt Review 2023 (*GB 02.02*) for release from the Green Belt but have been included in the Draft Local Plan⁴. However, in RCLCH's opinion, these sites have been chosen by the Council at the expense of other more accessible sites in lower tier settlements, and which (in some cases) have less harm to the purposes of the Green Belt. For example, the site being promoted by RCLCH at land south of Chiswell Green Lane was not recommended within the Stage 2 Green Belt Review 2023 (*GB 02.02*) for release from the Green Belt (and not subsequently included in the Local Plan) even though it only 'moderately' meets the purposes of the Green Belt – see page 67 and 68 of the Stage 2 Green Belt Review 2023 (*GB 02.02*).

Representations were submitted by RCLCH to the Council to ask for the Council's re-consideration. The relevant submission can be found under representation reference number 224 on pages 1174 to

² Representation reference number 224 on pages 1174 to 1238 of the 'St Albans Draft Local Plan 2041 Regulation 19 Publication by Submission Report' (LPCD 20.03).

³ For 391 homes (including 40% affordable), open space provision and land for a 2FE school with planning permission (ref: APP/B1930/W/22/3313110)

⁴ For example, the following sites were considered to strongly meet the purposes of the Green Belt: Site H1 (North Hemel); Site H2 (East Hemel (north)); H4 (East Hemel (south)); B1 (North St Albans); B3 (West Redbourn); and B6 (West of London Colney)

1238 of the 'St Albans Draft Local Plan 2041 Regulation 19 Publication by Submission Report' (LPCD 20.03). RCLCH are expecting to debate the merits of this site at the 2nd set of Hearing Sessions.

The Inspectors have an opportunity to bring forward this 'not recommended' site as an Inspectors' recommended main modification.

Site Selection Process

RCLCH is concerned about the approach adopted by the Council to site selection. In particular, the information used in the scores given to RCLCH's site (Ref: C-249 [HELAA Ref: STS-10-21] on the relevant Proforma Sheet (page 33, Part 2)) (*LPSS 02.11*) and the subsequent conclusion reached by the Council – 'not recommended to progress'. For example, in the document titled 'Green Belt Buffer Sites Not Recommended – Part 2' (September 2024) (*LPSS 02.11, page 33*) a large number of 'weak' scores given to RCLCH's site are unfair and unjustified, particularly when it has been demonstrated through technical evidence as part of the extant planning permission (ref: 5/2022/0927) that an acceptable scheme can be delivered on the Site. This technical evidence has demonstrated that it can be delivered:

- Without any unacceptable impact on Agricultural Land Classification (ALC); priority habitat; existing woodland; Source Protection Zones; TPOs; non-designated biodiversity; Green infrastructure corridors; access to open space; and
- Resulting in the delivery of significant benefits including: access to open space and the green belt; a BNG; the provision of green corridor connections and bridleways through the Site to the wider green belt; the provision of a new school (including nursery and SEND facilities); cycle improvements to allow improved access to the nearest branch line railway station.

The extant permission was recommended for approval by the Council's officers, tested at Public Inquiry and recommended by the Planning Inspector, and allowed by the Secretary of State (SoS). Therefore, many of the 'weak' and 'medium' scores for the Site should in fact be 'strong' scores. The Council should have adjusted these scores and the recommendation to progress with the Site for development purposes as pre-EiP modification.

The Inspectors have an opportunity to bring forward this 'not recommended' site as an Inspectors' recommended main modification.

Sites With Planning Permission

RCLCH note that other sites with planning permission have been brought forward as site allocations and the Green Belt boundary is proposed to be adjusted accordingly. RCLCH is requesting that their site at land south of Chiswell Green Lane is treated in a similar way to ensure consistency within the Draft Local Plan. The abovementioned sites are set out in the Reg 19 Local Plan Part B (2024) (*LPCD 02.02*):

- North St Albans – Site B1 (page 15)
- Burston Nurseries – Site L1 (page 28)
- Rothamsted Lodge – Site M21 (page 47)

- Orchard Drive – Site M10 (page 39)

Notwithstanding, when considering the fact that the Council is relying on land south of Chiswell Green Lane to come forward to help deliver homes in its housing trajectory (see page 26 of the Draft Local Plan)⁵, it would make sense for this land to be a site allocation in the Draft Local Plan and the Green Belt boundary adjusted accordingly.

RCLCH acknowledge that their site benefits from an extant permission and this is a significant material consideration, however, it does not assist the decision making process when Members of the Planning Committee are debating the merits of a future reserved matters application (RMA) when considering the site remains in the Green Belt on the policies map. There is a high risk that this conflicting situation could result in a refusal of the RMA due to the fact that Members may not support the officer's recommendation because they may still consider the 'principle' of the proposals would result in harm to the Green Belt (even though the principle is not a point for debate). If this scenario were to occur, this would delay the delivery of homes on this site which the Council is fundamentally relying on in the first five-years of the housing trajectory of the Plan. To avoid this scenario occurring, it would make sense to allocate the site in the Draft Local Plan.

The Inspectors have an opportunity to allocate this as an Inspectors' recommended main modification.

Question 3:

Does the evidence demonstrate that, at a strategic level, exceptional circumstances exist to alter Green Belt boundaries?

Response:

RCLCH agrees with the Council that there are insufficient brownfield sites to meet the Council's housing needs in full. It would also appear that no other local planning authority is able to assist the Council in meeting its needs in their areas. The Council therefore has no other choice but to conclude that exceptional circumstances exist to justify changes to the green belt boundary to meet its needs.

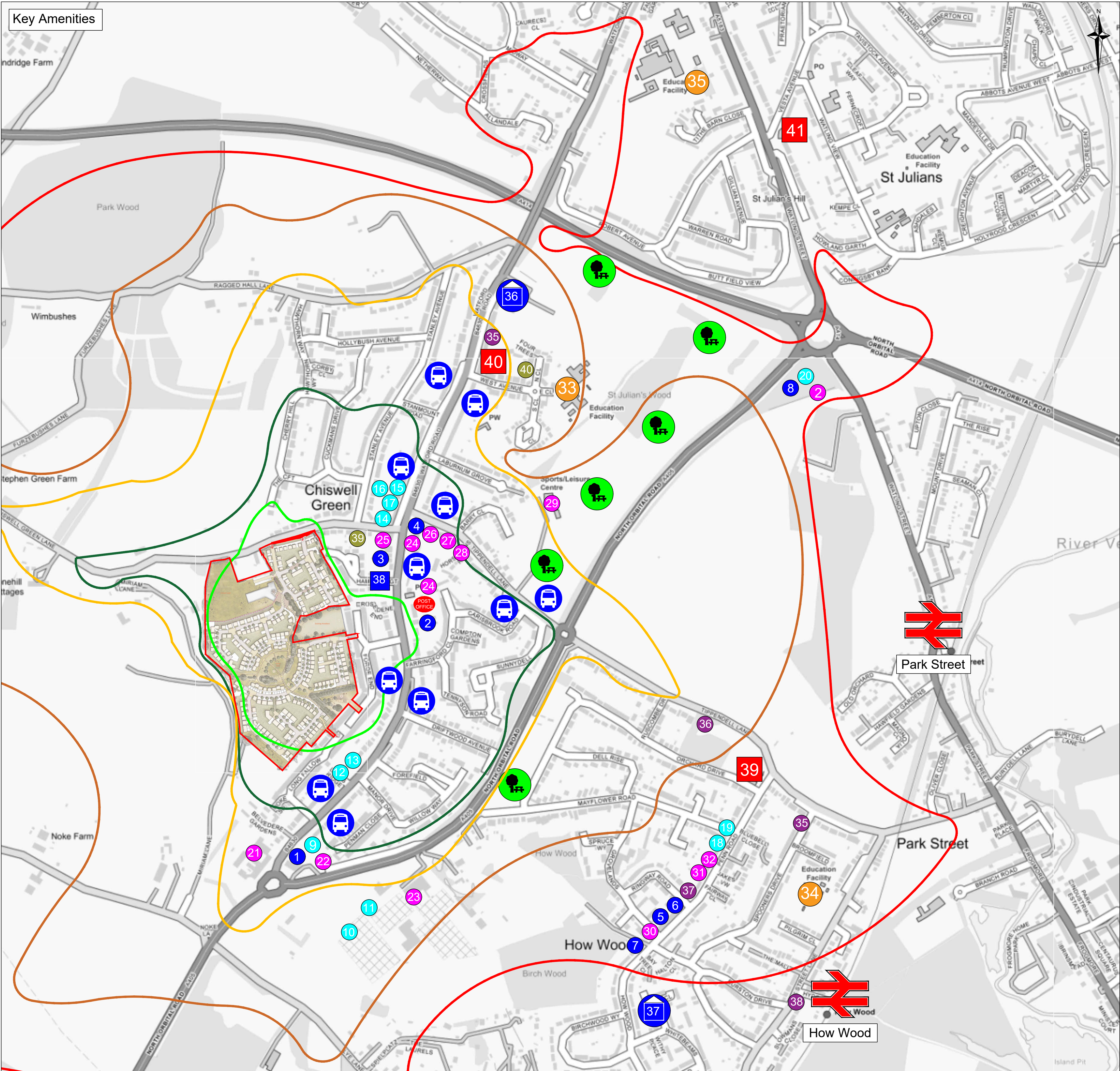
RCLCH agree with Section 7 of the Green Belt and Exceptional Circumstances – Evidence Paper (GB 01.01) which sets out the factors that support exceptional circumstances in this case, including the Council's lack of non-Green Belt land and historic chronic failure to deliver homes to meet its needs which cannot be addressed without adjusting the Green Belt boundary.

Notwithstanding the above, RCLCH consider that the Council could deliver more homes than the minimum required. Therefore, should the Inspectors decide it is necessary to increase supply to address the chronic shortfall in housing in the first five years of the plan, the case for exceptional

⁵ Page 2 of SACDC's AMR – Draft Local Plan Housing Trajectory – Permissions Site Addendum (April 2025) includes Land south of Chiswell Green Lane (See **Appendix B**). This site forms part of the 2,365 figure for permissions (estimated future completions) in the Housing Trajectory on page 26 (Table 3.2) of the Draft Local Plan.

circumstances would still be relevant to support further amendments to the Green Belt boundary for housing and / or employment floorspace related development.

Appendix A - Maps illustrating the location of Chiswell Green in relation to local infrastructure



Convenience Store:

- 1 Little Waitrose
- 2 Foodfare Convenience Store
- 3 Co-op Food
- 4 Chiswell Green Local Store
- 5 The Co-Operative Food
- 6 The Bok and Rose South African Shop
- 7 Moonlight
- 8 M&S Food

Retail:

- 9 Shell Gas Station
- 10 Burston Garden Centre
- 11 Hertfordshire Fisheries
- 12 Ride St Albans Bicycle Shop
- 13 JMB Motorspor
- 14 Hire One Hardware Store
- 15 Globe Pharmacy
- 16 Chiswell Fireplaces
- 17 KC Flooring Specialists
- 18 How Wood Pharmacy
- 19 Lily Alley Florist
- 20 BP Gas Station

Hospitality:

- 21 The Noke Restaraunt
- 22 Starbucks Coffee
- 23 Burston Restaurant
- 24 Gracey's Pizza
- 25 The Three Hammers Public House
- 26 Flamelight
- 27 The Rami Tandori
- 28 Simmons Bakers
- 29 Lazy Llama Cafe
- 30 The Village Spice
- 31 Sea World
- 32 Simmons Bakers

Education:

- 33 Killigrew Primary and Nursery School
- 34 How Wood Primary School and Nursery
- 35 The Marlborough Science Academy

GP:

- 36 Midway Surgery
- 37 Park Street Surgery

Dentist:

- 38 UK Dental Specialists

Religious Facilities:

- 39 Park Street Baptist Church
- 40 Green Wood United Reformed Church
- 41 St Bartholomew Church

Beauty:

- 35 Greenwood Natural Therapies
- 36 Indigo Beauty Room
- 37 The Sun Set
- 38 The Anti Ageing Clinic

Pet Store:

- 39 Walkalot
- 40 Your Pet Concierge

NOTES

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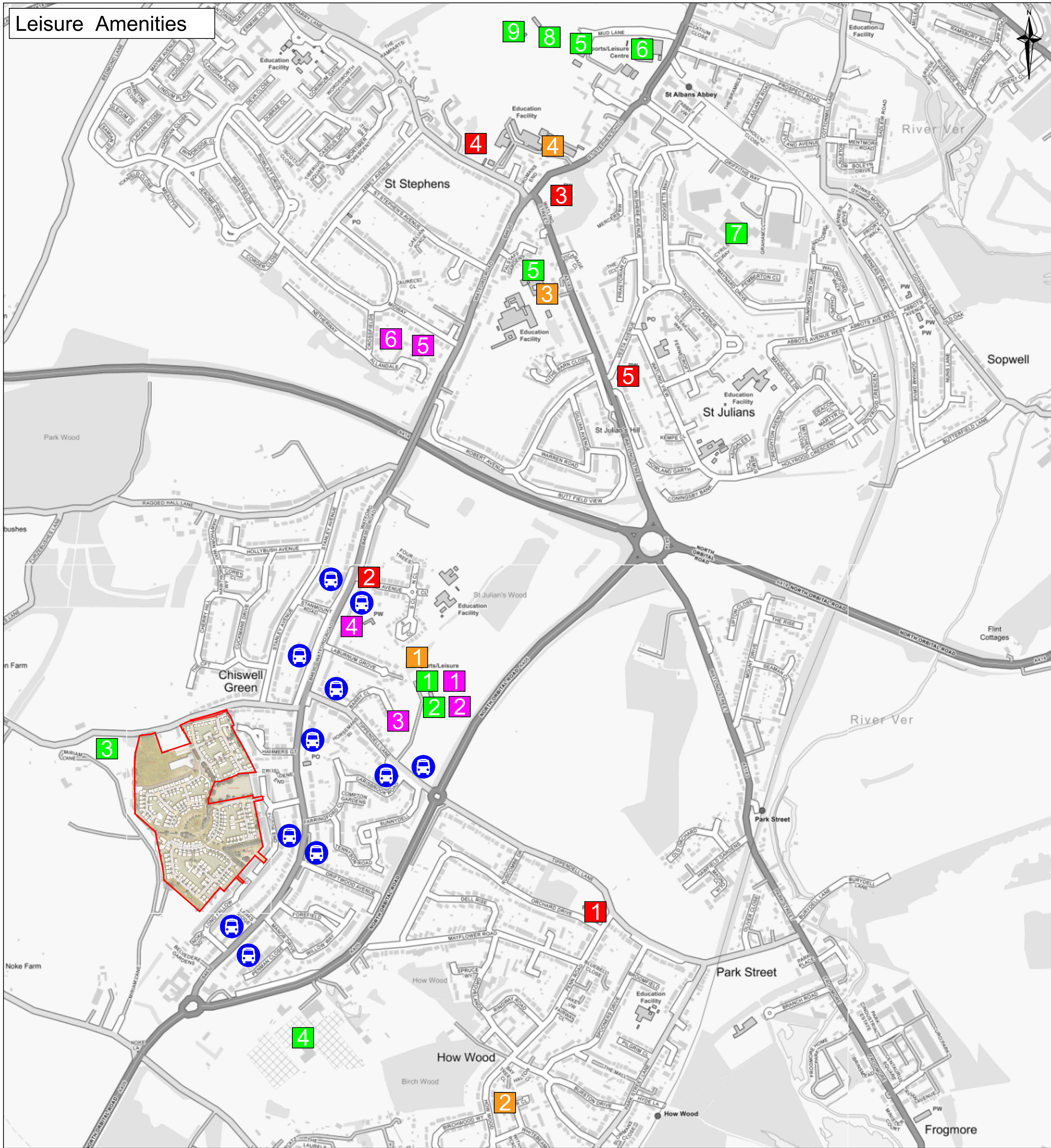
Key:

- Site Boundary
- Train Station
- Bus Stop
- Shop
- Retail
- Hospitality
- Education
- GP
- Dentist
- Churches
- Beauty Salon
- Pet Store
- Park - Recreation
- Post Office

Walking Distance:

- 0-5min walk (0-400m)
- 5-10min walk (400-800m)
- 10-15min walk (800-1200m)
- 15-20min walk (1200-1600m)
- 20-25min walk (1600-2000m)

Rev	Description	Date	Chkd
 Glanville 3 Grovelands Business Centre Boundary Way Hemel Hempstead Tel: (01442) 535999 Fax: (01442) 254894 postbox@glanvillegroup.com www.glanvillegroup.com			
Client: CALA HOMES (CHILTERN) & REDINGTON CAPITAL			
Project: LAND SOUTH OF CHISWELL GREEN LANE			
Title: LOCAL AMENITIES			
Project Engineer: DK		Scale: NTS	
Project Director: AHJ		Date: MARCH 2023	
Status:			
Drawing No. Fig AHJ_1		Rev	11



Religious Facilities:

- 1. Park Street Baptist Church
- 2. Green Wood United Reformed Church
- 3. St. Stephen's Church
- 4. St Bartholomew Church
- 5. Brothers of the Sacred Hearth

Sports Clubs and Facilities:

- 1. Greenwood Park Lawn Tennis Club
- 2. Spirit TKD (ITF Taekwon-Do):
- 3. Chiswell Green Livery Yard and Riding School
- 4. CrossFit Verulamium
- 5. St Albans & Potters Bar Karate (Tiska)
- 6. Harpenden Badminton Club
- 7. Everyone Active Gym and Spa Westminster Lodge
- 8. PureGym St Albans
- 7. St Albans Athletics Club
- 8. Athena Ladies Running Club

Local Groups and Communities:

- 1. Greenwood Park Community Centre
- 2. Chiswell Green Third Age Trust U3A
- 3. Grow Chiswell Green
- 4. Soroptimist St Albans and District
- 5. Verulam Explorer Scout Unit
- 6. 1st St Albans Scout Group

Classes and Extracurricular Activities:

- 1. Salsa Mish
- 2. Booster Cushion Theatre
- 3. VAKs | St Albans Tutors
- 4. Abbey Theatre

Key:



Site Boundary



Bus Stop



Religious Facilities



Sports Club and Facilities



Local Groups and Communities



Classes and Extracurricular Activities

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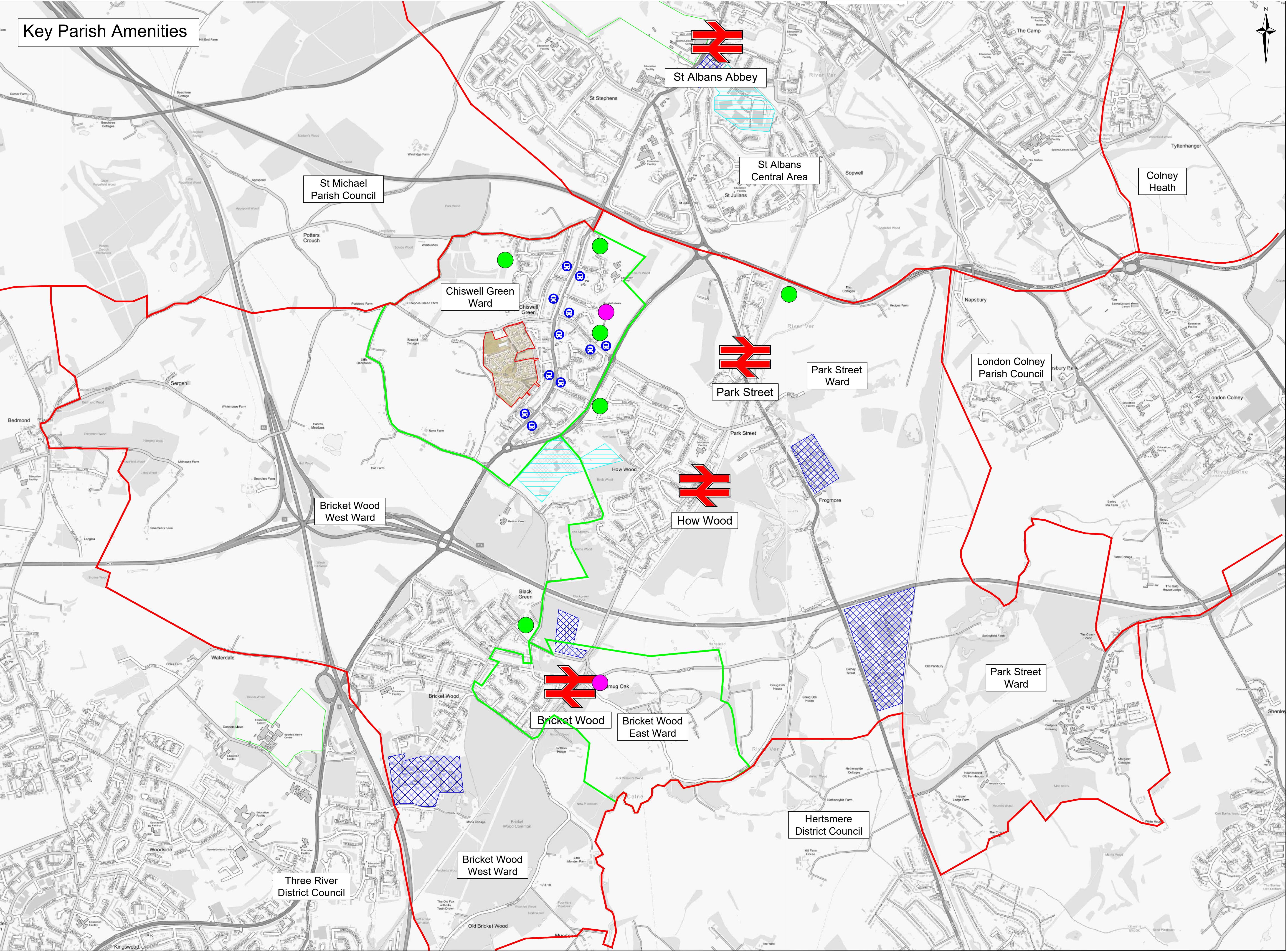
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Rev	Description	Date	Chkd
 Glanville 3 Grovelands Business Centre Boundary Way Hemel Hempstead Tel: (01442) 835999 Fax: (01442) 254894 postbox@glanvillegroup.com www.glanvillegroup.com			
Client :	CALA HOMES (CHILTERN) & REDINGTON CAPITAL		
Project :	LAND SOUTH OF CHISWELL GREEN LANE		
Title :	LEISURE AMENITIES		
Project Engineer :	DK	Scale :	NTS
Project Director :	AHJ	Date :	MARCH 2023
Status :			
Drawing No.	Fig AHJ_2	Rev	11

Key Parish Amenities



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Key:

- Proposed Site Location
- Bus Stop
- Train Station
- Parish Boundary
- Ward Boundary
- Employment Area
- Retail Area
- Leisure Area
- Community Centre
- Children's Play Areas

Rev.	Description	Date	Chkd
1	Issue for Review	15/03/2023	DK

Glanville
3 Grovelands Business Centre
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Tel: (01442) 835999 Fax: (01442) 254894
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Client: CALA HOMES (CHILTERN) & REDINGTON CAPITAL

Project: LAND SOUTH OF CHISWELL GREEN LANE

Title: PARISH AMENITIES

Project Engineer: DK Scale: NTS
Project Director: AHJ Date: MARCH 2023

Status: For Information

Drawing No. Fig_AHJ_3 Rev 11

The map illustrates the bus network in Watford and surrounding areas. Key features include:

- Bus Routes:** Represented by a complex network of purple lines.
- Key Locations:** Watford Junction, Watford North, Garston, Watford, Bricklet Wood, How Wood, Park Street, St Albans Abbey, St Albans City, and Radlett.
- Landmarks:** NHS buildings (blue icons), shopping centers (green icons), and various residential areas (blue and green hatched areas).
- North Arrow:** Located in the top right corner.

Bus Services

The map displays the bus network in St Albans, with routes 321, 361, and 724 highlighted in purple. The routes start in the south, near the M1 and A1, and travel north through the city. Key stops and locations marked include:

- St Albans Abbey** (marked with a red bus icon)
- St Albans City** (marked with a red bus icon)
- Park Street** (marked with a red bus icon)
- How Wood** (marked with a red bus icon)

Other locations shown on the map include:

- Chiswell Green
- St Stephens
- St Julians
- Scpwell
- How Wood
- Black Green
- Park Wood
- Whitehouse Farm
- St Albans Abbey
- St Albans City
- St Albans Abbey
- St Albans City

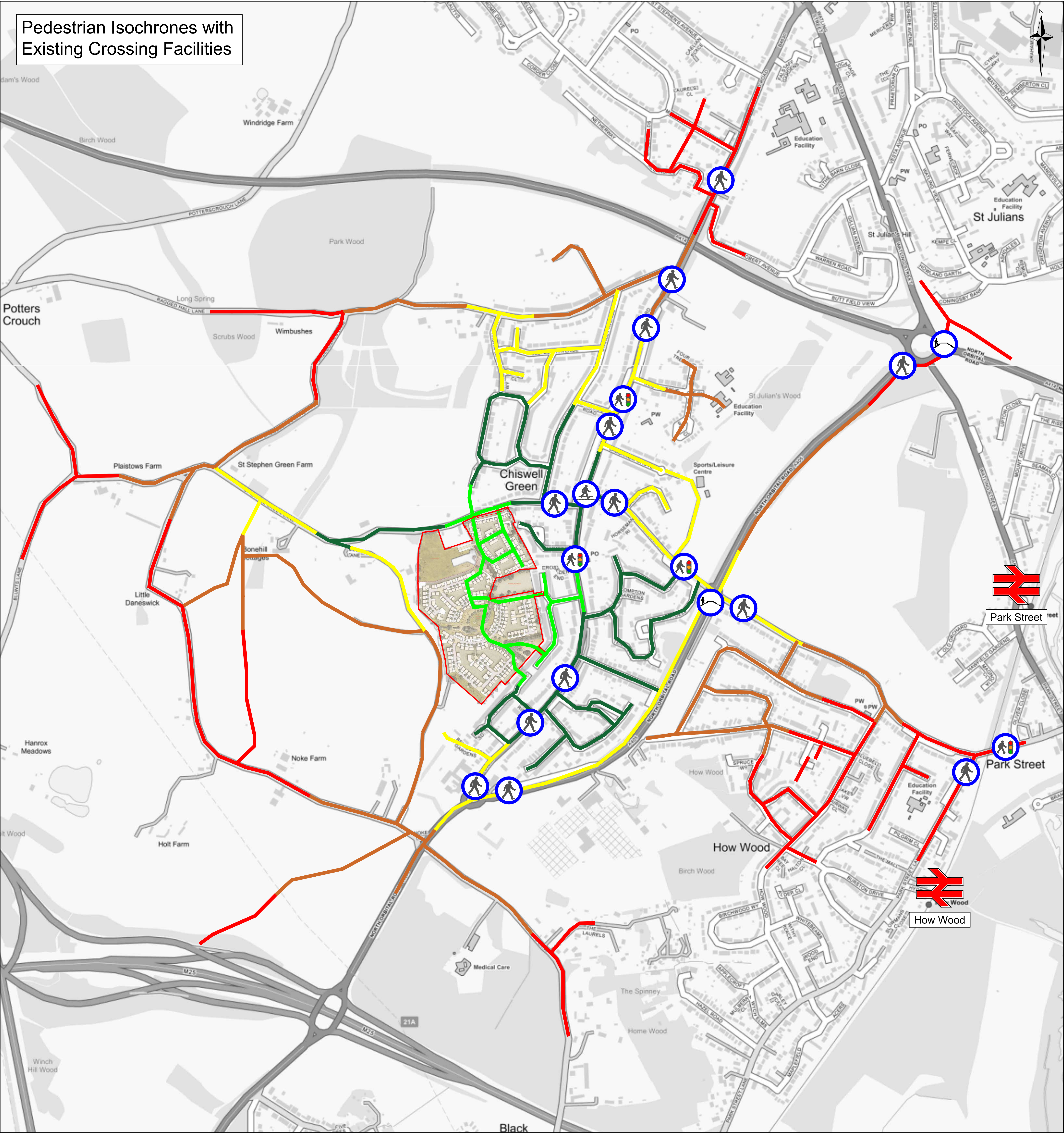
The map also shows major roads like the M1, A1, and A2, and landmarks like the River Ver.

- Key:**
- | | |
|---|---|
|  | Proposed Site Location |
|  | Bus Routes |
|  | Bus Stop |
|  | Train Station |
|  | Average Bus Journey Time
Isochrone (39min) |
|  | Employment Area |
|  | Hospital |
|  | Town Centre |
|  | Supermarkets |

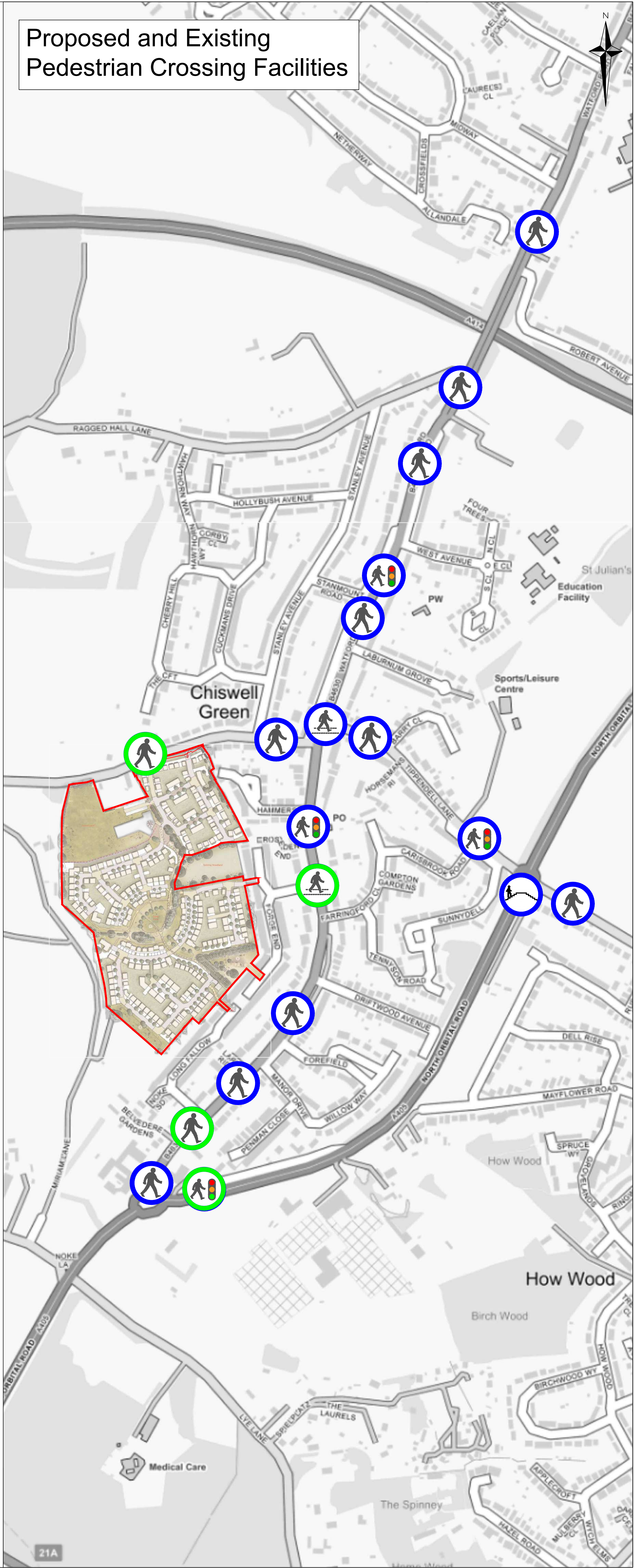
No. SERVICE		DESTINATION	FIRST/LAST SERVICE	FREQUENCY	
				AM PEAK	PM PEAK
321	Luton - St Albans - Watford - Rickmansworth	Luton/St Albans	05:58/23:25	3 Buses	3 Buses
		Watford/Rickmansworth	05:56/23:23	3 Buses	3 Buses
361	Garston - St Albans	St Albans	07:51/16:58	1 Bus	1 Bus
		Garston	08:51/17:32	1 Bus	1 Bus
724 ⁺	Harlow - St Albans - Watford - Heathrow Airport	Watford/Heathrow Airport	05:12/22:01 ⁺ ^{xx}	1 Bus	1 Bus
		St Albans/Harlow	06:27/23:49 ⁺ ^{xx}	1 Bus	1 Bus

DESTINATION	JOURNEY TIME (min)
How Wood Train Station	27
St Albans Train Station	29
Watford Junction Train Station	40
St Albans City Centre	20
Watford City Centre	43
St Albans Hospital	44
Watford General Hospital	59
Brick Knoll Business Park	48
Porters Wood Business Park	45
Hemel Hempstead Maylands	71
North Watford Business Park	34

Pedestrian Isochrones with Existing Crossing Facilities



Proposed and Existing Pedestrian Crossing Facilities



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Key:

- Proposed Site Location
- Train Station
- Signalised Pedestrian Crossing
- Zebra Crossing
- Uncontrolled Pedestrian Crossing
- Pedestrian Overbridge / Subway

Walking Distance:

- 0-5min walk (0-400m)
- 5-10min walk (400-800m)
- 10-15min walk (800-1200m)
- 15-20min walk (1200-1600m)
- 20-25min walk (1600-2000m)

Proposed Improvements:

- Signalised Pedestrian Crossing
- Zebra Crossing
- Uncontrolled Pedestrian Crossing

11	FIRST ISSUE	20/03/2023	DNK
Rev	Description	Date	Chkd

Glanville
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Client: CALA HOMES (CHILTERN) & REDINGTON CAPITAL

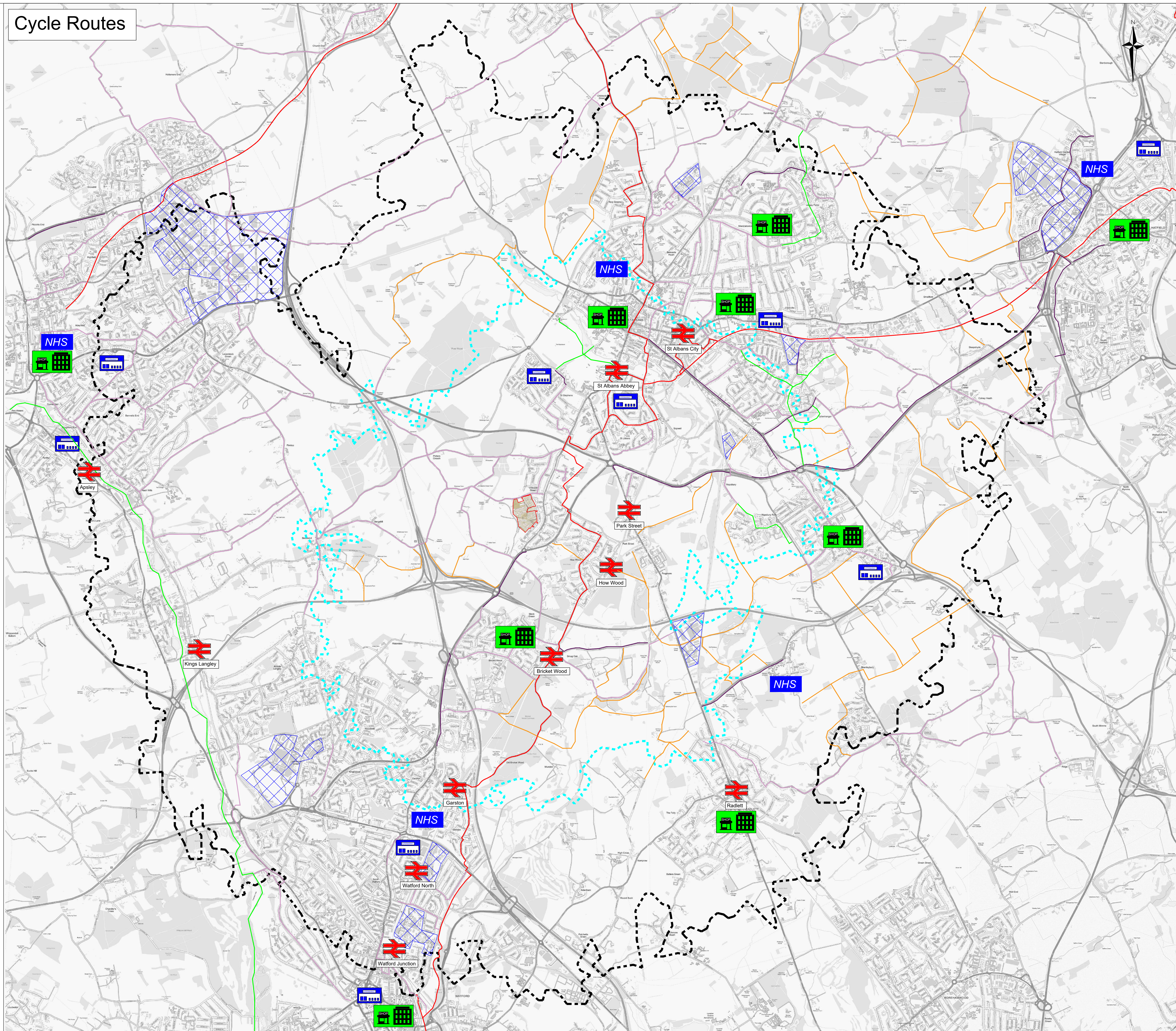
Project: LAND SOUTH OF CHISWELL GREEN LANE

Title: PEDESTRIAN ISOCHRONES

Project Engineer: DK Scale: NTS
Project Director: AHJ Date: MARCH 2023
Status:

Drawing No. Fig AHJ_5 Rev 11

Cycle Routes



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Key:

- Proposed Site Location
- Indicative Cycle Isochrone (5km/20min)
- Indicative Cycle Isochrone (10km/40min)
- Train Station
- Employment Area
- Hospital
- Town Centre
- Supermarkets

Cycling routes:

- National Cycle Routes
- Shared with Pedestrians
- Traffic Free Route
- Bridleway/ Track / Other
- Routes Suggested by Local Cyclists

Rev	Description	Date	Chkd

Glanville
3 Grovelands Business Centre
Boundary Way
Hemel Hempstead
Tel: (01442) 835999 Fax: (01442) 254894
gposbox@glanvillegroup.com
www.glanvillegroup.com

Client: CALA HOMES (CHILTERN) & REDINGTON CAPITAL

Project: LAND SOUTH OF CHISWELL GREEN LANE

Title: CYCLE ISOCHRONES

Project Engineer: DK Scale: NTS
Project Director: AHJ Date: MARCH 2023
Status:

Drawing No. Fig AHJ_7 Rev 11

**Appendix B - Draft Local Plan Housing Trajectory –
Permissions Site Addendum (April
2025)**

AMR - Draft Local Plan Housing Trajectory - Permissions Sites Addendum

St Albans City and District Council – April 2025

This addendum sets out the estimated build out rates of individual housing sites in the permissions (estimated future completions) category of the Council's Draft Local Plan Housing Trajectory (1 October 2024).

It should be noted that there are some minor differences between the permissions data in this addendum and the permissions data in the 5 year housing land supply housing trajectory schedule (1 April 2024) published in the Council's Authority's Monitoring Report 2024. The reason for these minor differences is because the housing land supply figures were almost complete when the Draft Local Plan housing trajectory (Regulation 19) was published, but some elements were still being finalised. The minor differences amount to 110 homes or circa 4.7% of the total and circa 0.7% of the overall Local Plan Housing Land Supply.

A table with data for each housing site with permission in the Draft Local Plan housing trajectory is provided below.

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2022/0927	Land South Of Chiswell Green Lane, Chiswell Green	391		391				50	50	50	50	50	50	50	41		Outline permission 5/2022/0927 allowed at appeal. Reserved matters application 5/2024/1915 for 191 dwellings validated on 06/12/2024, decision pending as at 30/01/2025.
5/2021/3194	St Stephens Green Farm, Chiswell Green Lane, Chiswell Green	330		330						50	50	50	50	50	50	30	Outline permission 5/2021/3194 allowed at appeal
5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	160		160				50	50	50	10						Site forms part of Hemel Garden Communities. Reserved matters application 5/2024/0927 validated on 10/06/2024, decision pending as at 30/01/2025.
5/2021/0423	Land To Rear Of 112-156B Harpenden Road, St Albans	150		150				50	50	50							Reserved matters application 5/2024/1284 validated on 24/07/2024, decision pending as at 30/01/2025.
5/2020/3022	Land To Rear Of Burston Garden Centre, North Orbital Road, Chiswell Green	124		124		50	50	24									Permission 5/2020/3022 allowed at appeal.
5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107		107	50	50	7										Permission 5/2019/3164 supersedes permission 5/2018/0095. Permission 5/2019/3164 allowed at appeal.
5/2021/2417	Verulam Industrial Estate, London Road, St Albans	62		62		20	20	20	2								
5/2022/0337 5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	46		46		15	15	15	1								Permission 5/2022/0337 supersedes permissions 5/2021/0724 and 5/2020/0606
5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	43	-3	15	15	15	1								Conversion ratio of 1.8 applied to 83 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 46 dwellings (83 / 1.8 = 46 [nearest whole number]). Permission allowed at appeal.
5/2022/0879 5/2020/1992	Land Between Bullens Green Lane And Roestock Lane, Colney Heath	45		45		15	15	15									Permission 5/2022/0879 supersedes permission 5/2020/1992. Outline permission 5/2020/1992 allowed at appeal. N.B. cross-boundary planning application at SADC and WHBC, 45 dwellings in SADC, 55 dwellings in WHBC.

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2021/0611 5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	45		28	15	13											Permission 5/2021/0611 supersedes permission 5/2019/1799. Reserved matters permission 5/2021/0611 granted on 31/08/2021.
5/2020/1910	Ridgeview Lodge, Barnet Road, London Colney	44		44	15	15	14										
5/2022/2735 5/2022/2084 5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	42		42			15	15	12								Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA3 for minimum of 14 dwellings. Permission 5/2022/2735 supersedes permissions 5/2022/2084 and 5/2018/2000. Conversion ratio of 1.8 applied to 75 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 42 dwellings (75 / 1.8 = 42 [nearest whole number])
5/2021/2195	Jewson Depot, Adjacent To 15 Cape Road, St Albans	37		37	15	15	7										Allocated for housing in 1994 District Local Plan Review, as supported by Saved Policy 4 (Site Reference RS.46).
5/2019/1642	Chelford House, Coldharbour Lane, Harpenden	35		35	15	15	5										Conversion ratio of 1.8 applied to 63 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 35 dwellings (63 / 1.8 = 35 [nearest whole number]). Permission 5/2019/1642 allowed at appeal.
5/2023/0348 5/2023/1893 5/2023/1528	Clarence House, 134 Hatfield Road, St Albans	35		35			15	15	5								Site includes three permissions, permission 5/2023/0348 for 23 dwellings, permission 5/2023/1893 for additional 8 dwellings and permission 5/2023/1528 for additional 4 dwellings
5/2021/1972	222 London Road, St Albans	32		32	15	15	2										Site likely to be redeveloped for housing over time, as supported by Saved Policy 122 of 1994 District Local Plan Review (Site Reference 8D).
5/2021/2730	Land off Orchard Drive, Park Street	30		30				15	15								Reserved matters permission 5/2023/2443 granted on 26/04/2024
5/2021/1435 5/2018/1867	York House, Guildford Road & 130 Ashley Road, St Albans	25		25	15	10											Permission 5/2021/1435 supersedes permission 5/2018/1867

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2022/0975 5/2020/2142 5/2019/3099	61-65 St Peters Street, St Albans	22		22			15	7									Permission 5/2022/0975 supersedes permissions 5/2020/2142 and 5/2019/3099. Permission 5/2019/3099 allowed on appeal.
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21		6	6												
5/2020/2978	67 St Peters Street, St Albans	20		20			15	5									
5/2023/2412	Aecom House, 63-77 Victoria Street, St Albans	20		20			15	5									
5/2021/0871 5/2019/1284	Former The Golden Lion PH, 111 High Street, London Colney	15		1	1												Site includes 2 permissions, completed permission 5/2019/1284 for 11 dwellings and permission 5/2021/0871 for additional 4 dwellings
5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14		7	7												
5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	14	14												
5/2016/3811 5/2015/2871	223a Hatfield Road, St Albans	14		14	14												Permission 5/2016/3811 supersedes permission 5/2015/2871
5/2019/2656	Units 6 And 7 Batford Mill, Lower Luton Road, Harpenden	14		14		14											
5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14		14	14												
5/2021/2731	91 - 93 Victoria Street, St Albans	14		14	14												
5/2021/3386	69 - 69a St Peters Street, St Albans	14		14	14												
5/2021/3275 5/2021/3277 5/2018/1877 5/2016/3805	Land Rear of 103-105 St Peters Street, St Albans	12		3		3											Site includes two permissions, completed permission 5/2021/3277 for 9 dwellings and permission 5/2021/3275 for additional 3 dwellings. Permissions 5/2021/3275 and 5/2021/3277 supersede permissions 5/2018/1877 and 5/2016/3805.
5/2020/2451	The Hedges, Woolam Crescent, St Albans	12	-10	2	-10	12											
5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	9	-2	11											
5/2023/1767 5/2020/0807	4a Frogmore, St Albans	10		2		2											Site includes two permissions, permission 5/2023/1767 for 2 dwellings and completed permission 5/2020/0807 for 8 dwellings

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2021/1933	271 High Street, London Colney	10		10	10												
5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	9		9	9												Permission 5/2019/2333 allowed at appeal
5/2021/3616 5/2023/0781 5/2021/0346 5/2021/0402 5/2020/1667	Land adjacent to Winslo House, Radlett Road, Frogmore	9		9	9												Permission 5/2021/3616 supersedes permissions 5/2023/0781, 5/2021/0346, 5/2021/0402 and 5/2020/1667. Outline permission 5/2020/1667 allowed at appeal.
5/2021/2895	21 Salisbury Avenue, Harpenden	9		9	9												
5/2020/0558 5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	8		8	8												Site includes 2 permissions totalling 8 dwellings, permission 5/2020/0558 for 5 dwellings and permission 5/2016/2054 for 3 dwellings. Permissions 5/2020/0558 and 5/2016/2054 supersede permission 5/2015/1841.
5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	8	8												Permission 5/2019/2699 supersedes permission 5/2018/2036
5/2019/3217 5/2020/0784	6 Adelaide Street, St Albans	8		8	8												Permission 5/2019/3217 supersedes permission 5/2020/0784. Permission 5/2019/3217 allowed on appeal.
5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8		8			8										Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA7 for minimum of 5 dwellings.
5/2021/3438	Mitchell Hall 85, Verulam Road, St Albans	7		7	7												
5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	6	-2	0	-1	1											Partially superseded by permission 5/2009/1647. Permission 5/2007/1019 allowed on appeal.
5/2022/2988 5/2017/2099	115 London Road, St Albans	6		6		6											Permission 5/2022/2988 supersedes lapsed permission 5/2017/2099
5/2020/2463 5/2019/2525	1 The Mansion and 3 St Peters Street, St Albans	6		6	6												Permission 5/2020/2463 supersedes permission 5/2019/2525
5/2023/0353 5/2023/1501	Signature House, 23 Vaughan Road, Harpenden	6		6		6											Permission 5/2023/0353 supersedes permission 5/2023/1501
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5		5	5												

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2021/3364 5/2021/1359 5/2021/0042 5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	5		5	5												Permission 5/2021/3364 supersedes permissions 5/2021/1359, 5/2021/0042 and 5/2017/2981.
5/2022/2082 5/2020/0934	201 and land rear of 199 and 201 Hatfield Road, St Albans	5	-1	1	1												Site includes two permissions, permission 5/2022/2082 for 1 dwelling and permission 5/2020/0934 for 4 dwellings
5/2021/2515	16 & 16a High Street, Harpenden	5		5	5												
5/2022/1534	Barley Mow Stables, Barley Mow Lane, St Albans	5		5	5												
5/2022/1630	White Walls, Annables Lane, Kinsbourne Green, Harpenden	5		5	5												
5/2021/3502 5/2022/1574	82 Oaklands Lane, St Albans	5	-1	5	5												Permission 5/2021/3502 supersedes permission 5/2022/1574
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4		3	3												
5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	3	3												Permission 5/2019/1990 supersedes permission 5/2016/2754
5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	4	-3	0	-1	1											Site includes two permissions, permission 5/2021/1594 for 1 dwelling and permission 5/2018/1689 for 3 dwellings
5/2022/2766 5/2017/3287	113 London Road, St Albans	4		4	4												
5/2021/0083 5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4		4	4												Permission 5/2021/0083 supersedes permission 5/2018/1544
5/2020/0139	107 Camp Road, St Albans	4	-1	3	-1	4											
5/2021/0555	Odyssey Cinema, 166 London Road, St Albans	4		4	4												
5/2021/2514 5/2021/2119 5/2020/0772 5/2019/1426	Land at Lady Bray Farm and Lady Bray Farm, Kennel Lane, Kinsbourne Green	4		4	4												Permissions 5/2021/2514 and 5/2021/2119 supersede permissions 5/2020/0772 and 5/2019/1426. Site includes two permissions, permission 5/2021/2119 for 3 dwellings and permission 5/2021/2514 for 1 dwelling.
5/2023/0396 5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	4		4		4											Permission 5/2023/0396 supersedes permissions 5/2020/2384 and 5/2020/1192
5/2021/1268	226a and 226b London Road, St Albans	4	-2	2	-2	4											

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2021/1824 5/2021/1826	Land At The Stables, Nicholls Farm, Livery Yard, Lybury Lane Redbourn, Redbourn	4		4	2		2										Site includes two permissions, permission 5/2021/1824 for 2 dwellings and permission 5/2021/1826 for 2 dwellings
5/2022/0527	Broadway Chambers, St Peters Street, St Albans	4		4	4												
5/2020/1124	Land adjacent to The Mill House, Coursers Road, Colney Heath	4		4	4												
5/2022/2222	Gustard Wood Nursery, Ballslough Hill Gustard Wood, Wheathampstead	4		4		4											
5/2020/0420 5/2014/1450	Gorhambury, St Albans	3	-2	2	-1	3											Permission 5/2020/0420 supersedes permission 5/2014/1450.
5/1989/0659	Adj 14 Barry Close, Chiswell Green	3		1	1												Extant permission
5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	2	2												Permission 5/2016/2877 partially supersedes permission 5/2016/0403.
5/2020/0475	204 Park Street Lane, How Wood	3	-1	3	3												
5/2021/1974 5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3		3	3												Permission 5/2021/1974 supersedes permission 5/2018/0629
5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	2	-1	3											
5/2022/0173 5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3		3	3												
5/2020/1624	5 Mount Pleasant Lane, Bricket Wood	3	-1	2	-1	3											
5/2020/1923	Garage Rear Of 77-79 Station Road, Smallford	3	-1	2	-1	3											
5/2021/0415 5/2019/2786	Land rear of 8-10 Prospect Road, St Albans	3		3	3												Permission 5/2021/0415 supersedes permission 5/2019/2786
5/2020/3062 5/2020/1391	49 Hatfield Road, St Albans	3	-1	2	-1	3											Permission 5/2020/3062 supersedes permission 5/2020/1391
5/2020/1259	Houndswood Stables, Houndswood Farm, Harper Lane, Shenley	3		3	3												
5/2021/2861 5/2020/3009	Land Rear of 50-54 Francis Avenue, St Albans	3		3	3												Permission 5/2021/2861 supersedes permission 5/2020/3009
5/2021/3482 5/2020/3142 5/2020/3143	Batford Farm, Common Lane, Batford, Harpenden	3		0													Permission 5/2021/3482 supersedes permissions 5/2020/3142 and 5/2020/3143

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2022/1645 5/2021/0075 5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	3	-3	3	3												Permission 5/2022/1645 supersedes permissions 5/2021/0075, 5/2021/0075 and 5/2018/2734
5/2022/1026 5/2021/3032	Land Rear of 97 to 105 The Hill, Wheathampstead,	3		3	3												Permission 5/2022/1026 supersedes permission 5/2021/3032
5/2021/3107	Land rear of 15, 17 & 19 Tuffnells Way, Harpenden	3		3	3												
5/2021/3326	6 Highfield Road, Sandridge	3	-1	2	-1	3											
5/2022/2370 5/2021/3615	25 Warwick Road, St Albans	3	-1	2		-1	3										Permission 5/2022/2370 supersedes permission 5/2021/3615
5/2022/1150	13 Holywell Hill, St Albans	3		3	3												
5/2023/0895	2 White Horse Lane, London Colney	3	-1	2		-1	3										
5/2021/0870	Land Adjacent 12 Mount Pleasant Lane, Bricket Wood	3	-1	2			-1	3									
5/2023/1849	3-5 Roundwood Lane, Harpenden	3		3		3											
5/2023/1809 5/2018/1189	61 Hatfield Road, St Albans	2		1		1											Site includes two permissions, permission 5/2023/1809 for 1 dwelling and completed permission 5/2018/1189 for 1 dwelling
5/2001/2104	Shafford Farm, Redbourn Road, St Albans	2		1	1												Extant permission
5/2021/3212 5/2019/2749 5/2018/0542	71 Townsend Lane, Harpenden	2	-1	1	1												Permissions 5/2021/3212 and 5/2019/2749 supersede permission 5/2018/0542
5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	2	2												
5/2017/1904	27 Becketts Avenue, St Albans	2	-1	2	2												
5/2022/3048 5/2022/0667 5/2021/2091 5/2020/0919	Former Baptist Chapel, St Albans Road, Sandridge	2		2		2											Permission 5/2022/3048 supersedes permissions 5/2021/2091, 5/2022/0667 and 5/2020/0919
5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	2		2	2												Permission 5/2020/1233 supersedes permission 5/2017/3079
5/2020/1093 5/2017/0938	20a Holywell Hill, St Albans	2	-1	1	-1	2											Permission 5/2020/1093 supersedes permission 5/2017/0938
5/2023/0028 5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	-2	0		-2	2										Permission 5/2023/0028 supersedes lapsed permission 5/2018/0176
5/2021/2069 5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2		2	2												Permission 5/2021/2069 supersedes permission 5/2018/0865

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	2	2												Permission 5/2020/1035 supersedes permission 5/2017/1294
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2		2	2												
5/2021/3061 5/2018/2604	Garages Rear Of 34 To 40 College Road, St Albans	2		2	2												
5/2022/1683 5/2021/2303 5/2019/0477	Land rear of 18-22 Bucknalls Drive, Bricket Wood	2		2	2												Permission 5/2022/1683 supersedes permissions 5/2021/2303 and 5/2019/0477
5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	1	-1	2											
5/2020/1906	29 Collyer Road, London Colney	2	-1	1	-1	2											
5/2016/3281	90 & 90a Grange Street, St Albans	2	-2	0	-2	2											
5/2020/1850	12 Admirals Walk, St Albans	2	-1	1	-1	2											
5/2022/2336 5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton Road, Wheathampstead	2	-1	1			-1	2									Permission 5/2022/2336 supersedes permission 5/2020/2216
5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2		2	2												
5/2023/1344 5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	1		-1	2										Permission 5/2023/1344 supersedes permission 5/2021/0499
5/2023/0532 5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2		2		2											Permission 5/2023/0532 supersedes permissions 5/2020/1207 and 5/2021/0937. Permission 5/2020/1207 allowed at appeal.
5/2021/0337	The Grove, Livery Stables, The Grove, Pipers Lane, Harpenden	2		2	2												
5/2022/0401 5/2021/2923 5/2021/1064 5/2021/0854	62 Spencer Street and 42-42C Verulam Road, St Albans	2		2	2												Permission 5/2022/0401 supersedes permissions 5/2021/2923, 5/2021/1064 and 5/2021/0854
5/2020/2186	St Matthews Residential Care Home, Chequer Lane, Redbourn	2		2	2												Conversion ratio of 1.8 applied to 4 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 2 dwellings (4 / 1.8 = 2 [nearest whole number]).
5/2021/1523	24 St Annes Road, London Colney	2	-1	1	-1	2											
5/2022/0095	53 White Horse Lane, London Colney	2	-1	1	-1	2											

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2021/1918 5/2021/1917	12 Hemel Hempstead Road, Redbourn	2		2	2												Permission 5/2021/1918 supersedes permission 5/2021/1917
5/2020/1299	17 Woodstock Road North, St Albans	2	-1	1			-1	2									
5/2022/2769 5/2021/0286	17 Hazelmere Road, St Albans	2	-1	1	-1	2											Permission 5/2022/2769 supersedes permission 5/2021/0286
5/2021/2725	364 Hatfield Road, St Albans	2	-1	2	2												
5/2021/3614	1 Sandridgebury Lane, St Albans	2	-1	2	2												
5/2021/3481 5/2021/0693	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	2		1	1												Site includes two permissions, permission 5/2021/3481 for 1 net dwelling and permission 5/2021/0693 for 1 net dwelling
5/2023/0023 5/2021/2695	Land rear of 9 and 11 College Place, St Albans	2		2		2											Permission 5/2023/0023 supersedes permission 5/2021/2695
5/2022/1778	46 West Riding, Bricket Wood	2	-1	2	2												
5/2021/3462	15 Jameson Road, Harpenden	2	-1	2	2												
5/2023/0284 5/2022/0494	1 Lea Road, Harpenden	2	-1	2	2												Permission 5/2023/0284 supersedes permission 5/2022/0494
5/2022/0723 5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	2	-1	2	2												Permission 5/2022/0723 supersedes permissions 5/2021/2332 and 5/2020/0200
5/2022/1208	3 Hillside Road, Harpenden	2	-1	1	-1	2											
5/2022/1466	151 High Street, London Colney	2		2	2												
5/2020/3200	2 Market Place and 16 - 18 High Street, St Albans	2		2	2												
5/2022/2303	26 High Ash Road, Wheathampstead	2	-1	2	2												
5/2022/2427	3 Wildwood Avenue, Bricket Wood	2		2						2							Permission in principle granted for permission 5/2022/2427 on 20/01/2023
5/2022/1989	26 Lyndhurst Drive, Harpenden	2	-1	2	2												
5/2022/2477	29 Woodstock Road North, St Albans	2	-1	2	2												
5/2022/2830	Land Rear of 13 and 15 West Way And Off Walnut Close, Harpenden	2		2		2											
5/2023/1320 5/2023/0039	45 Moreton End Lane, Harpenden	2	-1	1		-1	2										Permission 5/2023/1320 supersedes permission 5/2023/0039
5/2022/2911	Perpetua House, Albion Road, St Albans	2	-1	1		-1	2										

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2023/0706	Land Rear Of 45-51 Francis Avenue, Accessed Via Therfield Road, St Albans	2		2		2											
5/2023/0778	11 Chequer Street, St Albans	2		2		2											
5/2023/0603	Land Adjoining 47 Bucknalls Drive, Bricket Wood	2		2		2											
5/2023/1490	7 Hammondswick, Harpenden	2	-1	1		-1	2										
5/2023/1628	Land Adjacent to 84 St Annes Road, London Colney	2		2		2											
5/2022/2904	202 Radlett Road, Frogmore	2	-1	1			-1	2									
5/2023/1107	12a Chequer Street, St Albans	2		2		2											
5/2024/0122	14 Barnfield Road, St Albans	2	-1	1		-1	2										
5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	1	1												
5/2022/0789 5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	1	1												Permission 5/2022/0789 partially supersedes permissions 5/2019/2235 and 5/2016/3817
5/2021/2854 5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	1	-2	1	1												Site includes previous losses for two permissions 5/2021/2854 and 5/2020/2035, which supersede permission 5/2018/1431
5/2022/0716 5/2021/0024	10 Prospect Lane, Harpenden	1	-1	1	1												Permission 5/2022/0716 partially supersedes permission 5/2021/0024
5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	1	-1	1	1												Permission 5/2021/2536 supersedes permission 5/2020/1794
5/2021/3465 5/2018/0644	1 Mount Pleasant, St Albans	1	-1	1	1												
5/2020/0713 5/2017/3581	6 Grove Road, Harpenden	1		1	1												Permission 5/2020/0713 supersedes permission 5/2017/3581
5/2017/0855	33 Stewart Road, Harpenden	1		1	1												
5/2017/3661	3a Albion Road, St Albans	1		1	1												
5/2021/0835 5/2017/3601	65 The Hill, Wheathampstead	1		1	1												Permission 5/2021/0835 supersedes permission 5/2017/3601
5/2020/0555 5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1		1	1												Permission 5/2020/0555 supersedes permission 5/2017/2409
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1		1	1												
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1		1	1												

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2020/0256 5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	-1	-2	1											Permission 5/2020/0256 supersedes permission 5/2019/1174
5/2022/0924 5/2019/1269	2a Warwick Road, St Albans	1		1	1												Permission 5/2022/0924 supersedes permission 5/2019/1269
5/2020/2917 5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1		1	1												Permission 5/2020/2917 supersedes permission 5/2018/0925
5/2022/0497 5/2018/3239	22 Roundfield Avenue, Harpenden	1		1	1												
5/2021/1953 5/2018/2237	14 Browning Road, Harpenden	1	-1	0	-1	1											Permission 5/2021/1953 supersedes permission 5/2018/2237
5/2018/1371	Land adj 103 How Wood, How Wood	1		1	1												
5/2022/1982 5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	-1	1											Permission 5/2022/1982 supersedes permissions 5/2019/0440 and 5/2017/1520
5/2022/1815 5/2021/3093 5/2017/1669	Land Rear Of 3 And 5 Approach Road And Accessed Via Orient Close, St Albans	1		1	1												Permission 5/2022/1815 supersedes permissions 5/2021/3093 and 5/2017/1669
5/2020/2837 5/2019/2978 5/2017/2276	Land Adjacent The Blue Anchor PH, 45 Fishpool Street, St Albans	1		1	1												Permission 5/2020/2837 supersedes permissions 5/2019/2978 and 5/2017/2276
5/2020/1799 5/2017/2584	61 Cotlandswick, London Colney	1		1	1												Permission 5/2020/1799 supersedes permission 5/2017/2584
5/2018/1540	R/O 68 Harpenden Road, St Albans	1		1	1												
5/2018/2094	48 Marshals Drive, St Albans	1	-1	1	1												
5/2021/2909 5/2018/2440	Land adj 3 Hamilton Road, St Albans	1		1	1												
5/2022/0351 5/2018/2895	1 Hall Place Gardens, St Albans	1		1	1												
5/2021/2400 5/2020/1734 5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1		1	1												Permission 5/2021/2400 supersedes permissions 5/2020/1734 and 5/2018/0455
5/2023/0223 5/2019/0093	12 The Warren, Harpenden	1	-1	1		1											Permission 5/2023/0223 supersedes permission 5/2019/0093
5/2022/1109 5/2020/1524 5/2019/0887	43 Park Avenue North, Harpenden	1	-1	1	1												Permission 5/2022/1109 supersedes permissions 5/2020/1524 and 5/2019/0887
5/2019/2555	Land Adj 31 West Common Way, Harpenden	1		1	1												

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2021/1894 5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1		1	1												Permission 5/2021/1894 supersedes permissions 5/2021/0759 and 5/2019/1687
5/2019/2946	12 Pipers Close, Redbourn	1		1	1												
5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1		1	1												
5/2020/1217 5/2019/0894	25 Homewood Road, St Albans	1	-1	0	-1	1											Permission 5/2020/1217 supersedes permission 5/2019/0894
5/2019/3173	49 The Park, St Albans	1	-1	1	1												
5/2020/1693 5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1		1	1												Permission 5/2020/1693 supersedes permission 5/2019/1634
5/2020/0414	6 Penny Croft, Harpenden	1	-1	0	-1	1											
5/2020/0785	2 Someries Road, Harpenden	1		1	1												
5/2021/1759 5/2020/0828	2 Broadstone Road, Harpenden	1		1	1												Permission 5/2021/1759 supersedes permission 5/2020/0828
5/2020/1858	6 Stewart Road, Harpenden	1	-1	1	1												
5/2020/0347	4 St Marys Close, Redbourn	1	-1	0	-1	1											
5/2021/3223 5/2020/1494	56 Oaklands Lane, Smallford	1		1	1												Permission 5/2021/3223 supersedes permission 5/2020/1494
5/2020/0341	3 Cloister Garth, St Albans	1		1	1												
5/2020/0411	46 Marshals Drive, St Albans	1	-1	0	-1	1											
5/2020/2348	153 Victoria Street, St Albans	1		1	1												
5/2020/0204	Barns And Stables At Sleafshyde Farm, Sleafshyde, Smallford	1		1	1												
5/2021/0067 5/2020/0706	Croft Farm, Cherry Tree Lane, Wheathampstead	1		1	1												Permission 5/2021/0067 supersedes permission 5/2020/0706
5/2020/1351	Meadow Cottage, Kennel Lane, Kinsbourne Green	1	-1	0	-1	1											
5/2022/2527 5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1		1		1											Permission 5/2022/2527 supersedes permission 5/2020/1615
5/2020/2720	80 Oakwood Road, Bricket Wood	1	-1	0	-1	1											
5/2020/2232	2 Browning Road, Harpenden	1	-1	0	-1	1											
5/2020/2323	Land Rear Of 28 To 32 Carisbrooke Road, Harpenden	1		1	1												
5/2020/2406	38 Maynard Drive, St Albans	1		1	1												
5/2020/2412	38 Holywell Hill, St Albans	1		1	1												
5/2021/0245	105 Victoria Street, St Albans	1		1	1												
5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	1	1												Permission 5/2021/1155 supersedes permission 5/2019/0045

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2020/2781	The Kestrels Care Home, 2-4 The Kestrels, Bucknalls Drive, Bricket Wood	1		1	1												Conversion ratio of 1.8 applied to 2 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 1 dwelling (2 / 1.8 = 1 [nearest whole number]).
5/2021/1128	17 & 17a French Row, St Albans	1	-1	1	1												
5/2023/1430 5/2021/3214	Land Opposite 1 To 3 The Squirrels, Brackendene, Bricket Wood	1		1		1											Permission 5/2023/1430 supersedes permission 5/2021/3214
5/2021/2920 5/2020/1328	316 Hatfield Road, St Albans	1		1	1												Permission 5/2021/2920 supersedes permission 5/2020/1328
5/2023/0180 5/2020/3201	Land between 14 and 18 The Uplands, Bricket Wood	1		1		1											Permission 5/2023/0180 supersedes permission 5/2020/3201
5/2021/2743 5/2021/1800	86 Mount Pleasant Lane, Bricket Wood	1	-1	1	1												Permission 5/2021/2743 supersedes permission 5/2021/1800
5/2021/0189	5 Pondwick Road, Harpenden	1	-1	1	1												
5/2021/0296	22 Sun Lane, Harpenden	1		1	1												
5/2022/2561 5/2021/2704	19a Park Avenue South, Harpenden	1	-1	1		1											Permission 5/2022/2561 supersedes part-implemented permission 5/2021/2704
5/2021/2742	23 & 25 Moreton End Lane, Harpenden	1		1	1												
5/2021/2921	45 Park Avenue North, Harpenden	1	-1	1	1												
5/2021/3260	42 Park Avenue North, Harpenden	1	-1	0	-1	1											
5/2021/3375	90 Station Road, Harpenden	1	-1	0	-1	1											
5/2021/3433	Land Rear of 1-5 Common Lane, Battford, Harpenden	1		1	1												
5/2021/3511	18 Prospect Lane, Harpenden	1	-1	1	1												
5/2020/0947	London Colney Islamic Centre, 174 High Street, London Colney	1	-1	0	-1	1											
5/2021/2928	43 White Horse Lane, London Colney	1		1	1												
5/2021/2876	71 and 73 Hemel Hempstead Road, Redbourn	1	-2	-1	-2	1											
5/2021/3603	15 Highfield Road, Sandridge	1	-1	1	1												
5/2021/3537 5/2019/3260	Land Rear Of 213 The Ridgeway, St Albans	1		1	1												Permission 5/2021/3537 supersedes permission 5/2019/3260
5/2021/1654	26 Beaumont Avenue, St Albans	1	-1	0	-1	1											

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2021/2954 5/2021/1752	48a Alma Road, St Albans	1	-2	1	1												
5/2021/2414	134 St Albans Road, Sandridge	1	-4	-3	-4	1											
5/2021/2674	6 Foxcroft, St Albans	1		1	1												
5/2021/3190	27a Townsend Drive, St Albans	1	-1	1	1												
5/2023/0550 5/2022/0265	2a Royal Road, St Albans	1		1		1											Permission 5/2023/0550 supersedes permission 5/2022/0265
5/2020/0138	Northern End Of Mill Walk, Wheathampstead	1		1	1												
5/2022/1798 5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	-1	1											Permission 5/2022/1798 supersedes permission 5/2021/1279
5/2021/1401	New Lodge, Drop Lane, Bricket Wood	1	-1	1	1												
5/2021/2355	Hornbeam Wood, Common Lane, Batford	1		1	1												
5/2021/3155	Raisins Cottage, Mackerye End, Harpenden	1		1	1												
5/2021/3607	5 Meads Lane, Wheathampstead	1		1	1												
5/2022/0039	108 Harper Lane, Radlett	1	-1	1	1												
5/2021/3159 5/2021/0178	Aberfoyle House, Stapley Road, St Albans	1		1	1												
5/2023/1863 5/2022/1762 5/2022/1247	37 Burston Drive, Park Street	1	-1	0		-1	1										Permission 5/2023/1863 supersedes permissions 5/2022/1762 and 5/2022/1247
5/2022/0302	110 Mount Pleasant Lane, Bricket Wood	1	-1	1	1												
5/2022/0664	Seven Oaks Cottage, 88 Roestock Lane, Colney Heath	1		1	1												
5/2022/0238	5 Wood End Road, Harpenden	1	-1	0	-1	1											
5/2022/0661	25 Grove Avenue, Harpenden	1	-1	0	-1	1											
5/2022/0755	Land adj 82 Ox Lane, Harpenden	1		1	1												
5/2022/0866	31 Park Mount, Harpenden	1	-1	1	1												
5/2022/1069	6 Pigeonwick, Harpenden	1	-1	0	-1	1											
5/2022/1231	6 Salisbury Avenue, Harpenden	1	-1	1	1												
5/2022/1303	Land R/O Willowbank, 59 Coldharbour Lane, Harpenden	1		1	1												
5/2022/1323	First floor, 18 High Street, Harpenden	1		1	1												
5/2023/0681 5/2022/1347	4 Oakfield Road, Harpenden	1	-1	0		-1	1										Permission 5/2023/0681 supersedes permission 5/2022/1347

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2022/1482	16 Park Avenue South, Harpenden	1	-1	1	1												
5/2022/1531	33 Rothamsted Avenue, Harpenden	1	-1	1	1												
5/2023/1689 5/2022/2062	16 Townsend Lane, Harpenden	1	-1	1	1												Permission 5/2023/1689 supersedes part-implemented permission 5/2022/2062
5/2021/3109	271 Cell Barnes Lane, St Albans	1		1	1												
5/2022/0483	31 Homewood Road, St Albans	1	-1	0	-1	1											
5/2023/0604 5/2022/2079 5/2022/0786	116 Cambridge Road, St Albans	1		1		1											Permission 5/2023/0604 supersedes permissions 5/2022/2079 and 5/2022/0786
5/2022/1168	219 Hatfield Road, St Albans	1		1	1												
5/2022/1547	6 Watford Road, St Albans	1	-1	0	-1	1											
5/2022/1904	69 Sandridge Road, St Albans	1		1	1												
5/2022/2285	89 Fishpool Street, St Albans	1	-1	1	1												
5/2020/2986	Hawthorns, Roestock Lane, Colney Heath	1		1	1												
5/2021/1480	37 Napsbury Lane, St Albans	1	-1	0	-1	1											
5/2022/0859	Land to the rear of Wexhams, Lye Lane, St Albans	1		1	1												
5/2022/1049	108 Ragged Hall Lane, Chiswell Green	1	-1	0	-1	1											
5/2022/1206	Orchard Farm, Sheepcote Lane, Wheathampstead	1		1	1												
5/2022/1309	Land At Junction Of Dunstable Road, Luton Lane, Redbourn	1		1	1												
5/2022/2381	Little Acre, Sheepcote Lane, Wheathampstead	1	-1	1	1												
5/2022/2559	Holly Lodge, 10 Park Avenue South, Harpenden	1		1	1												
5/2022/2226	27 Wilshere Avenue, St Albans	1		1	1												
5/2022/2756	Harvest House, 37 London Road, St Albans	1		1	1												
5/2022/2811	38 Abbots Avenue West, St Albans	1		1	1												
5/2022/2332	37 Ridgewood Drive, Harpenden	1	-1	0	-1	1											
5/2022/2338	42A West Common, Harpenden	1	-1	0	-1	1											
5/2022/2666	14 Park Avenue South, Harpenden	1	-1	0	-1	1											
5/2022/0266	85 Harpenden Road, St Albans	1	-1	0	-1	1											

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2022/1386	197a Marshalswick Lane, St Albans	1	-1	0	-1	1											
5/2022/2145	12 Tithe Barn Close, St Albans	1	-1	1	1												
5/2022/2281	20 Cunningham Hill Road, St Albans	1	-1	1	1												
5/2022/2379	50 Midway, St Albans	1	-1	0	-1	1											
5/2022/2401	49 Midway, St Albans	1	-1	0	-1	1											
5/2022/2502	3 Netherway, St Albans	1	-1	1	1												
5/2022/2428	15 Castle Rise, Wheathampstead	1	-1	1	1												
5/2023/1654	9 Chequer Street, St Albans	1		1		1											
5/2023/2415	21 Verulam Road, St Albans	1		1		1											
5/2024/0197	4b Frogmore, St Albans	1		1		1											
5/2021/3371	14 Tippendell Lane, Chiswell Green	1	-1	0		-1	1										Permission 5/2021/3371 allowed at appeal
5/2023/0893 5/2022/2884	31 Rothamsted Avenue, Harpenden	1	-1	0		-1	1										Permission 5/2023/0893 supersedes permission 5/2022/2884
5/2023/0906	7 Hatching Green Close, Harpenden	1	-1	0		-1	1										
5/2023/1063	11 Fallows Green, Harpenden	1	-1	1	1												
5/2023/1515	154 Park Street Lane, How Wood	1	-1	0		-1	1										
5/2023/0341	375 High Street, London Colney	1	-1	0		-1	1										
5/2022/2436	74 Park Street, Park Street	1		1		1											
5/2023/1714	58 Mount Drive, Park Street	1	-1	0		-1	1										
5/2022/2493	3 St Marys Close, Redbourn	1	-1	1	1												
5/2022/1892	19 Park Avenue, St Albans	1	-1	1	1												
5/2022/2409	24 & 24a Prospect Road, St Albans	1	-2	-1		-2	1										
5/2022/2478	150 St Albans Road, Sandridge	1		1		1											
5/2022/2488	138 Hill End Lane, St Albans	1		1		1											
5/2022/2965	4 George Street, St Albans	1		1		1											
5/2023/0115	Unit 4, 219a Hatfield Road, St Albans	1		1		1											
5/2023/0847	107 Batchwood Drive, St Albans	1		1		1											
5/2023/0859	18 Townsend Drive, St Albans	1	-1	0		-1	1										
5/2022/2498	69 Necton Road, Wheathampstead	1		1		1											
5/2022/2779	3 Mount Road, Wheathampstead	1	-1	0		-1	1										
5/2023/0408	55 Necton Road, Wheathampstead	1	-1	0		-1	1										
5/2022/2894	241 Colney Heath Lane, Colney Heath	1	-1	0		-1	1										

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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
5/2022/2969	Lamerwood House, Codicote Road, Wheathampstead	1	-1	0		-1	1										
5/2023/0124	Long Acre House, Pipers Lane, Harpenden	1	-1	0		-1	1										
5/2023/1122	Lower Stud, Drop Lane, Bricket Wood	1		1		1											
5/2023/1342	16 Manland Avenue, Harpenden	1		1		1											
5/2023/1513	61 Midway, St Albans	1	-1	0		-1	1										
5/2022/2539	Little Bushes, Sleafshyde, Smallford	1	-1	0		-1	1										Permission 5/2022/2539 allowed at appeal
5/2023/1652	39 Cottonmill Crescent, St Albans	1		1		1											
5/2023/1673	1 Rosebery Avenue, Harpenden	1	-8	-7		-8	1										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]).
5/2023/1772	Land To Rear Of 7 Dellcroft Way, Harpenden	1		1		1											
5/2023/2539	117 Pickford Hill, Harpenden	1		1		1											
5/2023/1748	42 Marshals Drive, St Albans	1	-1	0		-1	1										
5/2023/1813	68 High Oaks, St Albans	1		1		1											
5/2023/2484	97 High Street, Colney Heath	1		1		1											
5/2023/1688	Land rear of 48 Francis Avenue, St Albans	1		1		1											
5/2023/1306	34 St Peters Street, St Albans	1		1		1											
5/2024/0080	153 Drakes Drive, St Albans	1	-1	0		-1	1										
5/2022/0567	Wheathampstead House, Codicote Road, Wheathampstead	0	-1	-1	-1												
5/2022/2718	34 and 34a Station Road, Harpenden	0	-1	-1		-1											
Permissions (Estimated Future Completions) - Total		2,574	-192	2,365	470	397	269	310	186	202	110	100	100	100	91	30	

With every community, we redefine what's possible.



Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

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