

Matter 2 Issue 1 Question 1 Appendix 1 – Updated Housing Trajectory Addendum

This addendum provides supplementary information about the Council's updated Local Plan housing trajectory produced in response to Matter 2 Issue 1 Question 1. It sets out the estimated annual build out rates of individual housing sites in the trajectory for the following categories:

- Local Plan Part B site allocations
- Made Harpenden Neighbourhood Plan site allocations
- Permissions (past completions and estimated future completions)
- Applications with Committee resolutions to grant permission subject to Section 106 agreement completion

Tables with data for each of these categories are provided below.

Local Plan Part B site allocations

Hemel Garden Communities

Ref No	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
H1	North Hemel Hempstead	1,125							50	75	100	100	100	100	100	125	125	125	125
H2	East Hemel Hempstead (North)	1,235						50	50	100	115	115	115	115	115	115	115	115	115
H4	East Hemel Hempstead (South)	1,940						50	75	75	100	125	150	150	225	250	260	255	225
Hemel Garden Communities - Total		4,300	0	0	0	0	0	100	175	250	315	340	365	365	440	490	500	495	465

Broad Locations (250+ Homes)

Ref No	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
B1	North St Albans	1,044						90	90	90	90	90	90	90	90	90	90	90	54
B2	North East Harpenden	738						70	70	70	70	70	70	70	70	70	70	38	
B3	West Redbourn	545								70	70	70	70	70	70	70	55		
B4	East St Albans	511				35	75	75	114	75	75	62							
B5	Glinwell, Hatfield Road, St Albans	484									55	55	55	55	55	55	55	55	44
B6	West of London Colney	324									50	50	50	50	50	50	24		
B8	Harper Lane, north of Radlett	274									50	50	50	50	50	24			
Broad Locations (250+ Homes) - Total		3,920	0	0	0	35	75	235	274	305	460	447	385	385	385	359	294	183	98

Large Sites (100-249 Homes)

Ref No	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
L1	Burston Nurseries, North Orbital Road, St Albans	180							50	50	50	30
L3	East and West of Miriam Lane, Chiswell Green	101						50	50	1		
Large Sites (100-249 Homes) - Total		281	0	0	0	0	0	50	100	51	50	30

Medium and Small Sites (5-99 Homes)

Ref No	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
M2	Hill Dyke Road, Wheathampstead	85								20	20	20	20	5
M3	Bedmond Lane, St Albans	70									20	20	20	10
M4	North of Oakwood Road, Bricket Wood	74									20	20	20	14
M6	South of Harpenden Lane, Redbourn	68									20	20	20	8
M7	Townsend Lane, Harpenden	65						20	20	20	5			
M8	Verulam Golf Club, St Albans	65				20	20	20	5					
M9	Amwell Top Field, Wheathampstead	60										20	20	20
M10	Tippendell Lane and Orchard Drive, How Wood	51						20	20	11				
M14	Beesonend Lane, Harpenden	43									15	15	13	
M15	Bucknalls Drive, Bricket Wood	44						15	15	14				
M16	Falconers Field, Harpenden	39						15	15	9				
M18	North East of Austen Way, St Albans	37									15	15	7	
M19	Piggottshill Lane, Harpenden	29									15	14		
M20	Lower Luton Road, Harpenden	12						12						
M21	Rothamsted Lodge, Hatching Green, Harpenden	20									15	5		
M22	Wood End, Hatching Green, Harpenden	15						15						
M23	Ashdale, Lye Lane, Bricket Wood	9								9				
M24	South of Codicote Road, Wheathampstead	46					15	15	15	1				
M25	Baulk Close, Harpenden	8						8						
M26	Highway Chipping Depot, Lower Luton Road	7								7				
Medium and Small Sites (5-99 Homes) - Total		847	0	0	0	20	35	140	90	91	145	149	120	57

Green Belt - Previously Developed Land

Ref No	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
P2	Land at North Orbital Road, St Albans	64									20	20	20	4
P3	Friends Meeting House, Blackwater Lane, near Hemel Hempstead	15									15			
Green Belt - Previously Developed Land - Total		79	0	0	0	0	0	0	0	0	35	20	20	4

Sites Within Urban Settlements (HELAA)

Ref No	Site Name / Address	Estimated Gains (Net)	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
U2	Land South West of London Colney Allotments, London Colney	28										15	13
U3	Former Bricket Wood United Reformed Church, Bricket Wood	10										10	
U4	Greenwood United Reformed Church, Chiswell Green	5									5		
Sites Within Urban Settlements (HELAA) - Total		43	0	0	0	0	0	0	0	0	5	25	13

Sites Within Urban Settlements (UCS)

Ref No	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
UC1	Sainsbury's Supermarket, Everard Close, St Albans	92													20	20	20	20	12
UC2	Civic Close Car Park, Bricket Road, St Albans	57															20	20	17
UC3	London Road Car Park, London Road, St Albans	36														15	15	6	
UC4	Car Park to rear of 32-34 Upper Marlborough Road, St Albans	16										15	1						
UC5	18-20 Catherine Street, St Albans	33						15	15	3									
UC6	13-19 Sutton Road and 5-11a Pickford Road, St Albans	21										15	6						
UC7	5 Spencer Street, St Albans	52					20	20	12										
UC9	Keyfield Terrace Car Park, Keyfield Terrace, St Albans	10														10			
UC10	Garage Block rear of 109-179 Hughenden Road, St Albans	24										15	9						
UC11	50 Victoria Street, St Albans	6													6				
UC12	Garage Block Between Hughenden Road and The Ridgeway, St Albans	20										15	5						
UC14	Car Park to rear of 3 Church Green, Harpenden	19										15	4						
UC15	Bowers Way East Car Park, Bowers Way, Harpenden	31														15	15	1	
UC16	Garage Block west of Thirlestane, St Albans	16										15	1						
UC17	Garage Block off Cotlandswick, London Colney	5								5									
UC18	Garage block to front of 94-142 Riverside Road, Riverside Road, St Albans	13										13							
UC19	50-54 Lemsford Road, St Albans	43										15	15	13					
UC20	104 High Street, London Colney	21										15	6						
UC21	Garages off Chapel Close, St Albans	11										11							
UC22	Car Park to rear of 85-101 Hatfield Road, Hatfield Road, St Albans	9									9								
UC23	Garage Site adj. Verulam House, Verulam Road, St Albans	9									9								
UC24	Garages Rear of Hill End Lane (North), St Albans	5								5									
UC25	318 Watford Road, Chiswell Green	10									10								

Ref No	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
UC26	Garage Block to Malvern Close, St Albans	9									9								
UC27	Berkeley House, Barnet Road, London Colney	8													8				
UC28	New Greens Residents Association, 2 High Oaks, St Albans	10						10											
UC29	Garage Block off Noke Shot, Harpenden	8									8								
UC30	Garages Between Abbots Avenue West and Abbey Line, St Albans	5						5											
UC31	Garages rear of Tudor Road, St Albans	9									9								
UC32	Garages off Creighton Avenue, St Albans	5								5									
UC33	Land Rear of 53 Snatchup, Redbourn	5								5									
UC34	Garages Rear of Hill End Lane (South), St Albans	7									7								
UC35	Market Depot, Drovers Way, St Albans	11										11							
UC40	Land Rear of New House Park Shops, St Albans	6									6								
UC41	Garages at Grindcobbe, St Albans	6									6								
UC42	Garages off Thirlemere Drive, St Albans	7									7								
UC44	Garage Block off Milford Hill, Harpenden	5								5									
UC45	Garages off Watling View (West), St Albans	5								5									
UC46	Garage Blocks adj. to 76 Oakley Road and 151 Grove Road, Harpenden	5								5									
UC47	Crabtree Fields / Land at Waldegrave Park, Harpenden	5								5									
UC48	Car Park adj. to 42-46 Adelaide Street, St Albans	5								5									
UC49	Garage Block rear of 18-30 Furze Avenue, St Albans	5								5									
UC50	Southview Car Park, Lower Luton Road, Harpenden	5								5									
UC51	Garage Block to south of Abbots Park, St Albans	5								5									
UC52	Garage Block off Tallents Crescent, Harpenden	5								5									
UC53	Motor Repair Garage, Paynes Yard, Park Street Lane, Park Street	9									9								
UC54	Harpenden Railway Station Car Park East, Harpenden	94						20	20	20	20	14							
UC55	44-52 Lattimore Road, St Albans	13										13							
UC56	Garages R/O Portman House, Therfield Road, St Albans	6									6								

Ref No	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
UC57	Telford Court, Alma Road, St Albans	6									6								
Sites Within Urban Settlements (UCS) - Total		828	0	0	0	0	20	70	47	88	121	182	47	13	34	60	70	47	29

Made Harpenden Neighbourhood Plan site allocations

Ref No	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
HA1	Harpden Memorial Hospital, Harpenden	34										15	15	4
HA4	Jewsons, Grove Road, Harpenden	14												14
HA6	Land at 63 High Street, Harpenden	5												5
HA8	Land and Garages at Longfield Road, Harpenden	4												4
Harpden Neighbourhood Plan site allocations - Total		57	0	0	0	0	0	0	0	0	0	15	15	27

Permissions (past completions and estimated future completions)

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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	341		341	0		100	100	100	41							Outline permission 5/2022/0927 allowed at appeal. Reserved matters application 5/2024/1915 for 191 dwellings validated on 06/12/2024 and reserved matters application 5/2024/2239 for 150 dwellings validated on 28/01/2025; decisions pending as at 19/09/2025.
	5/2021/3194	St Stephens Green Farm, Chiswell Green Lane, Chiswell Green	330		330	0			70	70	70	70	50					Outline permission 5/2021/3194 allowed at appeal
	5/2023/0983	Copsewood, Lye Lane, Bricket Wood	190		190	0					50	50	50	40				
	5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	180		180	0			50	50	50	30						Site forms part of Hemel Garden Communities. Reserved matters application 5/2024/0927 validated on 10/06/2024, decision pending as at 19/09/2025.
	5/2020/3022	Land To Rear Of Burston Garden Centre, North	124		124	0	50	50	24									Permission 5/2020/3022 allowed at appeal. Part of submitted

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		Orbital Road, Chiswell Green																Local Plan Site Allocation L1.
	5/2021/0423	Land To Rear Of 112-156B Harpenden Road, St Albans	124		124	0			50	50	24							Council's Development Management Committee meeting on 01/09/2025 resolved that reserved matters application 5/2024/1284 for 124 dwellings be granted conditional planning permission subject to the completion of a Section 106 agreement
	5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107		0	107												Permission 5/2019/3164 supersedes permission 5/2018/0095. Permission 5/2019/3164 allowed at appeal.
L2	5/2022/0267	Land Between Caravan Site and Watling Street, Park Street	95		95	0			20	20	20	20	15					Outline permission 5/2022/0267 allowed at appeal. Reserved matters application 5/2025/0531 validated on 24/04/2025; decision pending as at 19/09/2025. Submitted Local Plan site allocation L2.
	5/2021/2417	Verulam Industrial Estate, London Road, St Albans	62		62	0	20	20	20	2								

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2023/1300	52 And Land Rear of 28-74 Ragged Hall Lane, Chiswell Green	53	-1	52	0								-1	20	20	13	Permission 5/2023/1300 allowed at appeal.
	5/2022/0337 5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	46		46	0	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	0	-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	0	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 in SADC and WHBC, 45 dwellings in SADC, 55 dwellings in WHBC.

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
HA3	5/2022/2735 5/2022/2084 5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	42		42	0	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])
M13	5/2022/2557	Land North of Boissy Close, Colney Heath Lane, St Albans	40		40	0								15	15	10		Submitted Local Plan site allocation M13
	5/2024/1037	2 Abbey View, Everard Close, St Albans	38		38	0		15	15	8								
	5/2021/2195	Jewson Depot, Adjacent To 15 Cape Road, St Albans	37		37	0	15	15	7									Allocated for housing in 1994 District Local Plan Review, as supported by Saved Policy 4 (Site Reference RS.46).

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2019/1642	Chelford House, Coldharbour Lane, Harpenden	35		0	35												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		0	35												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		0	32												Site likely to be redeveloped for housing over time, as supported by Saved Policy 122 of 1994 District Local Plan Review (Site Reference 8D).
	5/2023/2443 5/2021/2730	Land off Orchard Drive, Park Street	30		30	0	15	15										Permission 5/2023/2443 supersedes permission 5/2021/2730
	5/2021/1435 5/2018/1867	York House, Guildford Road &	25		0	25												Permission 5/2021/1435

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
		130 Ashley Road, St Albans																supersedes permission 5/2018/1867
	5/2024/2156 5/2023/2412	Aecom House, 63-77 Victoria Street, St Albans	23		23	0		15	8									Permission 5/2024/2156 supersedes permission 5/2023/2412
	5/2022/0975 5/2020/2142 5/2019/3099	61-65 St Peters Street, St Albans	22		22	0		15	7									Permission 5/2022/0975 supersedes permissions 5/2020/2142 and 5/2019/3099. Permission 5/2019/3099 allowed at appeal.
	5/2016/2422	Porters House, 4 Porters Wood, St Albans	21		0	6												
	5/2020/2978	67 St Peters Street, St Albans	20		20	0		15	5									
	5/2024/1856	54-56 Victoria Street, St Albans	17		17	0		15	2									
	5/2022/3048 5/2022/0667 5/2021/2091 5/2020/0919	Land Between Hopkins Crescent And Former Baptist Chapel, St Albans Road, Sandridge	16		2	14	2											Site includes two permissions, permission 5/2021/2091 for 14 dwellings and permission 5/2022/3048 for 2 dwellings. Permissions 5/2021/2091 and 5/2022/3048 supersede permissions 5/2022/0667 and 5/2020/0919.

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2021/0871 5/2019/1284	Former The Golden Lion PH, 111 High Street, London Colney	15		1	0	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	0	7											
	5/2016/3811 5/2015/2871	223a Hatfield Road, St Albans	14		14	0	14											Permission 5/2016/3811 supersedes permission 5/2015/2871
	5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14		14	0	14											
	5/2021/2731	91 - 93 Victoria Street, St Albans	14		0	14												
	5/2021/3386	69 - 69a St Peters Street, St Albans	14		14	0		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	0	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

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
																		supersede permissions 5/2018/1877 and 5/2016/3805.
	5/2020/2451	The Hedges, Woolam Crescent, St Albans	12	-10	0	12												
	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	9	0					-2	11						
	5/2023/1767 5/2020/0807	4a Frogmore, St Albans	10		0	2												Site includes two permissions, permission 5/2023/1767 for 2 dwellings and completed permission 5/2020/0807 for 8 dwellings
	5/2021/1933	271 High Street, London Colney	10		10	0	10											
	5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	9		0	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		0	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.
	5/2023/2024 5/2022/2336 5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton	9		9	0			9									Permission 5/2023/2024 supersedes permissions

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
		Road, Wheathampstead																5/2022/2336 and 5/2020/2216. Reserved matters permission 5/2025/0328 granted on 06/06/2025.
	5/2021/2895	21 Salisbury Avenue, Harpenden	9		0	9												
	5/2023/2100	Land At Junction Of Roestock Lane And Bullens Green Lane, Colney Heath	9		9	0		9										Permission 5/2023/2100 allowed at appeal.
	5/2022/1106	London Colney Village Club & Best Friends Childcare Centre, St Annes Road, London Colney	9		9	0		9										
	5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	0	8												Permission 5/2019/2699 supersedes permission 5/2018/2036
HA7	5/2024/0309 5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8		8	0		8										Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA7 for minimum of 5 dwellings. Permission 5/2024/0309 supersedes permission 5/2020/2762.
	5/2024/0454	53 & Land Rear of 55-59 Station Road, Smallford	8	-1	7	0		-1	8									

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2021/3438	Mitchell Hall, 85 Verulam Road, St Albans	7		7	0	7											
	5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	6	-2	0	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	0	6											Permission 5/2022/2988 supersedes lapsed permission 5/2017/2099
	5/2023/0353 5/2023/1501	Signature House, 23 Vaughan Road, Harpenden	6		6	0	6											Permission 5/2023/0353 supersedes permission 5/2023/1501
	5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5		5	0	5											
	5/2022/2082 5/2020/0934	201 and land rear of 199 and 201 Hatfield Road, St Albans	5	-1	0	1												Site includes two permissions, permission 5/2022/2082 for 1 dwelling and permission 5/2020/0934 for 4 dwellings
	5/2022/1534	Barley Mow Stables, Barley Mow Lane, St Albans	5		5	0	5											
	5/2022/1630	White Walls, Annables Lane, Kinsbourne Green, Harpenden	5		5	0	5											

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2021/3502 5/2022/1574	82 Oaklands Lane, St Albans	5	-1	1	4	1											Permission 5/2021/3502 supersedes permission 5/2022/1574
	5/2024/1658	13 and 15 High Street, Harpenden	5		5	0		5										
	5/2023/0657 5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	5	-3	1	0		1										Site includes three permissions, permission 5/2023/0657 for 1 dwelling, completed permission 5/2021/1594 for 1 dwelling and completed permission 5/2018/1689 for 3 dwellings
	5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4		3	0	3											
	5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	3	0	3											Permission 5/2019/1990 supersedes permission 5/2016/2754
	5/2020/0139	107 Camp Road, St Albans	4	-1	0	3												
	5/2023/0396 5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	4		4	0	4											Permission 5/2023/0396 supersedes permissions 5/2020/2384 and 5/2020/1192
	5/2022/0527	Broadway Chambers, St Peters Street, St Albans	4		4	0	4											
	5/2020/1124	Land adjacent to The Mill House,	4		4	0	4											

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
		Coursers Road, Colney Heath																
	5/2023/2077 5/2022/2222	Gustard Wood Nursery, Ballslough Hill Gustard Wood, Wheathampstead	4		4	0		4										Permission 5/2023/2077 supersedes permission 5/2022/2222
	5/2021/3472	Tanglewood, 34b Shepherds Way, Harpenden	4	-1	3	0		-1	4									
	5/2023/2191	30 Tippendell Lane and land rear of 26 and 28 Tippendell Lane, Chiswell Green	4	-1	3	0		-1	4									
	5/2024/0215	Land rear of 48 To 54 Francis Avenue, Accessed Via Repton Green, St Albans	4		0	4												
	5/1989/0659	Adj 14 Barry Close, Chiswell Green	3		1	0	1											Extant permission
	5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	2	0	2											Permission 5/2016/2877 partially supersedes permission 5/2016/0403.
	5/2020/0475	204 Park Street Lane, How Wood	3	-1	0	3												
	5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	3		3	0	3											Permission 5/2016/2054 supersedes permission 5/2015/1841
	5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	2	0	-1	3										

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2021/2514 5/2021/2119 5/2020/0772 5/2019/1426	Land at Lady Bray Farm and Lady Bray Farm, Kennel Lane, Kinsbourne Green	3		0	3												Permissions 5/2021/2514 and 5/2021/2119 supersede permissions 5/2020/0772 and 5/2019/1426.
	5/2022/0173 5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3		3	0	3											
	5/2023/1311 5/2021/0415 5/2019/2786	10 Prospect Road, St Albans	3		3	0	3											Permission 5/2023/1311 supersedes permissions 5/2021/0415 and 5/2019/2786
	5/2022/1026 5/2021/3032	Land Rear of 97 to 105 The Hill, Wheathampstead,	3		0	3												Permission 5/2022/1026 supersedes permission 5/2021/3032
	5/2021/3107	Land rear of 15, 17 & 19 Tuffnells Way, Harpenden	3		0	3												
	5/2021/3326	6 Highfield Road, Sandridge	3	-1	0	3												
	5/2022/2370 5/2021/3615	25 Warwick Road, St Albans	3	-1	2	0	-1	3										Permission 5/2022/2370 supersedes permission 5/2021/3615
	5/2022/1150	13 Holywell Hill, St Albans	3		3	0	3											
	5/2023/0895	2 White Horse Lane, London Colney	3	-1	3	-1	3											
	5/2021/0870	Land Adjacent 12 Mount Pleasant Lane, Bricket Wood	3	-1	2	0		-1	3									

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2023/1849	3-5 Roundwood Lane, Harpenden	3		3	0	3											
	5/2022/3045	Regency House, 219a Hatfield Road, St Albans	3		3	0		3										
	5/2023/0292	Oakview Stables, Houndswood Farm, Harper Lane, Shenley, Radlett	3		3	0		3										
	5/2024/0567	480 & 482 Hatfield Road, St Albans	3	-1	3	-1	3											
	5/2024/1182	The Old Church, 48 Verulam Road, St Albans	3		3	0		3										
	5/2024/1308	Butlers Yard, Drovers Way, St Albans	3		3	0		3										
	5/2024/1082	16 High Street, Harpenden	3		3	0		3										
	5/2024/1390	2 & 3 Leyton Green, Harpenden	3		3	0		3										
	5/2023/1809 5/2018/1189	61 Hatfield Road, St Albans	2		1	0	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	0	1											Extant permission
	5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	0	2												
	5/2017/1904	27 Becketts Avenue, St Albans	2	-1	2	0	2											
	5/2022/2766 5/2017/3287	113 London Road, St Albans	2		0	2												

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2023/1249 5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	2		2	0	2											Permission 5/2023/1249 supersedes permissions 5/2020/1233 and 5/2017/3079
	5/2023/0028 5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	-2	0	0	-2	2										Permission 5/2023/0028 supersedes lapsed permission 5/2018/0176
	5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	0	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	0	2											
	5/2021/3061 5/2018/2604	Garages Rear Of 34 To 40 College Road, St Albans	2		2	0	2											
	5/2022/1683 5/2021/2303 5/2019/0477	Land rear of 18-22 Bucknalls Drive, Bricket Wood	2		2	0	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	0	-1	2										
	5/2023/2065 5/2016/3281	90 Grange Street, St Albans	2		2	0		2										Permission 5/2023/2065 supersedes permission 5/2016/3281
	5/2024/1426	12 Admirals Walk, St Albans	2	-1	1	0		-1	2									

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2		0	2												
	5/2023/1344 5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	2	0	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	0	2											Permission 5/2023/0532 supersedes permissions 5/2020/1207 and 5/2021/0937. Permission 5/2020/1207 allowed at appeal.
	5/2023/2442 5/2021/0337	The Grove, Livery Stables, Pipers Lane, Harpenden	2		2	0		2										Permission 5/2023/2442 supersedes permission 5/2021/0337
	5/2024/2164 5/2021/1523	24 St Annes Road, London Colney	2	-1	2	-1	2											Permission 5/2024/2164 supersedes permission 5/2021/1523
	5/2022/2769 5/2021/0286	17 Hazelmere Road, St Albans	2	-1	1	0	-1	2										Permission 5/2022/2769 supersedes permission 5/2021/0286
	5/2023/0023 5/2021/2695	Land rear of 9 and 11 College Place, St Albans	2		0	2												Permission 5/2023/0023 supersedes permission 5/2021/2695
	5/2022/1778	46 West Riding, Bricket Wood	2	-1	0	2												

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2021/3462	15 Jameson Road, Harpenden	2	-1	0	2												
	5/2022/0723 5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	2	-1	0	2												Permission 5/2022/0723 supersedes permissions 5/2021/2332 and 5/2020/0200
	5/2022/1208	3 Hillside Road, Harpenden	2	-1	1	0	-1	2										
	5/2022/2427	3 Wildwood Avenue, Bricket Wood	2		2	0							2					Permission in principle granted for permission 5/2022/2427
	5/2022/1989	26 Lyndhurst Drive, Harpenden	2	-1	2	0	2											
	5/2022/2830	Land Rear of 13 and 15 West Way And Off Walnut Close, Harpenden	2		2	0	2											
	5/2023/1320 5/2023/0039	45 Moreton End Lane, Harpenden	2	-1	0	2												Permission 5/2023/1320 supersedes permission 5/2023/0039
	5/2022/2911	Perpetua House, Albion Road, St Albans	2	-1	0	2												
	5/2023/0706	Land Rear Of 45-51 Francis Avenue, Accessed Via Therfield Road, St Albans	2		2	0	2											
	5/2023/0778	11 Chequer Street, St Albans	2		2	0	2											
	5/2023/0603	Land Adjoining 47 Bucknalls Drive, Bricket Wood	2		2	0	2											
	5/2023/0408	55 Necton Road, Wheathampstead	2	-1	0	2												

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	5/2023/1490	7 Hammondswick, Harpenden	2	-1	1	0	-1	2										
	5/2023/1628	Land Adjacent to 84 St Annes Road, London Colney	2		2	0	2											
	5/2022/2904	202 Radlett Road, Frogmore	2		2	0			2									
	5/2023/2539	117 Pickford Hill, Harpenden	2	-1	1	0	-1	2										
	5/2023/1107	12a Chequer Street, St Albans	2		2	0	2											
	5/2022/0983	72 Lybury Lane, Redbourn	2	-1	1	0		-1	2									
	5/2023/1032	Colne Spring Villa, Coursers Road, Colney Heath	2		0	2												
	5/2023/1864	Templeton House, 38 Oakfield Road, Harpenden	2	-1	1	0		-1	2									
	5/2023/2480	Land Adjacent 4 Noke Side, Chiswell Green	2		0	2												
	5/2023/2408	1 Barncroft Way, St Albans	2		2	0		2										
	5/2024/0022	Land Adjacent 1 & 2 Deacon Close St Albans	2		2	0		2										
	5/2024/0069	59 Cotlandswick, London Colney	2	-1	0	1												
	5/2024/0392	72 Grove Road, Harpenden	2	-1	2	-1	2											
	5/2024/0451	226 Park Street Lane, Park Street	2	-1	1	0		-1	2									
	5/2024/0495	105 Mount Pleasant Lane, Bricket Wood	2	-1	0	1												
	5/2024/0566	40 Grosvenor Road, St Albans	2		2	0		2										
	5/2024/0592	46 Midway, St Albans	2	-1	1	0		-1	2									

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2024/1498	267 Hatfield Road, St Albans	2	-1	2	-1	2											
	5/2023/2185 5/2023/0505 5/2022/0859	Yard rear of and land adjacent to Wexhams, Lye Lane, St Albans	2		2	0		2										Site includes 2 permissions, permission 5/2023/2185 for 1 dwelling and permission 5/2023/0505 for 1 dwelling. Permissions 5/2023/2185 and 5/2023/0505 supersede permission 5/2022/0859.
	5/2023/2501	18 Trumpington Drive, St Albans	2	-1	1	0		-1	2									
	5/2024/0431 5/2024/0259	Barns And Stables At Sleapshyde Farm, Sleapshyde, Smallford	2		2	0		2										Site includes two permissions, permission 5/2024/0431 for 1 dwelling and permission 5/2024/0259 for 1 dwelling
	5/2024/1499	Land Rear of 50 Lemsford Road, St Albans	2		2	0		2										
	5/2024/1691	Land Rear Of 235 & 237 Sandpit Lane, St Albans	2		2	0		2										
	5/2024/1771	14 Barnfield Road, St Albans	2		2	0		2										
	5/2024/2093	Land Adjacent 38 House Lane, Sandridge	2		2	0							2					Permission in Principle granted for permission 5/2024/2093
	5/2024/0750	27 & 29 Bowers Way, Harpenden	2	-2	0	0		-2	2									

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	1	0	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	0	1											Permission 5/2022/0789 partially supersedes permissions 5/2019/2235 and 5/2016/3817
	5/2022/0716 5/2021/0024	10 Prospect Lane, Harpenden	1	-1	0	1												Permission 5/2022/0716 partially supersedes permission 5/2021/0024
	5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	1	-1	0	1												Permission 5/2021/2536 supersedes permission 5/2020/1794
	5/2021/3465 5/2018/0644	1 Mount Pleasant, St Albans	1	-1	0	1												
	5/2017/0855	33 Stewart Road, Harpenden	1		1	0	1											
	5/2017/3661	3a Albion Road, St Albans	1		1	0	1											
	5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1		1	0	1											
	5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1		0	1												
	5/2022/0924 5/2019/1269	2a Warwick Road, St Albans	1		1	0	1											Permission 5/2022/0924 supersedes permission 5/2019/1269
	5/2022/0497 5/2018/3239	22 Roundfield Avenue, Harpenden	1		1	0	1											

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2018/1371	Land adj 103 How Wood, How Wood	1		1	0	1											
	5/2022/1982 5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	0	-1	1										Permission 5/2022/1982 supersedes permissions 5/2019/0440 and 5/2017/1520
	5/2024/1985 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	0		1										Permission 5/2024/1985 supersedes permissions 5/2022/1815, 5/2021/3093 and 5/2017/1669
	5/2018/1540	R/O 68 Harpenden Road, St Albans	1		1	0	1											
	5/2018/2094	48 Marshals Drive, St Albans	1	-1	1	0	1											
	5/2021/2909 5/2018/2440	Land adj 3 Hamilton Road, St Albans	1		1	0	1											
	5/2022/0351 5/2018/2895	1 Hall Place Gardens, St Albans	1		1	0	1											
	5/2023/0223 5/2019/0093	12 The Warren, Harpenden	1	-2	0	1												Permission 5/2023/0223 supersedes permission 5/2019/0093
	5/2019/2555	Land Adj 31 West Common Way, Harpenden	1		0	1												
	5/2024/1425	Land rear of 24 Mayflower Road, How Wood	1		1	0		1										
	5/2021/1894 5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1		0	1												Permission 5/2021/1894 supersedes permissions

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
																		5/2021/0759 and 5/2019/1687
	5/2019/2946	12 Pipers Close, Redbourn	1		1	0	1											
	5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1		1	0	1											
	5/2020/0341	3 Cloister Garth, St Albans	1		0	1												
	5/2020/2348	153 Victoria Street, St Albans	1		1	0	1											
	5/2022/2527 5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1		1	0	1											Permission 5/2022/2527 supersedes permission 5/2020/1615
	5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	0	1												Permission 5/2021/1155 supersedes permission 5/2019/0045
	5/2021/1128	17 & 17a French Row, St Albans	1	-1	1	0	1											
	5/2023/1430 5/2021/3214	Land Opposite 1 To 3 The Squirrels, Brackendene, Bricket Wood	1		0	1												Permission 5/2023/1430 supersedes permission 5/2021/3214
	5/2024/0709	Land between 14 and 18 The Uplands, Bricket Wood	1		1	0		1										Permission 5/2023/0180 supersedes permission 5/2020/3201
	5/2021/2743 5/2021/1800	86 Mount Pleasant Lane, Bricket Wood	1	-1	0	1												Permission 5/2021/2743 supersedes permission 5/2021/1800
	5/2021/0189	5 Pondwick Road, Harpenden	1	-1	0	1												

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2021/2742	23 & 25 Moreton End Lane, Harpenden	1		0	1												
	5/2021/3260	42 Park Avenue North, Harpenden	1	-1	0	0												
	5/2021/3603	15 Highfield Road, Sandridge	1	-1	0	1												
	5/2021/2674	6 Foxcroft, St Albans	1		0	1												
	5/2021/3190	27a Townsend Drive, St Albans	1	-1	0	1												
	5/2023/0550 5/2022/0265	2a Royal Road, St Albans	1		1	0	1											Permission 5/2023/0550 supersedes permission 5/2022/0265
	5/2022/1798 5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	0	-1	1										Permission 5/2022/1798 supersedes permission 5/2021/1279
	5/2021/1401	New Lodge, Drop Lane, Bricket Wood	1	-1	0	1												
	5/2024/0881 5/2021/3607	5 Meads Lane, Wheathampstead	1		1	0		1										Permission 5/2024/0881 supersedes permission 5/2021/3607
	5/2023/1863 5/2022/1762 5/2022/1247	37 Burston Drive, Park Street	1	-1	1	-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	0	1												
	5/2022/0664	Seven Oaks Cottage, 88	1		1	0	1											

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
		Roestock Lane, Colney Heath																
	5/2022/0238	5 Wood End Road, Harpenden	1	-1	0	0	-1	1										
	5/2022/0661	25 Grove Avenue, Harpenden	1	-1	0	1												
	5/2022/0755	Land adj 82 Ox Lane, Harpenden	1		1	0	1											
	5/2022/1069	6 Pigeonwick, Harpenden	1	-1	0	1												
	5/2022/1231	6 Salisbury Avenue, Harpenden	1	-1	0	1												
	5/2022/1303	Land R/O Willowbank, 59 Coldharbour Lane, Harpenden	1		1	0	1											
	5/2022/1323	First Floor, 18 High Street, Harpenden	1		1	0	1											
	5/2023/0681 5/2022/1347	4 Oakfield Road, Harpenden	1	-1	0	0	-1	1										Permission 5/2023/0681 supersedes permission 5/2022/1347
	5/2022/1482	16 Park Avenue South, Harpenden	1	-1	1	0	1											
	5/2023/1689 5/2022/2062	16 Townsend Lane, Harpenden	1	-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		0	1												
	5/2022/0483	31 Homewood Road, St Albans	1	-1	0	0	-1	1										
	5/2023/0604 5/2022/2079 5/2022/0786	116 Cambridge Road, St Albans	1		1	0	1											Permission 5/2023/0604 supersedes permissions

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
																		5/2022/2079 and 5/2022/0786
	5/2022/1168	219 Hatfield Road, St Albans	1		1	0	1											
	5/2022/1547	6 Watford Road, St Albans	1	-1	0	1												
	5/2022/2285	89 Fishpool Street, St Albans	1	-1	1	0	1											
	5/2020/2986	Hawthorns, Roestock Lane, Colney Heath	1		1	0	1											
	5/2021/1480	37 Napsbury Lane, St Albans	1	-1	0	0	-1	1										
	5/2022/1049	108 Ragged Hall Lane, Chiswell Green	1	-1	0	0	-1	1										
	5/2022/1206	Orchard Farm, Sheepcote Lane, Wheathampstead	1		0	1												
	5/2022/1309	Land At Junction Of Dunstable Road, Luton Lane, Redbourn	1		1	0	1											
	5/2022/2559	Holly Lodge, 10 Park Avenue South, Harpenden	1		1	0	1											
	5/2022/2226	27 Wilshere Avenue, St Albans	1		1	0	1											
	5/2022/2756	Harvest House, 37 London Road, St Albans	1		1	0	1											
	5/2022/2811	38 Abbots Avenue West, St Albans	1		1	0	1											
	5/2022/2332	37 Ridgewood Drive, Harpenden	1	-1	1	-1	1											
	5/2022/2338	42A West Common, Harpenden	1	-1	1	-1	1											
	5/2022/2666	14 Park Avenue South, Harpenden	1	-1	0	0	-1	1										

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2022/0266	85 Harpenden Road, St Albans	1	-1	0	0	-1	1										
	5/2022/1386	197a Marshalswick Lane, St Albans	1	-1	0	0	-1	1										
	5/2022/2145	12 Tithe Barn Close, St Albans	1	-1	0	1												
	5/2022/2281	20 Cunningham Hill Road, St Albans	1	-1	1	0	1											
	5/2022/2379	50 Midway, St Albans	1	-1	0	1												
	5/2022/2401	49 Midway, St Albans	1	-1	1	-1	1											
	5/2023/1654	9 Chequer Street, St Albans	1		1	0	1											
	5/2023/2415	21 Verulam Road, St Albans	1		1	0	1											
	5/2024/0197	4b Frogmore, St Albans	1		0	1												
	5/2021/3371	14 Tippetdell Lane, Chiswell Green	1	-1	0	0	-1	1										Permission 5/2021/3371 allowed at appeal
	5/2023/0893 5/2022/2884	31 Rothamsted Avenue, Harpenden	1	-1	1	0	1											Permission 5/2023/0893 partially supersedes permission 5/2022/2884
	5/2023/0906	7 Hatching Green Close, Harpenden	1	-1	1	0	1											
	5/2023/1063	11 Fallows Green, Harpenden	1	-1	0	1												
	5/2023/1515	154 Park Street Lane, How Wood	1	-1	1	-1	1											
	5/2023/0341	375 High Street, London Colney	1	-1	0	0	-1	1										
	5/2023/1714	58 Mount Drive, Park Street	1	-1	1	0	1											
	5/2022/2493	3 St Marys Close, Redbourn	1	-1	1	0	1											

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2022/1892	19 Park Avenue, St Albans	1	-1	0	1												
	5/2022/2409	24 & 24a Prospect Road, St Albans	1	-2	-1	0	-2	1										
	5/2022/2478	150 St Albans Road, Sandridge	1		1	0	1											
	5/2022/2488	138 Hill End Lane, St Albans	1		1	0	1											
	5/2022/2965	4 George Street, St Albans	1		1	0	1											
	5/2023/0115	Unit 4, 219a Hatfield Road, St Albans	1		1	0	1											
	5/2023/0847	107 Batchwood Drive, St Albans	1		0	1												
	5/2023/0859	18 Townsend Drive, St Albans	1	-1	0	0	-1	1										
	5/2022/2498	69 Necton Road, Wheathampstead	1		1	0	1											
	5/2022/2779	3 Mount Road, Wheathampstead	1	-1	0	0	-1	1										
	5/2022/2894	241 Colney Heath Lane, Colney Heath	1	-1	0	0	-1	1										
	5/2022/2969	Lamerwood House, Codicote Road, Wheathampstead	1	-1	0	0	-1	1										
	5/2023/0124	Long Acre House, Pipers Lane, Harpenden	1	-1	0	1												
	5/2023/1122	Lower Stud, Drop Lane, Bricket Wood	1		1	0	1											
	5/2023/1342	16 Manland Avenue, Harpenden	1		1	0	1											
	5/2023/1513	61 Midway, St Albans	1	-1	1	-1	1											

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2022/2539	Little Bushes, Sleapshyde, Smallford	1	-1	0	0	-1	1										Permission 5/2022/2539 allowed at appeal
	5/2023/1652	39 Cottonmill Crescent, St Albans	1		1	0	1											
	5/2023/1673	1 Rosebery Avenue, Harpenden	1	-8	-7	0	-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	0	1											
	5/2023/1748	42 Marshals Drive, St Albans	1	-1	1	-1	1											
	5/2023/1813	68 High Oaks, St Albans	1		1	0	1											
	5/2023/2484	97 High Street, Colney Heath	1		1	0	1											
	5/2023/1306	34 St Peters Street, St Albans	1		1	0	1											
	5/2024/0028 5/2022/3021	46 Crabtree Lane, Harpenden	1	-1	0	0		-1	1									Permission 5/2024/0028 supersedes permission 5/2022/3021. Permission 5/2022/3021 allowed at appeal.
	5/2024/0565	Land Between Bluebell Grange And Harkaway, Annables Lane, Kinsbourne	1		1	0		1										Permission 5/2024/0565 allowed at appeal

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
		Green, Harpenden																
	5/2023/2139	Land Adjacent The Cats Whiskers, 1 Oaklands Lane, Smallford, St Albans	1		1	0			1									Outline permission 5/2023/2139 allowed at appeal
	5/2022/2432	Workshop Adjacent 13 Bassett Close, Crown Street, Redbourn	1		1	0		1										
	5/2023/0251	Land Adjacent Stanbridge, Kinsbourne Green Lane, Harpenden	1		1	0		1										
	5/2023/1990	17 South Riding, Bricket Wood	1		1	0	1											
	5/2023/2058	71 Jennings Road, St Albans	1	-1	1	-1	1											
	5/2023/2150	11 Grove Avenue, Harpenden	1	-1	0	0												
	5/2023/2311	15 Townsend Lane, Harpenden	1	-1	1	-1	1											
	5/2023/2397	44 Francis Avenue, St Albans	1		1	0		1										
	5/2023/2418	11 Batford Road, Harpenden	1	-1	0	0		-1	1									
	5/2023/2470	110 Marshalswick Lane, St Albans	1	-1	1	-1	1											
	5/2023/2516	1 Hornbeams, Bricket Wood	1		1	0		1										
	5/2023/2556	35 Homewood Road, St Albans	1	-1	1	-1	1											
	5/2023/2568	2 Ashcroft Close, Harpenden	1	-1	0	0		-1	1									
	5/2023/2587	1 Stonecross, St Albans	1		1	0		1										

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2023/2606	48 Collyer Road, London Colney	1		1	0		1										
	5/2024/0073	51 Bucknalls Drive, Bricket Wood	1	-1	0	0												
	5/2024/0780 5/2024/0068	1 Firwood Avenue, St Albans	1		1	0	1											Permission 5/2024/0780 supersedes permission 5/2024/0068
	5/2024/1212 5/2024/0081	43 Meadway, Colney Heath	1		0	1												Permission 5/2024/1212 supersedes permission 5/2024/0081
	5/2024/0116	11 Kirkdale Road, Harpenden	1	-1	1	-1	1											
	5/2024/0118	32 Breakspear Avenue, St Albans	1	-1	1	-1	1											
	5/2024/0126	3 Cross Lane, Harpenden	1		1	0		1										
	5/2024/0125	1 Wells Close, Harpenden	1		1	0		1										
	5/2024/0135	Land Adjacent Roslin, Marshalls Heath Lane, Wheathampstead	1		1	0		1										
	5/2024/0210	10a Park Avenue, St Albans	1	-1	0	0		-1	1									
	5/2024/0241	40 Lancaster Road, St Albans	1	-1	0	0		-1	1									
	5/2024/0294	2 The Uplands, Harpenden	1	-1	1	-1	1											
	5/2024/0532	43 West Common Way, Harpenden	1	-1	1	-1	1											
	5/2024/0570	12 Prospect Road, St Albans	1		1	0		1										
	5/2024/0563	67a Mayflower Road, Park Street	1	-1	0	0		-1	1									

Allocation Ref No	Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	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
	5/2024/1961 5/2024/0765	2 Victoria Road, Harpenden	1		1	0		1										Permission 5/2024/1961 supersedes permissions 5/2024/0765 and 5/2022/2718
	5/2024/0873	36 Alzey Gardens, Harpenden	1	-1	0	0		-1	1									
	5/2024/0974	10 Amenbury Lane, Harpenden	1	-1	0	0		-1	1									
	5/2024/1026	44 Roundwood Lane, Harpenden	1	-1	0	0		-1	1									
	5/2024/1118	26 Clifton Street, St Albans	1		1	0		1										
	5/2024/1222	37 Rowlatt Drive, St Albans	1	-1	1	-1	1											
	5/2024/1264	108 Watford Road, Chiswell Green	1	-1	1	-1	1											
	5/2024/1265	Chandau, Lamb Lane, Redbourn	1	-1	0	0		-1	1									
	5/2024/1323	19 Cunningham Hill Road, St Albans	1	-1	0	0		-1	1									
	5/2024/1769	26 Marlborough Road, St Albans	1		1	0		1										
	5/2024/1809	508 Hatfield Road, St Albans	1		1	0		1										
	5/2024/1694	Woodlands, 13 Sauncey Wood, Harpenden	1		1	0		1										
	5/2024/1415	75 Hatfield Road, St Albans	1	-1	0	0		-1	1									
	5/2022/0567	Wheathampstead House, Codicote Road, Wheathampstead	0	-1	-1	0	-1											
Permissions (past completions and estimated future completions) - Total			2,841	-164	2,290	381	339	457	492	316	254	181	119	54	35	30	13	

Applications with Committee resolutions to grant permission subject to Section 106 agreement completion

Allocation Ref No	Application Ref No	Site Name / Address	Estimated Gains (Net)	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
B7	5/2023/0327	Land At Cooters End Lane And Ambrose Lane, Harpenden	492					70	70	70	70	70	70	70	2	B7 site allocation boundary is located within part of application 5/2023/0327 site boundary. Outline application 5/2023/0327 for 420 use class C3 dwellings plus 72 use class C3 dwellings (130 use class C2 units; C3 dwellings equivalent = $130 / 1.8 = 72$ C3 dwellings) Council's Development Management Committee meeting on 17/02/2025 resolved that outline application 5/2023/0327 be granted conditional planning permission subject to the completion of a Section 106 agreement.
	5/2022/2736	Land At Round House Farm, Roestock Lane, Colney Heath	155									50	50	50	5	Council's Development Management Committee meeting on 19/03/2025 resolved that outline application 5/2022/2736 be granted conditional planning permission subject to the completion of a Section 106 agreement.
M17	5/2022/2748	Land North of Wheathampstead Road, Harpenden	40					15	15	10						Application 5/2022/2748 site boundary is located within site allocation M17 boundary. Council's Development Management Committee meeting on 11/12/2024 resolved that outline application 5/2022/2748 be granted conditional planning permission subject to the completion of a Section 106 agreement.
Applications with Committee resolutions to grant permission subject to Section 106 agreement completion - Total			687	0	0	0	0	85	85	80	70	120	120	120	7	