



AUTHORITY'S MONITORING REPORT

April 2014 to March 2015

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

December 2015 (Base Date 31.3.15)

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EXECUTIVE SUMMARY

- 1 It should be remembered when reading this document that the planning information and approach set out in this Authority's Monitoring Report (AMR) follows the usual convention of reflecting the situation as of 31 March 2015 and generally does not include subsequent information (available before the date of publication in December 2015).
- 2 Although the Localism Act removed the requirement for local authorities to submit an Annual Monitoring Report to Government (Secretary of State), the production of a report is still statutorily required. The title is changed to Authority's (rather than 'Annual') Monitoring Report.
- 3 At present, the adopted Local Plan for St Albans City and District (SACD) is the District Local Plan Review (November 1994). Under the Planning and Compulsory Purchase Act 2004 the policies in the adopted Local Plan were automatically 'saved' for three years and subsequently the Government agreed to some policies being saved for longer; effectively until they are replaced by a new Plan. As the Council has only undertaken the consultation / publication stages for preparation of a new Plan, the AMR for 2014/15 focuses on monitoring the effects of the 'saved' adopted Local Plan policies. Since the publication of the National Planning Policy Framework (NPPF) in March 2012 'saved' policies are given due weight according to their degree of consistency with the NPPF.

Local Context and Contextual Indicators

- 4 The AMR for 2014/15 provides information in relation to contextual indicators (to provide the wider context for the development of updated Plan policies). Key points in section 2 of the AMR include the following:
 - The population of the District in mid 2014 was 144,800;
 - 88% of the population is white. Of the ethnic minority groups the biggest is Asian (6%);
 - Levels of deprivation in the District are amongst the lowest in Hertfordshire and the region;
 - The District's crime rate (42 per 1,000 population) is low;
 - Unemployment in the District is 0.8% (based on the Claimant Count);
 - SACD has a highly skilled resident workforce;
 - The largest industry groups in the District are Business administration & support, Professional, scientific & technical, and Health;
 - SACD has a very high number of VAT-registered companies;
 - The average weekly pay of SACD residents is £731.60;
 - 72.73% of households own their own homes;
 - The average price of homes in the District is £513,307, which is well above the regional average;

- There are 19 conservation areas and 837 listed buildings;
- Car ownership is high – 43% of households own one car and 44% own two or more;
- 42% of the District’s working residents travel to work by car, whilst 16% use public transport;
- 49% of the District’s working residents work in the District and 51% commute out. 22% commute to London and 19% to the rest of Hertfordshire;
- 26,862 people travel into the district to work, whilst 36,629 travel out to work giving a net out-commuting level of 9,767.

Progress in Relation to the Key Milestones in the Local Development Scheme (including Duty to Co Operate Initiatives and Neighbourhood Plan Progress)

- 5 The Local Development Scheme (LDS) is the Council’s 3 year timetable for Development Plan preparation. The Council’s most recent approved LDS was published in September 2015 and gives stakeholders, partners and the public a clear idea of timescales for the Council’s Development Plan work. As there is no longer a requirement for Government approval the LDS will become a document that is regularly updated on the Council’s website.
- 6 Work on building the evidence base for the Strategic Local Plan (SLP) has continued and significant progress has been made. In particular an “Independent Assessment of Housing Needs and Strategic Housing Market Assessment” and an “Independent Green Belt Review” Have been undertaken to address the policies of the National Planning Policy Framework (NPPF). Work on the SLP has progressed through consultation towards publication.
- 7 Duty to Co-operate work under the Localism Act has proceeded in relation to preparation of the new Strategic Local Plan. The Council is an active participant in the Hertfordshire Infrastructure and Planning Partnership (HIPP). Neighbourhood planning in the District is in its infancy, but a number of area designations have been made over the year.

Core Output Indicators

- 8 The key findings of the AMR in relation to the Core Output Indicators for the 2014/15 period are listed below. Section 5 of the AMR provides detailed analysis.

BUSINESS DEVELOPMENT

i)	Amount of floorspace (m ²) developed for employment by type.	Losses outweighed gains resulting in a loss of 10,615 m ² .
	Amount of floorspace completed by employment type, which is on previously developed land.	78% (10,909 m ²) of employment developments were on previously developed land.
	Employment land available by type.	103.458 hectares of employment land is available for development, of which 99.088 hectares has planning permission.
	Amount of completed floorspace for town centre uses.	Developments resulted in a net loss of 3,172 m ² floorspace.

HOUSING

- ii) 313 net additional dwellings were completed during 2014/15, 81% of which were built on previously developed land.
- 4,945 net additional dwellings were built between 2001 and 2015.
- SACD has a total of 76 authorised gypsy and traveller pitches.

ENVIRONMENTAL QUALITY

- iii) No permissions were granted contrary to Environment Agency advice during 2014/15
- A gain of 20 hectares was recorded in areas of biodiversity importance.
- Renewable Energy. Very little information is available as many installations, such as some solar panels, do not require planning permission. However, there were no major installations.

MINERALS (FOR MINERALS PLANNING AUTHORITY ONLY)

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

WASTE (FOR WASTE PLANNING AUTHORITY ONLY)

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

1. BACKGROUND TO THE AUTHORITY'S MONITORING REPORT

- 1.1 The requirement to prepare a Monitoring Report each year originates in the Planning and Compulsory Purchase Act 2004. The Act introduced a new form of the statutory Development Plan known as the Local Development Framework (LDF) (a series of Local Development Documents - LDDs, which were to set out spatial policies and proposals for future development within each Local Planning Authority's area). This system was modified through the Localism Act 2011. The concept behind LDDs; that policy documents take a variety of forms, was retained, but the general term Local Plan has replaced LDD / LDF. The Local Plan can be a single document, or consist of a combination of Local Plan documents.
- 1.2 The Localism Act also introduced Neighbourhood Plans as a new, optional, part of the statutory Development Plan, and complementary to Local Plans. Monitoring of Neighbourhood Plan progress now needs to be tracked alongside Local Plan work.
- 1.3 The 2004 Act requires each local planning authority to produce and maintain a **Local Development Scheme (LDS)**, which is a three year work programme for the production of planning policy documents, and also to produce annually, a **Monitoring Report** which assesses the progress on the LDS and the extent to which policies in the Development Plan are being successfully implemented. These statutory provisions remain in place, but the under the Localism Act the requirement for submission to the Secretary of State has been removed. The monitoring report was previously known as the Annual Monitoring Report, but is now re-titled the Authority's Monitoring Report (both abbreviated as AMR). The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out further details with regard to the production of AMRs.
- 1.4 The latest LDS for SACD covers the period 2015 - 2018. This document provides information about the Strategic Local Plan (SLP) and the Detailed Local Plan (DLP), which will progressively replace the adopted District Local Plan Review 1994. The possible need for an East of Hemel Hempstead Area Action Plan (to be prepared through joint work with Dacorum Borough Council) is noted, but work on this is not yet timetabled. Further details are at Para 3.2.
- 1.5 In accordance with the Localism Act, when preparing Local Plans, Local Planning Authorities have a 'Duty to Co-operate' (DtC). This means that authorities must co-operate with other local planning authorities and other public bodies in so far as the Plan relates to a strategic matter. A summary of the Council's work on DtC is reported in the AMR. Aside from Local Planning Authorities, the list of organisations subject to the Duty to Cooperate are:

Civil Aviation Authority	Homes & Communities Agency	Office of the Rail Regulator
English Heritage	Integrated Transport Authorities	The clinical commissioning groups and the National Health Service Commissioning Board
Environment Agency	Marine Management Organisation	
Highway Authorities	Mayor of London	
Highways Agency	Natural England	Transport for London

- 1.6 Although not subject to the requirements of DtC Local Planning Authorities must have regard to the activities of The Local Economic Partnership (LEP) and Local Nature Partnerships (LNP).
- 1.7 At present, the adopted District-wide Local Plan for SACD is the District Local Plan Review (November 1994). The policies in the adopted Local Plan were automatically 'saved' for three years and subsequently the Government agreed to some policies being saved for longer, until they are replaced by a new Local Plan. As the Council has only undertaken the "public participation" stage of Local Plan preparation, the

Council's AMRs monitor the effects of the 'saved' adopted Local Plan policies. More detail can be found in Section 4.

- 1.8 Since the publication of the National Planning Policy Framework (NPPF) in March 2012 'saved' policies are given due weight according to their degree of consistency with the NPPF and this should be taken into account in considering their application.

2. LOCAL CONTEXT AND CONTEXTUAL INDICATORS

- 2.1 The City and District of St Albans covers an area of 161 square kilometres. It is located within the Metropolitan Green Belt 20 miles from Central London. The main settlements are the Cathedral City of St Albans and the largely residential town of Harpenden. In addition the District has several attractive villages and hamlets set in a predominantly agricultural landscape together with a total of 19 Conservation Areas and 83 Listed Buildings.
- 2.2 The overall profile of SACD is of an affluent population, with some small pockets of relative deprivation. The District has a highly qualified workforce, with low unemployment and residents enjoy good employment and leisure opportunities in a high quality environment. Nevertheless, there are issues and challenges facing the District, for example: significant development pressure on the surrounding Green Belt and the historic fabric of its towns and villages; affordability of housing and high levels of commuting. Section 2 provides important time series data, which can be monitored year on year, so that actual (and predicted) changes in the District's profile can be effectively planned for in the Council's Local Plan.

Demographic Structure

- 2.3 The Office for National Statistics produces Mid-Year Population Estimates for each Local Authority, on an annual basis. These project forward population figures derived from the Census. The estimated population for the City and District in June 2014 was approximately 144,800 with 48.9% male and 51.1% female. Chart 1 below shows the population of the District by age bands.

Chart 1

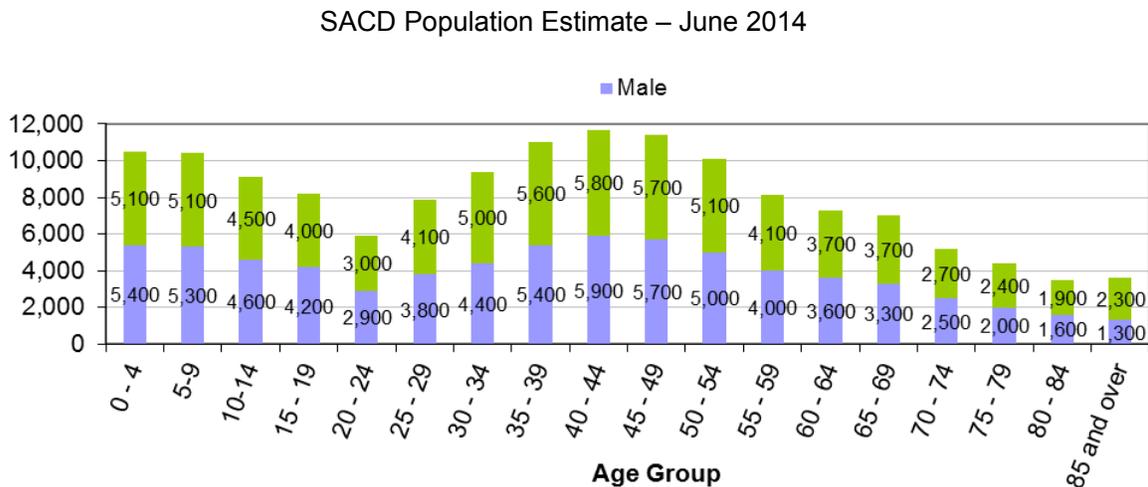


Table 1 Population by Age

AGE	M	F	AGE	M	F	AGE	M	F
0-4	5,400	5,100	35-39	5,400	5,600	70-74	2,500	2,700
5-9	5,300	5,100	40-44	5,900	5,800	75-79	2,000	2,400
10-14	4,600	4,500	45-49	5,700	5,700	80-84	1,600	1,900
15-19	4,200	4,000	50-54	5,000	5,100	85& over	1300	2,300
20-24	2,900	3,000	55-59	4,000	4,100			
25-29	3,800	4,100	60-64	3,600	3,700	Total	70,900	73,800
30-34	4,400	5,000	65-69	3,300	3,700	All (M & F)		144,700

Updated July 2015

Source: National Statistics website: www.statistics.gov.uk

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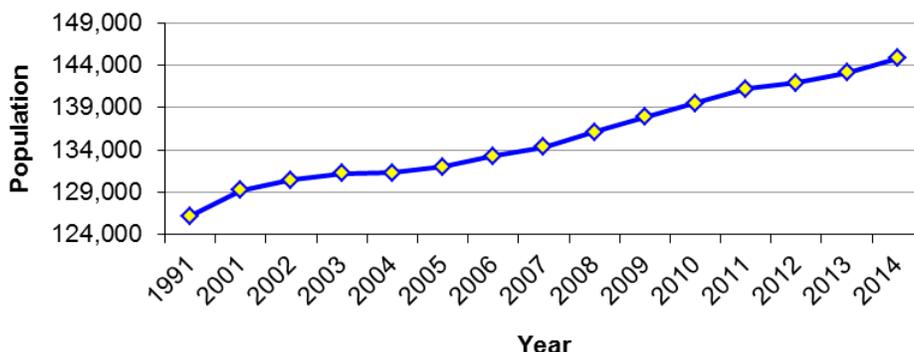
- 2.4 Over the period 1991 to 2001 the population only grew by 2.4% despite fairly high house building rates. This was mainly due to falling household size as the profile of the population changed. However it can also, in part, be attributed to the closure of three major residential psychiatric hospitals within the District and the resultant move to 'care in the community'. This led to the establishment of small community units utilising existing residential properties and a large proportion of smaller residential units in the hospital redevelopments.
- 2.5 Annual growth in the population is estimated by the Office of National Statistics using censuses as base points. The overall growth rate in the period from 2001 to 2014 is estimated to be 12.07%. The growth rate from 1991 is estimated at 14.74%. Individual annual increase estimates are shown in Table 2. The same information is also displayed in Chart 2. It should be recognised that the 2011 census showed higher levels of population than had been indicated from estimates over the period from the 2001 census. The reasons for this are not fully understood, but probably relate to under enumeration in the 2001 census and problems in recording of migration during the decade. This resulted in retrospective corrections to ONS mid - year estimates. The corrected figures are used here.

Table 2 Population Change

Year	Population	% Change	Year	Population	% Change
1991	126,200		2008	136,100	1.34
2001	129,200	2.38	2009	137,900	1.32
2002	130,400	0.93	2010	139,500	1.16
2003	131,200	0.61	2011	141,200	1.22
2004	131,300	0.08	2012	141,900	0.50
2005	132,000	0.53	2013	143,100	0.85
2006	133,300	0.98	2014	144,800	1.19
2007	134,300	0.75	Increase since 1991 = 16,900		14.74

Chart 2

Population Change 1991 - 2014



Source: National Statistics website: www.statistics.gov.uk & ONS Census 1991
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- 2.6 The largest ethnic group, which is white, consists of 124,380 persons, just over 88% of the district population. Of the non-white population, Asian forms the largest group with just over 6%. This data is estimated from the 2011 Census.

Table 3 Ethnic Population of SACD (2011 Census)

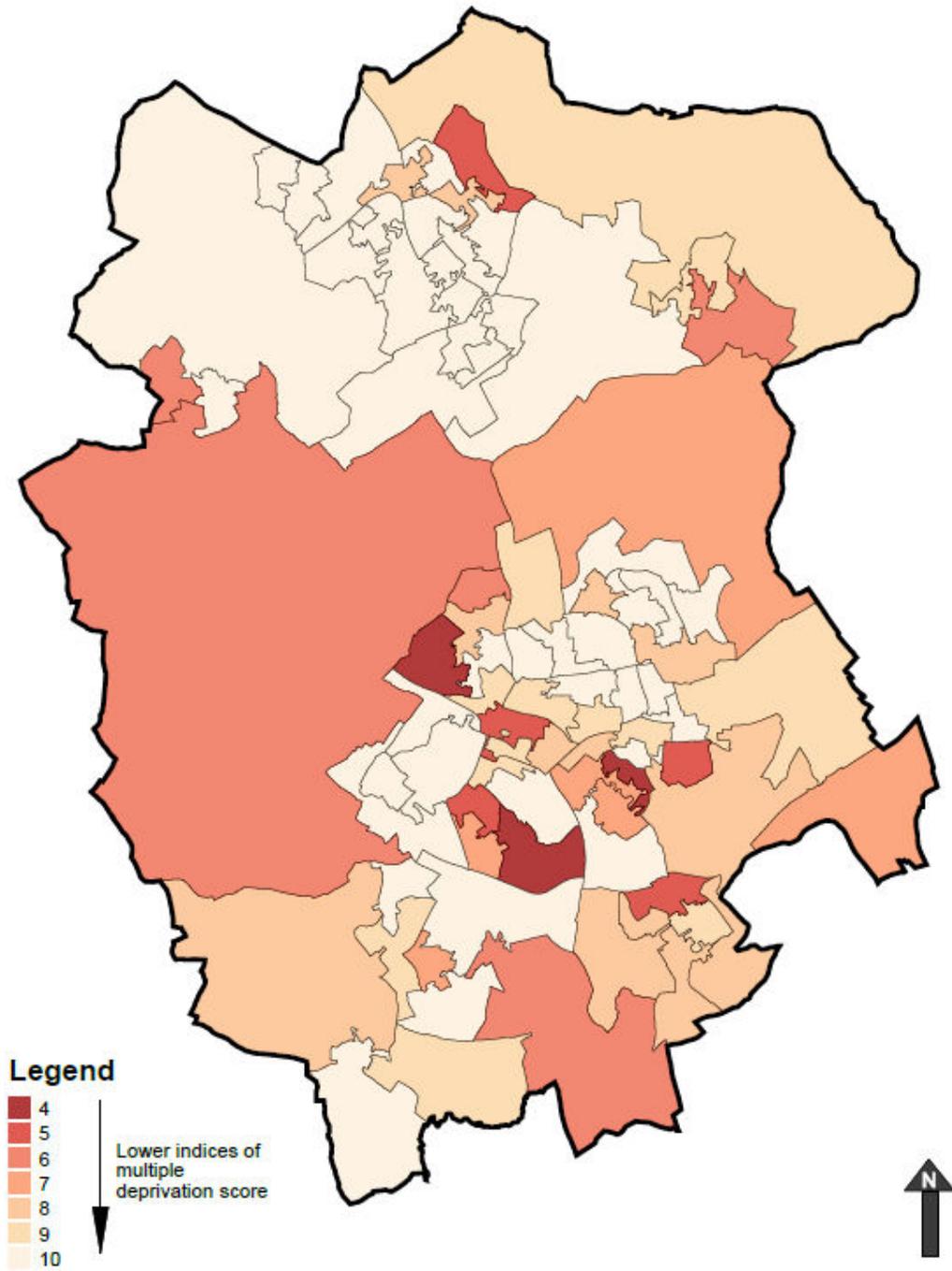
Ethnic Group	Number	Percent
White (English, Welsh, Scottish, Northern Irish, British)	114,145	81.1
White (Other)	10,235	7.3
Mixed	3,904	2.8
Asian	9,011	6.4
Black	2,388	1.7
Other	981	0.7
All Ethnic Groups	140,664	100

Source: National Statistics website: <http://www.ons.gov.uk>

Socio-cultural Issues

- 2.7 The Government produces an Index of Multiple Deprivation, using 37 different indicators which cover specific aspects or dimensions of deprivation based on the following:
- Income
 - Employment health and disability
 - Education, skills and training
 - Barriers to housing and services
 - Crime
 - Living environment
- 2.8 These measures are weighted and combined to create the overall Index of Multiple Deprivation. SACD scores well in the latest (2015) survey.
- 2.9 Whilst overall the results for SACD are encouraging the figures show small pockets of relative deprivation in three of the super output areas (sub-ward areas of approximately 1,500 people). These small areas are found in the wards of Batchwood, Cunningham and Sopwell.

Map Showing the levels of Deprivation Scores



- 2.10 Crime rates in SACD have been consistently low for many years. Table 4 below displays the number of crimes, excluding fraud, recorded in SACD. The crime rate in SACD is 42 per 1,000 population. This represents a 7% rise from 2014 but still compares well to the average for Hertfordshire, which is 50.

Table 4 Recorded Crime in SACD

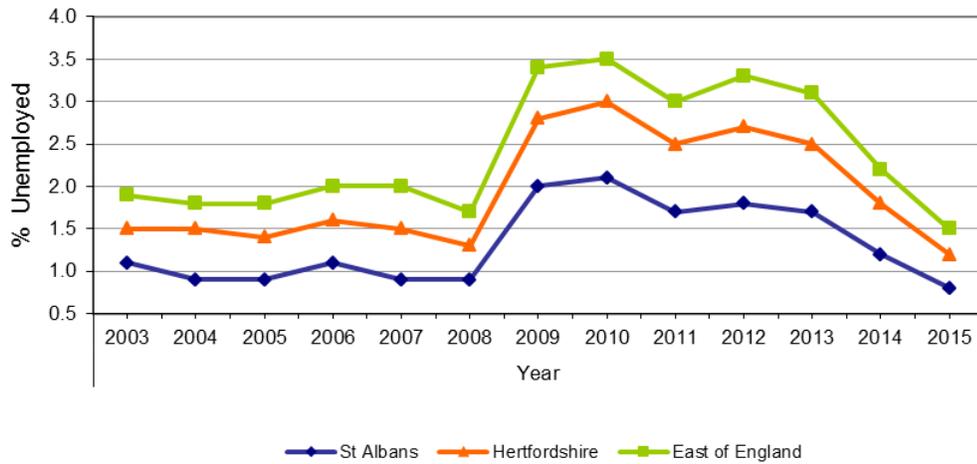
Offence	2014		2015		% Change 2014 to 2015
	Count	Rate per 1,000 population	Count	Rate per 1,000 population	
Violence Against the person	841	6	1,145	8	36
Homicide	1	0	1	0	-
Violence with injury	417	3	573	4	37
Violence without injury	423	3	571	4	35
Sexual offences	100	1	126	1	26
Robbery	44	0	52	0	-
Theft Offences	3203	23	3,085	22	-4
Domestic burglary	305	2	355	2	16
Non-domestic burglary	315	2	386	3	23
Vehicle offences	617	4	547	4	-11
Theft from the person	153	1	121	1	-21
Bicycle theft	106	1	132	1	25
Shoplifting	547	4	451	3	-18
All other theft offences	1160	8	1,093	8	-6
Criminal damage and arson	672	5	798	6	19
Drug offences	418	3	303	2	-28
Possession of weapons offences	27	0	15	0	-
Public order offences	189	1	210	1	11
Miscellaneous crimes against society	106	1	234	2	121
Total	5600	39	5,968	42	7

Source: <http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Crime+in+England+and+Wales#tab-data-tables>

- 2.11 Unemployment can usefully be compared to County and Regional rates. Since 2012 local unemployment has shown a downward trend. Figures in SACDC District follow the Regional pattern, although the rate is considerably less; where unemployment stands at 1.5% in the East of England, in SACD it is 0.8. The data used to produce these statistics derives from the Claimant Count, not the Labour Force Survey. The numbers of unemployed are displayed in Table 6.

Chart 3

Unemployment Rate 2003-2015 (based on figures for March)



Source: Hertfordshire County Council Monthly Unemployment Bulletin

Table 5 Unemployment Figures 2003 - 2015

Year	SACD		Hertfordshire		East of England	
	Number	%	Number	%	Number	%
2003	873	1.1	9,369	1.5	62,504	1.9
2004	728	0.9	9,311	1.5	60,799	1.8
2005	754	0.9	9,192	1.4	60,770	1.8
2006	876	1.1	10,472	1.6	68,421	2.0
2007	777	0.9	9,947	1.5	69,260	2.0
2008	710	0.9	8,378	1.3	59,157	1.7
2009	1612	2.0	18,187	2.8	118,556	3.4
2010	1,716	2.1	19,735	3.0	121,488	3.5
2011	1,475	1.7	17,859	2.5	112,254	3.0
2012	1,618	1.8	19,127	2.7	123,131	3.3
2013	1,531	1.7	18,079	2.5	116,458	3.1
2014	1,051	1.2	13,136	1.8	83,263	2.2
2015	738	0.8	8,955	1.2	54,043	1.5

- 2.12 SACD has a highly skilled resident workforce comparing well with the rest of the East of England, particularly at advanced levels.

Table 6 **Qualifications (March 2011)**

	Number	% SACD	% E of England
All usual residents aged 16 and over	110,590		4,738,333
No qualifications	14,268	12.9	22.5
1-4 O levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma	37,372	33.8	35.3
NVQ Level 1, Foundation GNVQ, Basic Skills	5,219	4.7	7.8
5+ O level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A level/2-3 AS levels/VCEs, Higher Diploma, Welsh Baccalaureate Intermediate Diploma	58,069	52.5	34.3
NVQ Level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma	11,278	10.2	15.0
Apprenticeship	5,628	5.1	6.5
2+ A levels/VCEs, 4+ AS levels, Higher School Certificate, Progression /Advanced Diploma, Welsh Baccalaureate Advanced Diploma	38,846	35.1	17.3
NVQ Level 3, Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma	9,655	8.7	10.5
Degree (eg BA, BSc), Higher degree (eg MA, PhD, PGCE)	37,997	34.4	15.3
NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher Level	5,302	4.8	4.1
Professional qualifications (eg teaching, nursing, accountancy)	27,017	24.4	14.2
Other vocational/work-related qualifications	18,594	16.8	17.6
Foreign qualifications	7,939	7.2	5.4

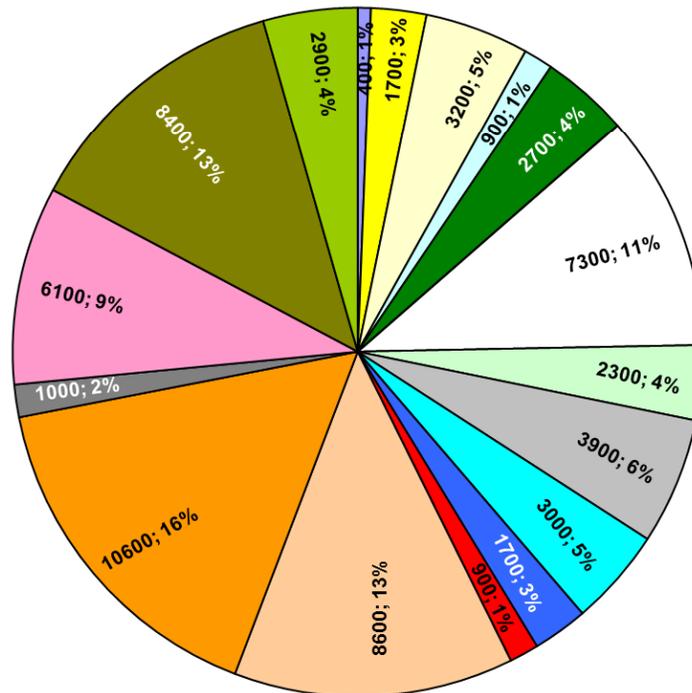
Source: ONS Census 2011

Economy

- 2.13 The top three industry groups within SACD are: Business administration & support, Professional, scientific & technical, and Health employing 10,600, 8,600 and 8,400 people respectively. The total number of employee jobs recorded is 65,800. Latest data available is from 2013.

Chart 4
Employee Jobs 2013

Total Number of Employee Jobs by Industry Groups



Source: Business Register and Employment Survey (BRES) - Office for National Statistics © Crown copyright

- 2.14 Latest data shows that in 2013 there were 7,545 business units in SACD. This represents 14.6% of the total for Hertfordshire.
- 2.15 Small firms dominate the local economy, with 75% of enterprises employing 4 or fewer people. Less than 7% of companies employ 20 people or more.

Table 7 No of Employment Units by Number of Employees 2013

No of Employees	0-4	5-9	10-19	20 or more
No of Units	6110	905	505	550
Percent	75.7	11.2	6.3	6.8

Source: Business Register and Employment Survey (BRES) - Office for National Statistics © Crown copyright

- 2.16 The average earnings of SACD residents are very high compared to the average in England. The earnings of residents are also very high compared to earnings of employees who work in SACD.

Table 8 Earnings by Residence and Workplace

Earnings by Residence 2013			
Gross weekly pay	St Albans	East	Great Britain
Full-time workers	£731.60	£539.10	£520.80
Male full-time workers	£811.70	£586.80	£561.50
Female full-time workers	£640.40	£471.70	£463.00
Earnings by Workplace 2013			
Gross weekly pay	SACD	East	Great Britain
Full-time workers	£515.40	£505.80	£520.20
Male full-time workers	£539.60	£548.60	£560.60
Female full-time workers	£502.70	£443.30	£462.50

Source: ONS Annual Survey Hours & Earnings

Housing

- 2.17 Just under three quarters (72.73%) of households in SACD own their own home (see Table 8). A quarter (25.75%) of households are in rented accommodation, with private rentals (52.7%) now exceeding Local Authority and Housing Association (42.3%) rentals.

Table 9 Households and Tenure in SACD 2011

Tenure	Households	Percent
All Households	56,140	100
Owned; Total	40,831	72.73
Owned; Owned Outright	19,409	34.57
Owned; Owned with a Mortgage or Loan	21,422	38.16
Shared Ownership (Part Owned and Part Rented)	261	0.46
Social Rented; Total	6,832	12.17
Social Rented; Rented from Council (Local Authority)	4,753	8.47
Social Rented; Other Social Rented	2,079	3.70
Private Rented; Total	7,624	13.58
Private Rented; Private Landlord or Letting Agency	7,065	12.58
Private Rented; Employer of a Household Member	131	0.23
Private Rented; Relative or Friend of Household Member	315	0.56
Private Rented; Other	113	0.20
Living Rent Free	592	1.05

Source: ONS Census 2011

- 2.18 The Council's 2006 Housing Needs Survey Update showed an overall annual shortage of affordable housing units. Total annual need was recorded at 1,109 units. With a relets supply of 287 units, this leaves a shortfall of 822. The survey identified a range of housing needs which will arise, including a significant need for affordable housing for first time buyers, single people, and other low income households.
- 2.19 House prices in SACD have risen steadily since 2007 and the overall average price of a dwelling in SACD is now £513,307.

Table 10 Overall Average Price 2007-2015

Year	Dacorum	St Albans	Hertsmere	Welwyn Hatfield	North Hertfordshire	Three Rivers	Watford	Central Bedfordshire
Overall Average House Price (April) 2015								
2007	275,321	366,289	341,517	265,173	250,692	361,537	229,558	212,353
2008	308,762	393,274	330,202	290,093	258,078	365,491	251,164	226,857
2009	278,908	361,020	336,432	282,901	241,966	303,784	231,216	213,546
2010	304,931	393,854	348,838	300,286	248,187	386,657	238,514	212,895
2011	290,823	438,543	375,932	338,841	269,558	383,273	242,904	220,785
2012	309,862	411,284	350,090	296,094	264,475	385,119	259,044	215,070
2013	311,721	443,498	356,462	304,434	263,800	403,781	265,692	216,616
2014	339,600	458,566	413,665	315,879	286,191	423,425	274,221	240,233
2015	364,058	513,307	461,476	342,023	306,684	473,291	314,013	259,897

Source: Hometrack; © Hometrack 2015

- 2.20 The 'Independent Assessment of Housing Needs and Strategic Housing Market Assessment', written in 2013 and updated in 2014, is a comprehensive analysis of housing issues for the District. This provides evidence for work on the Council's new Local Plan and informs a new Housing Strategy for the Council in its strategic housing role. Some of its headline findings are summarised below:
- The SACD housing offer; of a well located destination with a good quality of life, is working to strengthen its established role in housing families, including from outside the District. SACD ranks third of 348 local authorities for the proportion of married or same sex civil partnerships with dependent children and there are above average proportions of 3,4 and 5 bed homes especially in the owner occupied sector.
 - SACD also has an established and growing older population. Almost a quarter of the census output areas in the District had more than a quarter of their households aged over 65. This is an increasingly important factor in the housing market, both in terms of occupation of existing family dwellings and the need for modern forms of specialist accommodation.
 - The changed tenure pattern over the last 10 years shows a 50% growth in the private rented sector and this has a turnover of 30%. This makes the largest contribution to turnover related supply of housing. Its dominant role is to provide small dwellings housing single people or couples.
 - Turnover in the social rented sector is very low at 5%. The register of applicants stood at 702 at the time of the Study.

- There are two strong dynamics in the market; a polarisation between the majority of households in receipt of average incomes and a minority dependent on low incomes for whom affordability is an acute and worsening problem, alongside a high level of movement in and out of the district resulting in a net gain in households.
- It is possible to identify a core housing market area which approximates with the District boundary. However this is connected, through home move and commuting patterns to a wider area. The net gain is estimated at 200 per annum and is mainly family led, with a high proportion of 25 – 44 year olds and children.

Built Environment

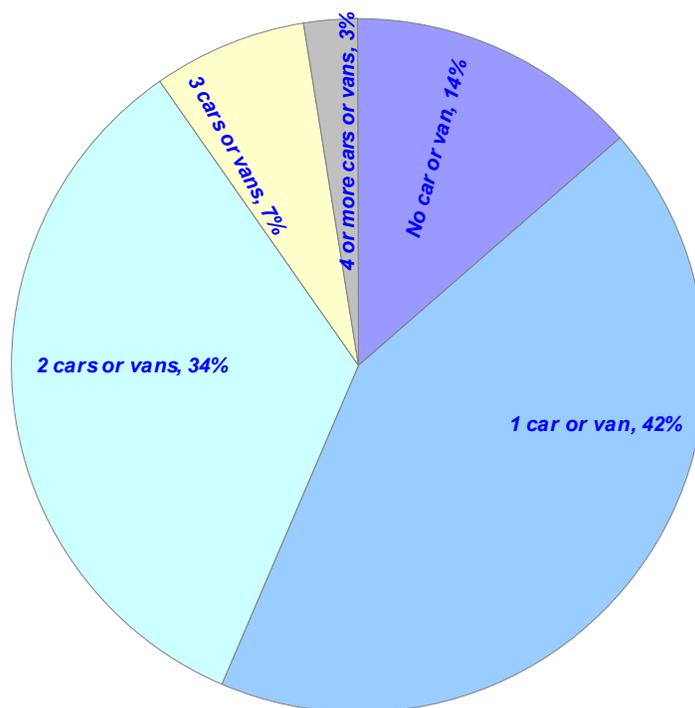
- 2.21 There are 19 Conservation Areas in the District and 837 Listed Buildings. The Listed Buildings are broken down by grade, Grade I being the highest grading and Grade II the lowest. There are 15 Grade I buildings, 39 Grade II*, and 783 Grade II.

Transport

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

Chart 5

Percentage of Households with Vehicle Ownership



Source:ONS Census 2011 © Crown Copyright 2011 last update January 2013

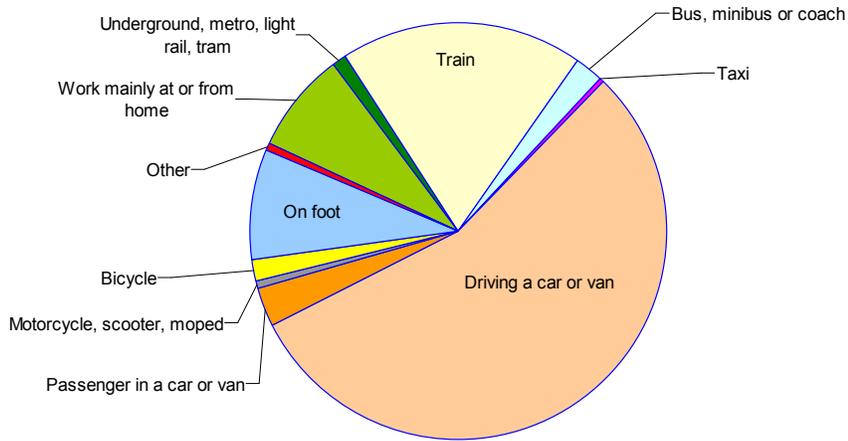
2.23 Less than 20% of workers in the District use public transport to travel to work. The car is the main mode of transport and there is a high car ownership (see chart 5) with 42% of households owning one car and 34% owning two or more cars. In addition, over 58% of residents travel to work by car (see Chart 6 and Table 10). This has led to increased congestion, especially around the more historic centre of St Albans. Works to widen the M1 motorway between Junction 6A (M1/M25 junction at Bricket Wood) and Junction 10 (Luton South) and widening of the M25 through the District have been completed.

Table 11 Means of Transport to Work

Method of Travel	Persons	Percent
Work Mainly at or From Home	5599	5.6
Underground, Metro, Light Rail, Tram	673	0.7
Train	13489	13.5
Bus, Minibus, Coach	1724	1.7
Taxi	186	0.2
Motorcycle, Scooter, Moped	449	0.4
Driving a Car or Van	39425	39.5
Passenger in a Car or Van	2160	2.2
Bicycle	1219	1.2
On Foot	6090	6.1
Other Method of Travel to Work	364	0.4
Not in Employment	28485	28.5

Chart 6

Means of Transport to Work



Source: ONS Census 2011 © Crown Copyright 2011

2.24 The District's close proximity to London and good transport links allow a high proportion of residents to commute out of the District to work. Over 21% commute into London. 43% of residents work within the District, and 22% commute to work in the rest of the County.

2.25 SACD attracts workers from its neighbours, with over 27% of inflow coming from other Hertfordshire Authorities and 12% from Luton and Central Bedfordshire . A small percentage also commute in from London, just over 2%. Overall, the District is a net exporter of labour, and the numbers out-commuting and in-commuting have increased since 1991.

Table 12 Flow of Workers

	1991	2001	2011
Out-commuting	31,000	33,436	36,629
In-commuting	22,560	23,340	26,862
Net out-commuting	8,440	10,096	9,767

2.26 Table 13 gives details of SACD' residents' area of workplace and the origins of the workforce travelling to SACD.

Table 13 Commuting Flows For SACD

Place	Workers			Percent		
	Inflow	Outflow	Net Flow	Inflow	Outflow	
Hertfordshire	Dacorum	3,420	2,241	1,179	7.22	3.92
	Welwyn Hatfield	3,196	4,793	-1,597	6.75	8.39
	Hertsmere	1,698	2,122	-424	3.59	3.72
	Watford	1,539	1,732	-193	3.25	3.03
	North Hertfordshire	1,287	494	793	2.72	0.87
	Three Rivers	978	828	150	2.07	1.45
	Stevenage	758	765	-7	1.60	1.34
	Total	12,876	12,975	-99	27.20	22.72
London	Barnet	784	1,204	-420	1.66	2.11
	Camden	145	1,918	-1,773	0.31	3.36
	Islington	92	1,116	-1,024	0.19	1.95
	Westminster & City	46	6,710	-6,667	0.10	11.75
	Tower Hamlets	29	1,052	-1,023	0.06	1.84
	Total	1,096	12,000	-10,907	2.32	21.01
Neighbouring Authorities	Luton	3,212	1,819	1,393	6.79	3.19
	Central Bedfordshire	2,468	679	1,789	5.21	1.19
	Total	5,680	2,498	3,182	12.00	4.37
Other Locations	7,210	9,156	-1,943	15.23	16.03	
Commuting Total	26,862	36,629	-9,767	56.75	64.14	
Residing and Working in SACD		20,475		43.25	35.86	
Total Number of Jobs in SACD			47,337			
Total Population in Work			57,104			

Source: Office for National Statistics, 2011 Census
 Crown Copyright 2014

Chart 7

SACD Residents Workplace Destinations (Outflow)

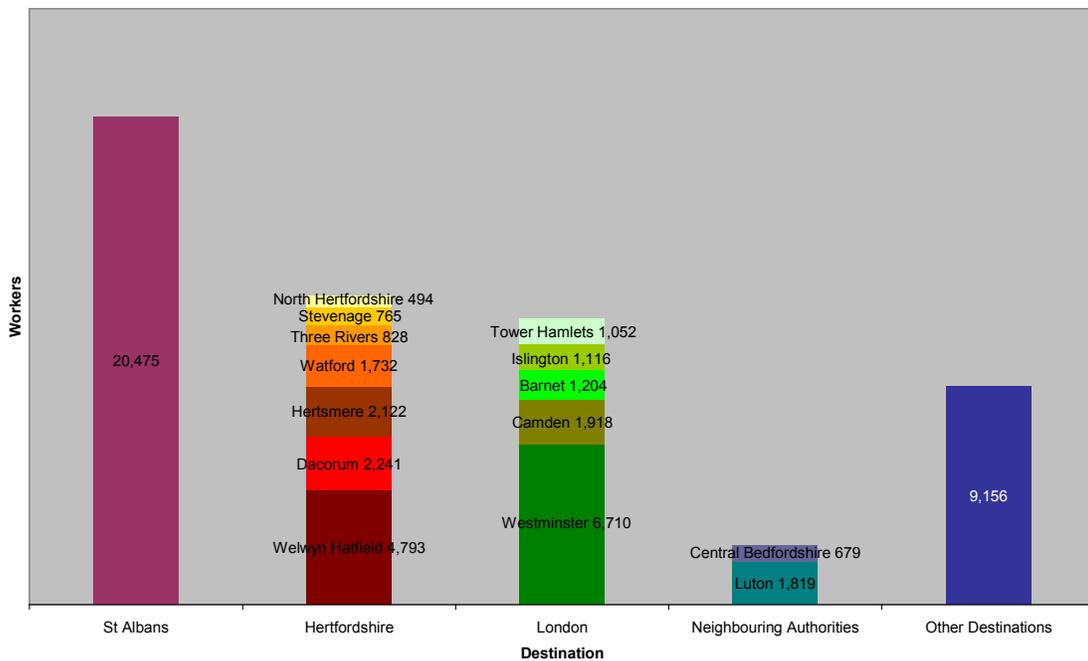
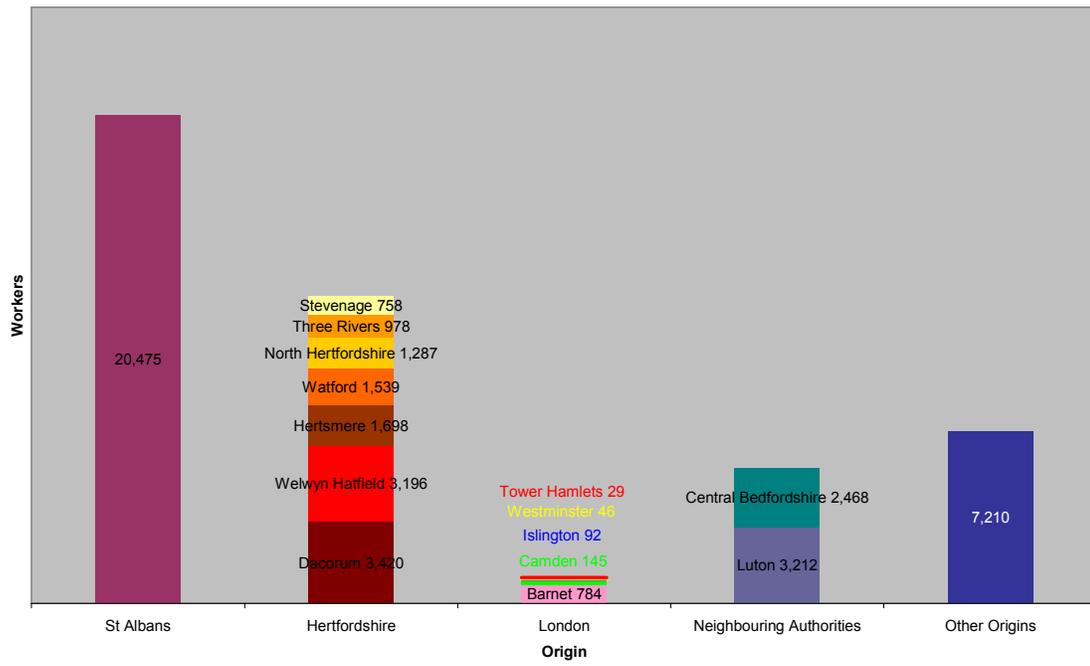


Chart 8

SACD Workers Place Of Origin (Inflow)



3.0 PROGRESS IN RELATION TO THE KEY MILESTONES IN THE LOCAL DEVELOPMENT SCHEME (INCLUDING DUTY TO CO OPERATE INITIATIVES AND NEIGHBOURHOOD PLAN PROGRESS)

- 3.1 The planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS). This entails the production of a three year work programme, detailing production schedules for Development Plan Documents (DPDs). This can be referred to by the community, businesses, developers, service and infrastructure providers and other interested parties, to see exactly when they can expect to be involved in the planning process.
- 3.2 The Council's most recent approved LDS was published in September 2015 and the timetables for Plan preparation are shown in the table below. This LDS differs greatly from the last published version, due to the Council's decision in late 2012 not to proceed with the draft Strategic Local Plan being considered at the time.

Table 14 Current LDS

	<u>Main Evidence Completion</u>	<u>Consultation</u>	<u>Pre-submission Publication</u>	<u>Submission</u>	<u>Examination</u>	<u>Adoption</u>
SLP	Dec 2014	Oct/Nov 2014	Jan 2016	June 2016	November 2016	May 2017
DLP	March 2016	Sept/Oct 2016	Jan 2017	August 2017	November 2017	March 2018

- 3.3 An East Hemel Hempstead Area Action Plan may be required and, if it is, it will be prepared through joint work with Dacorum Borough Council. The timescale for this is yet to be determined.
- 3.4 It is important to note the issues behind the proposed East Hemel Hempstead Area Action Plan (AAP). The East of England Plan – Regional Spatial strategy (RSS) (2008) included major expansion at Hemel Hempstead, probably extending into St Albans District and expansion at Hatfield, possibly extending into St Albans District. The East Hemel Hempstead Area Action Plan (AAP) was conceived to be produced jointly by St Albans District Council (SACDC) and Dacorum Borough Council to deal with the Hemel Hempstead expansion. However there were subsequent significant changes in relation to the RSS and its status. The policies for expansion of Hemel Hempstead and expansion of Welwyn Garden City/ Hatfield (LA2 and LA3) were deleted following the judgement in the High Court in May 2009. These policies were remitted to the Department for Communities and Local Government for reconsideration. Because of the abolition of the regional planning system under the Localism Act this reconsideration did not proceed and the East of England Plan was revoked on 3 January 2013. Thus the regional planning history no longer determines the need for specific plans for expansion at the boundaries of the District, including the proposed AAP. However there is still a need to consider the future of some land at the eastern and western boundaries of the District in detail on a cross boundary basis. The Draft Strategic Local Plan suggests development at East Hemel Hempstead. It is anticipated that SACDC will continue to work jointly with other councils in the production of evidence for Local Plans. A Green Belt Review has been conducted jointly with Dacorum and Welwyn Hatfield councils for this reason.
- 3.5 One of the purposes of the AMR is to assess progress on meeting the key milestones for Development Plan preparation as identified in the LDS. During the year to March

2015 the main evidence work on the SLP was completed and the Strategic Local plan was prepared, subject to a Regulation 18 consultation. Up to date information on progress against the LDS is published regularly on the Council's website: <http://www.stalbans.gov.uk/planning/Planningpolicy/>

3.6 The Localism Act introduced a requirement (the Duty to Co-operate – DtC) for local planning authorities to plan together for strategic cross boundary issues on a co-operative basis and to involve other relevant bodies appropriately (see Section 1 above). The Government advises use of the AMR to record significant DtC activity and issues (Planning Practice Guidance ID9:-020-20140306). During the monitoring year the Council undertook the following main DtC related activity:

- Follow up (through work on the Strategic Local Plan) to the joint Green Belt Review conducted with Dacorum Borough Council and Welwyn Hatfield District Council
- Work through the Hertfordshire Infrastructure and Planning Partnership (HIPP) and the Hertfordshire Local Enterprise Partnership (Herts LEP) on cross Hertfordshire issues and planning relationship with Greater London and adjoining County / LEP areas. This included preparation of a Local Strategic Statement (LSS) as input to the Herts LEP's Strategic Economic Plan. This DTC work is particularly relevant to the Council's work on the SLP as it identifies Hemel Hempstead as a key focus for regeneration and economic growth as part of a M1 / M25 growth corridor
- Strategic reporting and liaison on HIPP work and development plan consultations by adjoining and nearby councils (full reports are published and presented to the Council's Planning Policy Committee). In the monitoring year a report was considered at the Committee meeting on 31 July 2014
- Technical level liaison through the Hertfordshire Planning Group (HPG) and Hertfordshire Planning Group Development Plans sub group (officers)
- A series of meetings and discussions at political level with all nearby and adjoining local planning Authorities affected by the Strategic Local Plan
- Direct participation in technical work by Luton and Central Bedfordshire and Welwyn Hatfield councils on housing needs assessment, urban capacity and employment change.

3.7 The Localism Act introduced Neighbourhood Plans as a new, optional, element of the Development Plan. The following area designations have been approved:

Table 15 List of Neighbourhood Plan Areas

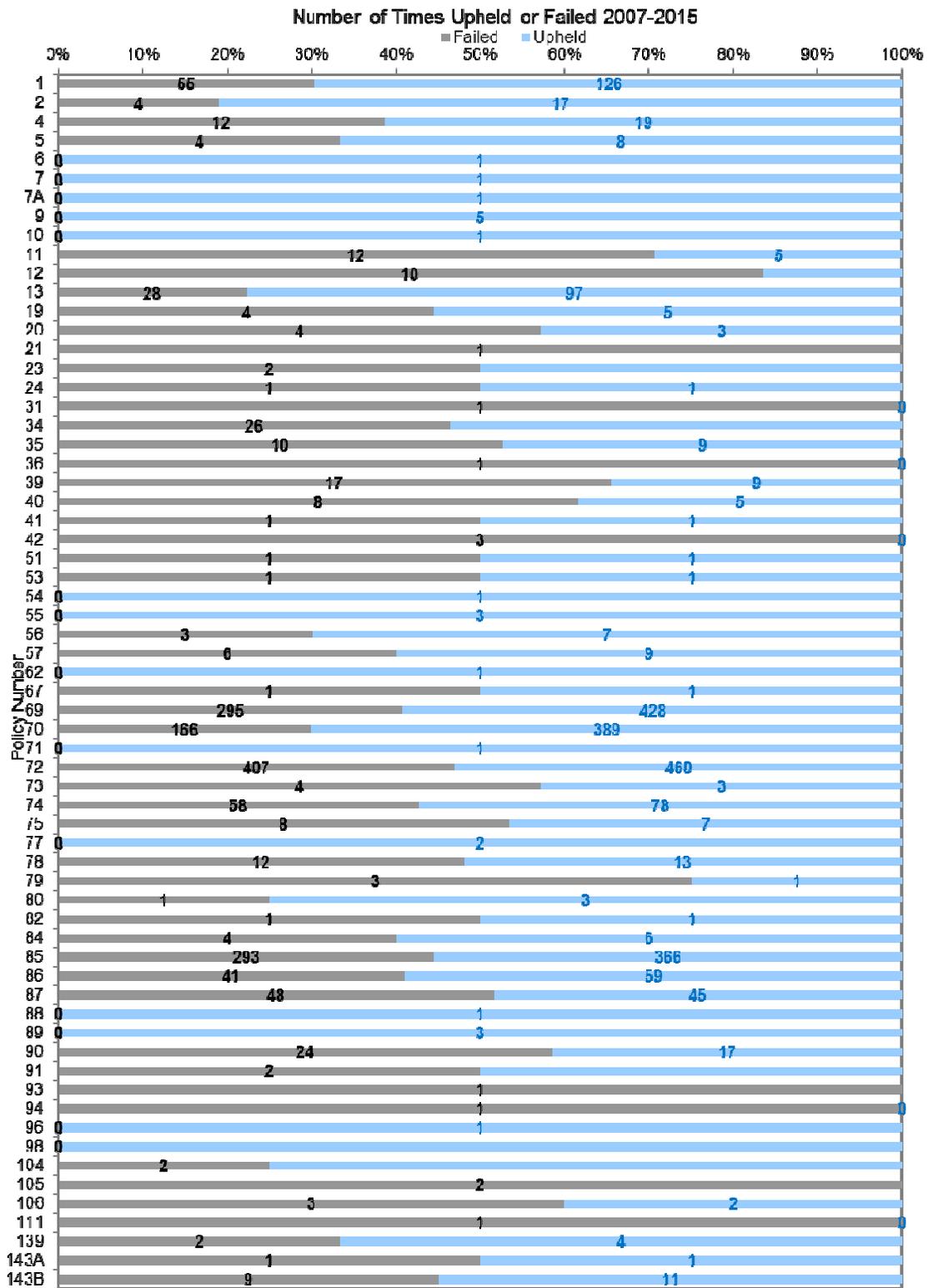
Neighbourhood Plan Area	Designation Date	Coverage
Redbourn	21 November 2013	Whole Parish
Colney Heath	27 February 2014	Whole Parish
Sandridge	24 April 2014	Whole Parish
St Stephen	23 April 2014	Whole Parish
Wheathampstead	21 July 2015	Whole Parish

Up to date information on Neighbourhood Plan progress is published regularly on the Council's website at the following location:
<http://www.stalbans.gov.uk/planning/Planningpolicy/neighbourhoodplanning.aspx>

4.0 ANALYSIS OF ADOPTED LOCAL PLAN POLICIES – THEIR USAGE AND EFFECTIVENESS

- 4.1 It is important to analyse the usage of planning policies in order to assess their continuing effectiveness and usefulness and to identify those which need review or replacement.
- 4.2 The Council's monitoring has concentrated mainly on assessing the effectiveness of the housing, shopping and employment policies in the District Local Plan Review (November 1994). However, the effectiveness of all the policies needs to be considered.
- 4.3 The success or failure of policies on appeal is often a very good indicator of their effectiveness and usefulness. Appendix 1 shows which District Plan Review policies were used in appeal decisions made during 2007-2015 and how successful these policies were. The policies are as referred to in the Council's decision notices, which specify which sub-section applies. However Inspectors' decisions occasionally refer only to whole policies. A quick overview displaying whole policies only is displayed in Chart 9. It shows the number of times each policy failed or succeeded. The length of colour on each bar represents the percentage of each policy's success or failure.

Chart 9



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

- Reflected the principles of the then local development frameworks (effectively the Development Plan and current national policy)
 - Were consistent with current national policy; and
 - It was not feasible to replace them by 27 September 2007
- 4.5 The Government also indicated that: “Through their Annual Monitoring Reports (AMRs) LPAs must monitor the performance of policies that are still in use together with progress made so far on replacing them.”
- 4.6 The Secretary of State issued a direction stating that the following policies from the St Albans District Plan Review will remain operational beyond September 2007. Any policies not included in the list below ceased to be used after this date.
- 4.7 Since the publication of the National Planning Policy Framework (NPPF) in March 2012 ‘saved’ policies are given due weight according to their degree of consistency with the NPPF.

List of Saved Policies

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

List of Saved Policies

- 54 Shopping Development in Neighbourhood Centres
- 55 Local Shopping Facilities
- 56 Loss of Retail Floorspace
- 57 Service Uses
- 58 Major Retail Development Outside Existing Town Centres
- 60 Garden Nurseries in the Green Belt
- 60A Hospital Services
- 62 Community Care
- 65 Education Facilities
- 65A Day Nurseries and Crèches
- 67 Public Meeting Rooms and Facilities
- 69 General Design and Layout
- 70 Design and Layout of New Housing
- 72 Extensions in Residential Areas
- 73 Article 4 Directions
- 74 Landscaping and Tree Preservation
- 75 Green Space Within Settlements
- 78 Advertisement Control
- 80 Floodlighting
- 84 Flooding and River Catchment Management
- 84A Drainage Infrastructure
- 85 Development in Conservation Areas
- 86 Buildings of Special Architectural or historic Interest
- 87 Locally Listed Buildings
- 88 New Uses for Historic Buildings
- 89 New Uses for Historic Agricultural Buildings
- 90 Shopfronts and Advertisements in Conservation Areas and on Listed Buildings
- 91 Location of Leisure Facilities
- 92 New Indoor Sports Facilities
- 93 New Areas of Public Open Space
- 95 Allotments
- 96 Medium intensity Leisure Uses in the Green Belt
- 97 Existing Footpaths, Bridleways and Cycleways
- 98 Kennels and Catteries
- 99 Overnight Accommodation and Ancillary Facilities
- 102 Loss of Agricultural Land
- 104 Landscape Conservation
- 106 Nature Conservation
- 109 Scheduled Ancient Monuments
- 110 Archaeological Sites for Local Preservation
- 111 Archaeological Sites Where planning Permissions may be Subject to a Recording Condition
- 113 St Albans City Centre Environmental Enhancement Measures
- 114 St Albans City Centre Building Height, Roofscape and Skyline
- 116 St Albans City Centre Policy Area 2 (Central Shopping Core)
- 119 St Albans City Centre Policy Area 5 (Central Office Core)
- 121 St Albans City Centre Policy Area 7 (London Road East)
- 122 St Albans City Centre Policy Area 8 (City Station/Former London Road Station)
- 123 St Albans City Centre Policy Area 9 (Gasworks Site and Adjoining Land)
- 128 Harpenden Town Centre Policy Area 2 (High Street North)
- 132 Highfield Oval Future Uses
- 139 Napsbury Hospital Redevelopment
- 142B Land at White Horse Lane, London Colney (Allotment Land)
- 143 Land Use proposals Within the Upper Colne Valley
- 143A Watling Chase Community Forest

List of Saved Policies

143B Implementation

4.8 At the time the process of preparing saved policies was introduced Government guidance on preparation of a Local Development Scheme suggested that for each of the policies in its 'saved' Local Plan, the LDS should give an indication of:

- whether the policy is to be replaced, deleted or merged;
- The timing of the above; and
- Within which future planning policy document any replacement policy is to be located.

The Council's LDS now includes provision for new Strategic and Detailed Local Plans. These plans are being prepared on the basis that the majority of the saved policies are still relevant and will in some way be replaced.

5. CORE OUTPUT INDICATORS

- 5.1 Central Government's Local Development Framework Core Output Indicators Update 2/2008 (July 2008) set out the full list of Core Output Indicators (COIs) on which local authorities were expected to report in their AMRs. The COIs are used as the basis of this and recent AMRs as they still offer a useful and relevant monitoring framework and also provide continuity. Following the Localism Act changes to legislation mean that authorities can now establish their own monitoring framework and use locally defined indicators. A new local monitoring framework is being developed in the draft Strategic Local Plan and this will be introduced as a basis for monitoring and future AMRs at an appropriate stage.
- 5.2 In future AMRs it will be possible to provide commentary on the effectiveness of new Local Plan policies when assessed against the Core (and any Local) Output Indicators. However, this AMR is still assessing 'saved' adopted Local Plan policies, which may not relate specifically to the core output indicators set out in the Government guidance noted above.

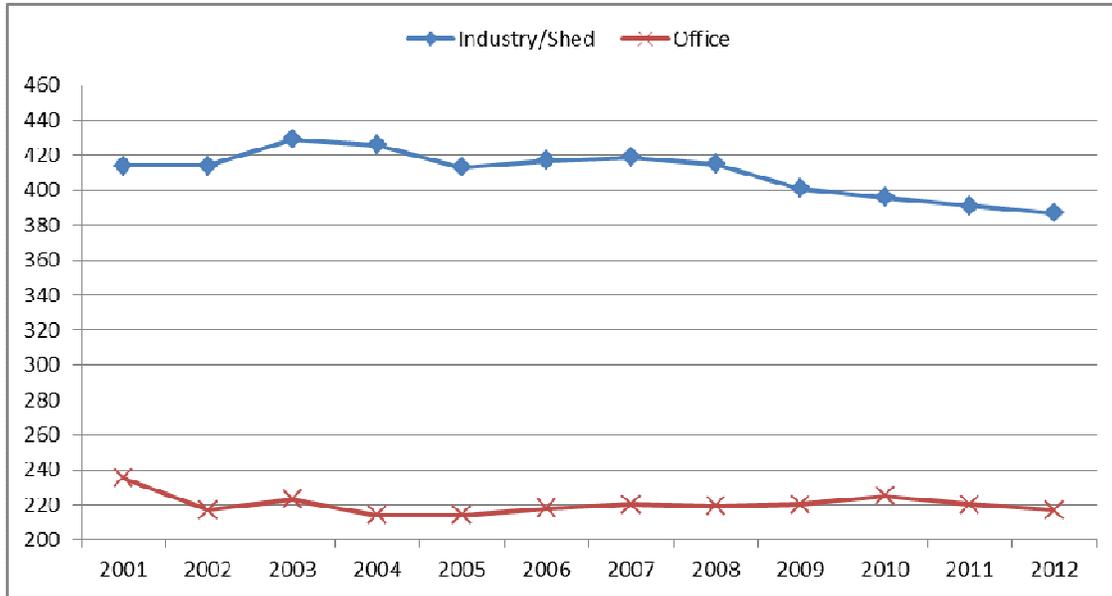
Business Development

- 5.3 The table below shows overall business floorspace stock for SACD, from 2001 to 2012 (latest available). Data is sourced from the Valuation Office website: <http://www.voa.gov.uk/> The data is also displayed as a graph which shows the gradual decline in business floorspace since 2001. The map following the graph shows the main employment areas in the District. These, along with the town and local centres accommodate the majority of business premises. The map also shows the main employment areas lost to residential redevelopment in recent years.

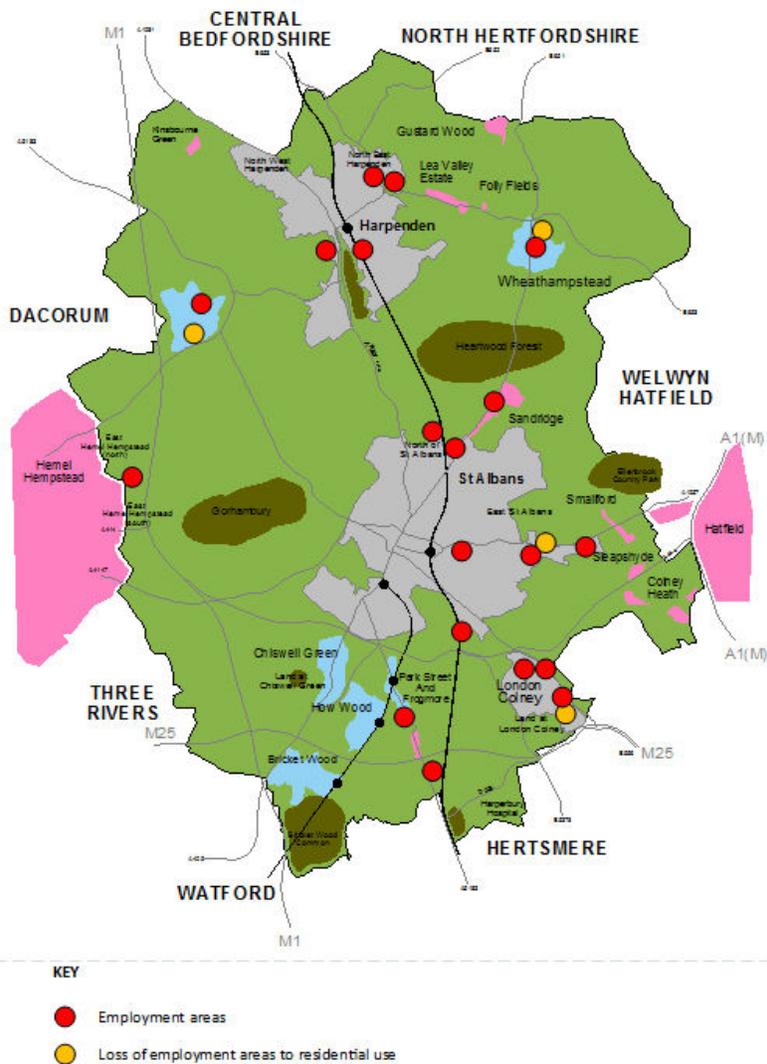
Table 16 Business Floorspace Stock

Year	Floorspace in Thousands m ²	
	Industry/Shed	Office
2001	414	235
2002	414	217
2003	429	223
2004	426	214
2005	413	214
2006	417	218
2007	419	220
2008	415	219
2009	401	220
2010	396	225
2011	391	220
2012	387	217

Chart 10 Business Floorspace Stock



Map Showing Location of Employment Areas



BD1: Total amount of additional floorspace – by type

Table 17 Figures are for Floorspace Gains / Losses in sq m (gross internal)

Year	Floor space	Use Class							Total
		B0	B1	B1a	B1b	B1c	B2	B8	
2004-05	Gain	9,359	0	3,492	24	0	0	540	13,415
	Loss	138	0	1,620	0	2,099	15,951	1,445	21,253
	Net	9,221	0	1,872	24	-2,099	-15,951	-905	-7,838
2005-06	Gain	17,253	0	8,104	0	0	0	0	25,357
	Loss	70	0	1,384	7,911	525	221	4,484	15,918
	Net	17,183	0	6,720	-7,911	-525	-221	-4,484	9,439
2006-07	Gain	0	250	5,501	1,640	0	0	6,224	13,615
	Loss	4,146	1,540	1,989	17,158	0	5,226	350	30,409
	Net	-4,146	-1,290	3,512	-15,518	0	-5,226	5,874	-16,794
2007-08	Gain	0	585	0	1,361	0	147	0	2,093
	Loss	0	1,139	106	0	0	0	3,439	4,684
	Net	0	-554	-106	1,361	0	147	-3,439	-2,591
2008-09	Gain	7,944	0	1,222	1,650	594	0	298	11,708
	Loss	10,168	86	1,577	362	1,006	4,748	8,479	26,426
	Net	-2,224	-86	-355	1,288	-412	-4,748	-8,181	-14,718
2009-10	Gain	0	0	1,029	0	0	480	6,564	8,073
	Loss	0	132	8,970	0	97	480	1,990	11,669
	Net	0	-132	-7,941	0	-97	0	4,574	-3,596
2010-11	Gain	0	0	335	168	0	741	0	1,244
	Loss	544	811	2124	0	579	2,968	412	7,438
	Net	-544	-811	-1,789	168	-579	-2,227	-412	-6,194
2011-12	Gain	0	0	708	0	0	198	307	1,213
	Loss	0	190	2161	0	46	860	36	3,293
	Net	0	-190	-1453	0	-46	-662	271	-2,080
2012-13	Gain	0	0	420	977	651	590	43	2,681
	Loss	0	0	6697	1153	1342	758	1648	11,598
	Net	0	0	-6277	-176	-691	-168	-1605	-8,917
2013-14	Gain	0	0	232	330	118	0	1,162	1,842
	Loss	0	0	3,581	0	0	7,500	1,070	12,151
	Net	0	0	3,813	330	118	7,500	2,232	-10,309
2014-15	Gain	0	1,019	1,661	2,720	2,061	2,342	4,119	13,922
	Loss	0	0	14,284	466	3,078	1,765	4,944	24,537
	Net	0	1,019	-12,623	2,254	-1,017	577	-825	-10,615
Total 2004-15	Gain	34,556	1,854	22,704	8,870	3,424	4,498	19,257	95,163
	Loss	15,066	3,898	44,493	27,050	8,772	40,477	28,297	168,053
	Net	19,490	-2,044	-21,789	-18,180	-5,348	-35,979	-9,040	-72,890

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

Source: SACDC and Hertfordshire County Council

5.4 Since 2004/5 changes in business floorspace have been monitored for planning application data. This provides a complimentary perspective on floorspace change / loss. There has been a net loss of 10,615 square metres of employment floorspace (all Class B uses) for the period 2014-2015 (table 17). This is the eighth consecutive year where a loss has been recorded. Since 2004 there has been a loss of 72,890 square metres of employment floorspace in the District.

5.5 Changes to planning regulations now mean that there is a permitted development right to convert sites in B1 office use to C3 residential with 'Prior Approval', subject only to some specified matters. This is likely to facilitate further loss of office space in

SACD, where residential land is at a premium. If all sites for such conversions, with prior approval at 1 April 2015, are completed a further 9,688 of office floorspace will be lost.

BD2: Total amount of employment floorspace by type on Previously Developed Land (PDL)

5.6 78% of the gains in employment floorspace (Class B) for 2014/15 as shown in Table 17 were on PDL. The non PDL sites were from agricultural conversions.

BD3: Employment land available - by type

5.7 Table 14 below gives the employment land and premises commitments by area for the District as of April 2015. The District has very little land available for employment development. There are only two greenfield employment sites allocated in the Local plan: part of Spencers Park (the District Plan Review Policy 26 site) and the remaining part of allocated Employment Area EMP.7 (policy 20 site), both adjoining Hemel Hempstead. Spencers Park is not included in Table 14 because it will now be developed for housing (following the adoption of the Dacorum Local Plan in September 2013), and Employment Area 7 may not be available due to changes in the Health and Safety Executive's policy towards development near oil depots, introduced since the Buncefield explosion. The majority of commitments are for redevelopments in existing allocated employment areas. The figures given are for floorspace permitted, not net gains taking account of previous land uses.

5.8 The proposed Rail Freight Interchange (5/2009/0708) has a very large site area of 94 hectares. This should be taken into account when assessing the amount of available land for development. Without this site the available land is reduced to 5.088 hectares.

5.9 The two Allocated sites consist of a parcel of land left over at the Punchbowl Lane/ Cherry Tree Lane area (Emp 7), which as explained above may not be developed, and the British Rail car park in Ridgmont Road St Albans where it was understood that some office development with underground parking might take place, but no progress was ever achieved with this.

Table 18 Employment land Availability by Type

(ii) With Permission					
Use Class	Permission	Address	Description	Floorspace	Area ha
B1 Business	5/2005/2228	Plot 23 Porters Wood, St Albans	demolition of auction centre & erection of industrial units	1,169	0.186
			Total B1	1,169	0.186
B1a Offices	5/2010/1588	Porters Wood House & Oak Court Business Centre, Porters Wood, St Albans, AL3 6PQ	Change of use from Class B1a (office), Class B1b (research and development) and Class B8 (storage or distribution) to Class B1a (office), two	764	0.198

			storey side and two storey rear extension following demolition of single storey workshop to rear, alterations to		
B1a Offices	5/2011/2006	Scout Farm, 10 Dunstable Road, Redbourn, AL3 7PQ	Extension of time 5/2008/1954 COU of Barns A, B and C from agricultural to B1 (office) and dem of glasshouse	769	0.457
B1a Offices	5/2013/1389	Victoria Collingham and Littleport House, Southdown Road, Southdown Industrial Estate, Harpenden, AL5 1PW	COU of Collingham House from C3 to B, and extensions	315	0.12
B1a Offices	5/2013/1679	48 Marlborough Buildings, Hatfield Road, St Albans, AL1 3RW	COU of flat to site office (use Class B1(a)) in association with Duchess of Marlborough Almshouses	31	0.003
B1a Offices	5/2013/2183	48 Coldharbour Lane, Harpenden, AL5 4UN	Extension of time limit for 5/2010/0531 for Dem of existing and erection of 3 office units with associated car parking and new vehicular access	950	0.135
B1a Offices	5/2013/2183	48 Coldharbour Lane, Harpenden, AL5 4UN	Extension of time limit for 5/2010/0531 for Dem of existing and erection of 3 office units with associated car parking and new vehicular access	1020	0.145
B1a Offices	5/2013/2183	48 Coldharbour Lane, Harpenden, AL5 4UN	Extension of time limit for 5/2010/0531 for Dem of existing and erection of 3 office units with associated car parking and new vehicular access	750	0.106
B1a Offices	5/2013/2365	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn, AL3 7QA	Demolition of existing barn and erection of one, detached three bedroom live/work unit	97	0.24

B1a Offices	5/2013/350 5	52 Victoria Street, St Albans, AL1 3HZ	Demolition Of Buildings To The Rear Of The Site, Retention Of Frontage Buildings And Use Of Ground Floor For A1 (Retail) Fronting Victoria Street And Ancillary A1 (Retail) Or B1(A) (Office) At Ground Floor Of Retained Building To Rear, Conversion Of First to create one, two bedroom and one, three bedroom self contained flats, erection of two storey rear extension to retained frontage buildings to create one, two bedroom flat at first floor and part use of ground floor as garden rooms for the proposed semidetached houses and part for A1 (retail) or B1 (a) (office) use ancillary to the use of the ground floor of the retained buildings and erection of two, 3 bedroom semi detached houses with habitable roofspace	68	0.007
B1a Offices	5/2014/034 3	Victoria Garage Motor Engineers, Victoria Road, Harpenden, AL5 4EB	Demolition of existing single storey vehicle repair and maintenance shed and construction of three storey office	141	0.009
B1a Offices	5/2014/102 7	55, Victoria Street, St Albans, AL1 3UW	Construction of a four storey building providing office space (Class B1) and fourteen residential units comprising four, one bedroom and ten, two bedroom flats	272	0.07
B1a Offices	5/2014/177 6	Braybourne End, Kennel Lane, Kinsbourne Green, AL5 3PZ	Demolition of four agricultural buildings and replacement with a single storey office	415	2.94

			building and associated parking and landscaping		
B1a Offices	5/2014/2862	Lea Industrial Estate, Lower Luton Road, Harpenden, AL5 5EQ	Reserved matters (Phase 1 commercial) following outline permission 5/2013/3078 Outline application for demolition of existing and erection of 67 dwellings (including 23 affo	1985	0
B1a Offices	5/2010/1588	Porters Wood House & Oak Court Business Centre, Porters Wood, St Albans, AL3 6PQ	Change of use from Class B1a (office), Class B1b (research and development) and Class B8 (storage or distribution) to Class B1a (office), two storey side and two storey rear extension following demolition of single storey workshop to rear, alterations to	31	0.003
			Total B1a	7,577	4.430
B1b Research and Development	5/2012/1387	Building Research Establishment, Bucknalls Lane, Garston	Replacement single storey building	417	0.042
B1b Research and Development	5/2013/0905	Building Research Establishment, Bucknalls Lane, Garston	Four storey side and three storey front and rear extensions, increase in height to create additional floor, and alterations to openings to building 14 office block	792	0.472
			Total B1b	1,209	0.472
	5/2009/0708	Proposed Rail Freight Interchange, Public Open Space And Community Forest Sites, North Orbital Road, St Albans	Outline Planning Application (Approval Of Means Of Access, Siting And Landscaping Only) For The Development Of Strategic Rail Freight Interchange Comprising Intermodal Area, Distribution Buildings (Class B8 Use) And Other Related Floorspace (Class B1/B2 Use) Up To	331665	94

			331,655 Sqm With A Maximum Height Of 20 Metres Together With Associated Road, Rail And Other Infrastructure Works Including Parking For Up To 1602 Cars And 617 Lorries With Earth Mounding, Tree Planting And A New Park Street/Frogmore Relief Road. Includes Additional Landscape And Other Works On Further Sites To Provide Public Access To Open Land And Community Forest. The Overall Proposals Involve Some 419 Hectares		
	5/2014/298 5	4, Brick Knoll Park, St Albans, AL1 5UG	Construction of mezzanine floors, second floor front extension	1843	0
				333,508	94.000
				343,463	99.088
(i) Allocated in Local Plan					
B8		Punchbowl Lane Cherry Tree Lane	Warehousing	14,800	4.00
B1a		Ridgmont Road	Redevelopment	3,300	0.37
				18,100	4.37

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

5.10 Tables 19 and 20 show the amount of completed floorspace for town centre uses (A1, A2, B1a and D2) within town centre areas (table 19) and within the local authority area (table 20). The information in table 19 relates to St Albans city centre and Harpenden town centre.

Table 19 Floorspace within town centre areas

Year	Use Class*	Gain in Year (sq.m.)	Loss in Year (sq.m.)	Net Completed in Year
2005/6	A1	350	0	350
	A2	0	0	0
	B1a	0	720	-720
	D2	0	0	0
2006/7	A1	63	625	-562
	A2	0	0	0
	B1a	0	1,569	-1,569
	D2	0	0	0
2007/8	A1	743	832	-89
	A2	0	78	-78
	B1a	0	106	-106
	D2	31	0	31
2008/9	A1	183	116	67
	A2	85	0	85
	B1a	34	733	-699
	D2	0	0	0
2009/10	A1	20	287	-267
	A2	41	162	-121
	B1a	0	121	-121
	D2	0	0	0
2010/11	A1	1,120	966	154
	A2	223	198	25
	B1a	36	105	-69
	D2	0	0	0
2011/12	A1	122	614	-492
	A2	0	40	-40
	B1a	0	454	-454
	D2	0	0	0
2012/13	A1	230	379	-149
	A2	0	0	0
	B1a	0	1,009	-1009
	D2	0	0	0
2013/14	A1	108	2,837	-2729
	A2	223	880	-657
	B1a	0	1,314	-1314
	D2	0	0	0
2014/15	A1	798	876	-78
	A2	677	313	364
	B1a	92	3,612	-3520
Total 2005/15	A1	65	0	65
	A2	3,737	7,532	-3,717
	B1a	1,249	1,358	-786
	D2	162	9,743	-4,747

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

5.11 The Defined Town Centre Areas covers the main shopping areas in the centre of St Albans and Harpenden.

Table 20 Floorspace Within Local Authority Area

Year	Use Class*	Gain in Year (sq.m.)	Loss in Year (sq.m.)	Net Completed in Year
2005/6	A1	2,896	249	2,647
	A2	0	0	0
	B1a	8,104	1,384	6,720
	D2	1,982	0	1,982
2006/7	A1	63	1,015	-952
	A2	0	0	0
	B1a	5,501	1,989	3,512
	D2	0	0	0
2007/8	A1	5,231	1,744	3,487
	A2	257	148	109
	B1a	0	106	-106
	D2	397	0	397
2008/9	A1	203	358	-155
	A2	85	0	85
	B1a	1,222	1,577	-355
	D2	945	613	332
2009/10	A1	974	1007	-33
	A2	217	336	-119
	B1a	1029	8970	-7941
	D2	423	382	41
2010/11	A1	2658	1239	1419
	A2	223	386	-163
	B1a	335	2124	-1789
	D2	867	902	-35
2011/12	A1	961	772	189
	A2	156	214	-58
	B1a	708	2161	-1453
	D2	1283	143	1140
2012/13	A1	800	891	-91
	A2	164	23	141
	B1a	420	6697	-6277
	D2	7401	10913	-3512
2013/14	A1	1,987	3,098	-1,111
	A2	293	910	-617
	B1a	232	3,581	-3,349
	D2	804	199	605
2014/15	A1	1,507	3,098	-1,591
	A2	730	910	-180
	B1a	1,661	3,581	-1,920
	D2	6,690	199	6,491
Total 2005/15	A1	17,280	13,471	3,809
	A2	2,125	2,927	-802
	B1a	19,212	32,170	-12,958

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

Housing

- 5.12 The local context for assessing the future housing development trajectory and housing land supply position is currently complex and needs detailed explanation. The approach taken to calculating and presenting the housing monitoring information below has effectively been determined by a specific court case outcome in late 2013 (known as Hunston)
- 5.13 The full background to the Council's approach in respect of current development management decisions is as follows:

With the revocation of the East of England Plan there is no definitive Development Plan housing requirement / target for the District. It is accepted that there is now a vacuum in the Development Plan in this regard. Therefore, a judgment will need to be reached as to what is the most appropriate requirement / target to use as a basis for assessment of housing land supply as set out in paragraph 49 of the NPPF.

In a Court of Appeal Decision regarding Sewell Park, St Albans, on 12 December 2013 (Hunston), the judges have set out in the absence of a Development Plan figure the decision taker must use "the most up-to-date figures" (para 12) for "full objectively assessed needs" (para 26) on which to base 5 year land supply calculations.

The 2012 based Household projection figures (1991-2037) were published by the Department for Communities and Local Government (DCLG) on 27 February 2015. They identify for the District an average of 637 new households per annum for the draft SLP Plan period of 2011-2031.

Consultants commissioned by the Council have published an Independent Assessment of Housing Needs and Strategic Housing Market Assessment (SHMA) (2013) and Update (2015). These reports explore the issues and uncertainties involved in assessing future "housing need" and suggest a range of dwelling growth figures that might be taken as representing "need". The Council has not taken a decision on whether or not these or any other figures may more accurately represent "the most up-to-date figures" for "full objectively assessed needs", and wholly reserves its position on this point. The Council takes the view that this matter is properly to be decided as part of the decision making process on its Strategic Local Plan (SLP).

At present, it is therefore considered that the latest DCLG household projection of 637 dwellings per annum is the appropriate figure to use, (as a proxy for full, objectively assessed needs for market and affordable housing, without any moderation).

The Council has updated its 5 year land supply schedule and considers that, set against this proxy need figure, at a baseline date of 1 April 2015, there is approximately 3.49 years supply, including the relevant 5% buffer.

A Publication Draft SLP based on a "full objectively assessed needs" figure of 436 dwellings per annum was approved by the Council in December 2015.

For context, the need figure of 436 dwellings per annum used in the Publication Draft SLP (which is derived from a 10 year net migration-led forecast in the SHMA) produces a baseline figure of 5.09 years supply, including the 5% buffer. The 5 year net migration-led figure from the SHMA of 586 dwellings per annum produces a baseline figure of 3.80 years supply, including the 5% buffer. These baseline figures look forward in time only. There is no definitive timeframe over which any "surplus" or "shortfall" in past delivery should be measured. The independent SHMA points out that migration trend and household formation assumptions are a major consideration in interpretation and application of DCLG household projections to Plan making. This is particularly relevant when considering the household growth assumptions used for the new DCLG projections as they cover a longer projection period than those previously available.

Therefore, the Council cannot demonstrate a 5 year housing land supply as set out at paragraph 49 of the NPPF. Paragraph 14 of the NPPF is therefore engaged.

As set out in footnote nine to the decision-taking part, the presumption in favour of sustainable development does not apply to land designated as Green Belt.

The judges in 'Hunston' set out fully and comprehensively the context in which the current 5 year land supply shortfall should be considered.

This is reproduced from paragraphs 28-32 in full below:

28. However, that is not the end of the matter. The crucial question for an inspector in such a case is not: is there a shortfall in housing land supply? It is: have very special circumstances been demonstrated to outweigh the Green Belt objection? As Mr Stinchcombe recognised in the course of the hearing, such circumstances are not automatically demonstrated simply because there is a less than a five year supply of housing land. The judge in the court below acknowledged as much at paragraph 30 of his judgment. Self-evidently, one of the considerations to be reflected in the decision on "very special circumstances" is likely to be the scale of the shortfall.

29. But there may be other factors as well. One of those is the planning context in which that shortfall is to be seen. The context may be that the district in question is subject on a considerable scale to policies protecting much or most of the undeveloped land from development except in exceptional or very special circumstances, whether because such land is an Area of Outstanding Natural Beauty, National Park or Green Belt. If that is the case, then it may be wholly unsurprising that there is not a five year supply of housing land when measured simply against the unvarnished figures of household projections. A decision-maker would then be entitled to conclude, if such were the planning judgment, that some degree of shortfall in housing land supply, as measured simply by household formation rates, was inevitable. That may well affect the weight to be attached to the shortfall.

30. I therefore reject Mr Stinchcombe's submission that it is impossible for an inspector to take into account the fact that such broader, district-wide constraints exist. The Green Belt may come into play both in that broader context and in the site specific context where it is the trigger for the requirement that very special circumstances be shown. This is not circular, nor is it double-counting, but rather a reflection of the fact that in a case like the present it is not only the appeal site which has a Green Belt designation but the great bulk of the undeveloped land in the district outside the built up areas. This is an approach which takes proper account of the need to read the Framework as a whole and indeed to read paragraph 47 as a whole. It would, in my judgment, be irrational to say that one took account of the constraints embodied in the policies in the Framework, such as Green Belt, when preparing the local plan, as paragraph 47(1) clearly intends, and yet to require a decision-maker to close his or her eyes to the existence of those constraints when making a development control decision. They are clearly relevant planning considerations in both exercises.

31. There seemed to be some suggestion by Hunston in the course of argument that a local planning authority, which did not produce a local plan as rapidly as it should, would only have itself to blame if the objectively-assessed housing need figures produced a shortfall and led to permission being granted on protected land, such as Green Belt, when that would not have happened if there had been a new-style local plan in existence. That is not a proper approach. Planning decisions are ones to be arrived at in the public interest, balancing all the relevant factors and are not to be used as some form of sanction on local councils. It is the community which may suffer from a bad decision, not just the local council or its officers.

32. Where this inspector went wrong was to use a quantified figure for the five year housing requirement which departed from the approach in the Framework, especially paragraph 47. On the figures before her, she was obliged (in the absence of a local plan figure) to find that there was a shortfall in housing land supply. However, decision-makers in her position, faced with their difficult task, have to determine whether very special circumstances have been shown which outweigh the contribution of the site in question to the purposes of the Green Belt. The ultimate decision may well turn on a number of factors, as I have indicated, including the scale of the shortfall but also the context in which that shortfall is to be seen, a context which may include the extent of important planning constraints in the district as a whole. There may be nothing special, and certainly nothing 'very special' about a shortfall in a district which has very

little undeveloped land outside the Green Belt. But ultimately that is a matter of planning judgment for the decision-taker.

Section 9 of the NPPF is titled 'Protecting Green Belt Land'. Paragraph 79 advises that the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open with the essential characteristics of Green Belts being their openness and their permanence.

In this district, there have been four significant Green Belt appeals for residential development since *Hunston* and the acknowledged lack of a 5 year land supply. All four were dismissed, as set out in brief below:

24 February 2015 - Land at r/o the Albert Bygrave Centre, North Orbital Road, St Albans

...The proposed dwellings would make a modest contribution towards meeting the shortfall, but this has to be considered in the light of many other factors. Not least of these is the Court of Appeal judgement in the Hunston case in which it was stated (para 32) that, "There may be nothing special, and certainly nothing 'very special' about a shortfall in a district which has very little undeveloped land outside the Green Belt. But ultimately that is a matter of planning judgement for the decision-maker". The judgement also makes clear (para 31) that planning decisions are properly arrived at in the public interest, balancing all the relevant factors, and not to be used as some form of sanction on local councils for not having produced a local plan and having a shortfall against objectively-assessed housing need figures. That judgement is particularly pertinent in this case as it related to an appeal in the same District.

...I conclude that the modest consideration in favour of the proposal is clearly outweighed by the totality of the harm to the Green Belt and other harm. Therefore very special circumstances to justify inappropriate development in the Green Belt do not exist in this instance.

28 January 2015 – Land at Old Orchard, Park Street, Chiswell Green

...The Court of Appeal judgement in the Hunston case also distinguishes between establishing a shortfall in housing supply and reaching the threshold for demonstrating the very special circumstances necessary to justify inappropriate development in the Green Belt. Whether that threshold is reached depends on, among other things, the wider context including the extent to which the District is constrained by, for example, Green Belt policies. In this case, the whole of District outside of specified settlements and sites listed in LP policies 1 and 2 is within the Green Belt and, as the Court of Appeal judgement notes, this has a bearing on whether the full, objectively assessed housing need is met.

...Moreover, Framework paragraph 14 also advises that the presumption in favour of new housing does not apply where specific policies of the Framework indicate that development should be restricted. Footnote 9 confirms that such policies include designated Green Belt land. This approach is re-iterated in the national Planning Policy Guidance (PPG) (reference 3-044-20141006). The PPG goes on to confirm that unmet housing need is unlikely to outweigh harm to the Green Belt (paragraph reference 3-034-20141006).

4 March 2014 - Land off Cherry Hill, Chiswell Green, St Albans

...In my judgement, the weight I have accorded to the other considerations in favour of the proposal would not individually, or when taken together, be sufficient to clearly outweigh the substantial harm to the Green Belt in respect of inappropriate development and loss of openness and the significant weight accorded to the other harm relating to character and appearance. Therefore the very special circumstances necessary to justify the proposed development do not exist in this particular case.

13 January 2014 - Land adjoining no. 17 Red Roofs, Castle Rise, Wheathampstead

Significant weight can be given to the lack of a 5-year housing land supply in the District. Some weight can be given to the lack of an up-to-date LP. In addition, the development would not harm highway safety, it would be located on a site with some sustainable credentials, the design and external appearance of the 10 new dwellings would be acceptable, the proposal would not harm local ecology, and an Oak tree would be protected. These considerations can only be given some weight.

...These factors in favour of the proposal have to be balanced against the harm that the development would have on the Green Belt and I conclude that they are insufficient either on their own or in combination to clearly outweigh the harm to the Green Belt by reason of inappropriateness and the other identified harms.

This position has been emphasised by the Secretary of State in his decision taking at appeal.

Land at Hawkesbury Golf Course, Blackhorse Road, Exhall, Coventry (14 November 2013), where only between 1.4 and 3 years land supply was considered to be demonstrated, of particular note is the Secretary of State's comment at paragraph 35:

Green Belt considerations apart, the Secretary of State sees considerable merit in both the appeal proposals. Whilst he considers that the decisions on both appeal proposals are very finely balanced, he considers that in both cases the benefits do not clearly outweigh the harm to the Green Belt and other harm, as set out at paragraphs 31-32 above, and therefore that there are no very special circumstances that would justify the inappropriate development in the Green Belt. He therefore concludes that there are no material considerations of sufficient weight which require him to determine the application other than in accordance with the development plan.

Land off Glebelands, Thundersley, Essex (26 June 2013), where only 0.7 years land supply was demonstrated, of particular note is the Secretary of State's comment at paragraph 30:

...The Secretary of state has found that there are factors in favour of the appeal including a severe lack of a forward housing land supply and that, setting aside GB considerations, development of the appeal site would not cause demonstrable harm. He also wishes to emphasise that national policy is very clear that GB reviews should be undertaken as part of the Local Plan process. In light of all material considerations in this case the Secretary of State is concerned that a decision to allow this appeal for housing in the GB risks setting an undesirable precedent for similar developments which would seriously undermine national GB policy.

The decision above was challenged at the High Court by the appellant. The challenge was not upheld by the Court and the decision of the Secretary of State stands.

There have been two more similarly dismissed Appeals by the Secretary of State more recently at: Land to the South Of Manor Road, Saltford, 4 March 2014 and Land off Stockwood Lane, Whitchurch, Somerset, 5 March 2014.

The Government published (as an online only resource) the Planning Practice Guidance (PPG) on 6 March 2014, with an associated Ministerial Statement from Nick Boles. The Ministerial Statement sets out:

I would particularly note that we are:

... Re-affirming Green Belt protection, noting that unmet housing need is unlikely to outweigh harm to the Green Belt and other harm to constitute very special circumstances justifying inappropriate development.

The PPG sets out:

Can unmet need for housing outweigh Green Belt Protection?

Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.

The Government published an update to the PPG on 6 October 2014 under the title "Councils must protect our precious green belt land". It included an update to the paragraph set out above:

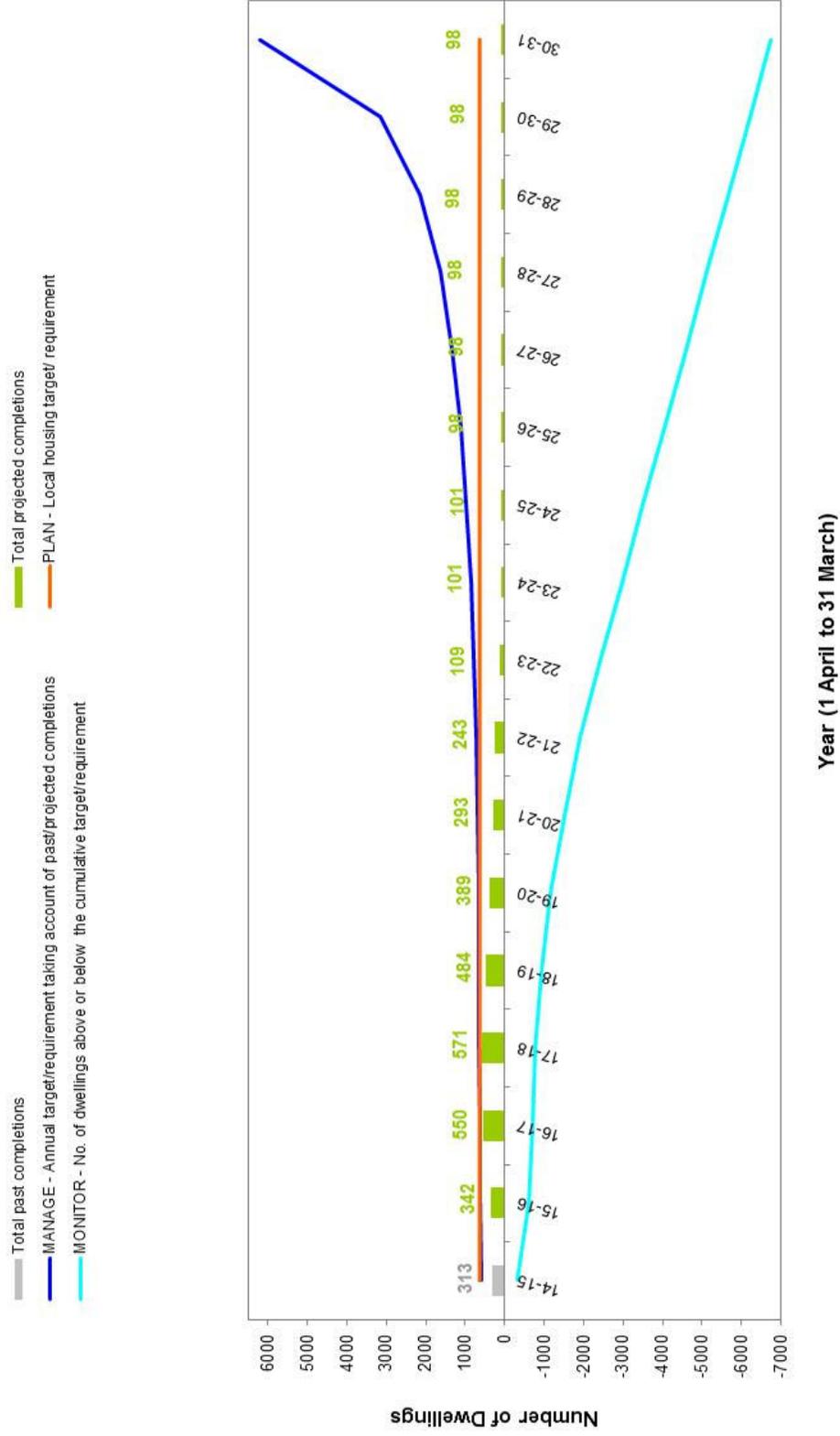
Paragraph: 034 Reference ID: 3-034-20141006

In decision taking, can unmet need for housing outweigh Green Belt Protection?

Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt

Chart 11

St Albans District Council Housing Trajectory



H2: Housing Trajectory

Table 21 Trajectory Data 2015

	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
Total past completions	313							
Total projected completions	342	550	571	484	389	293	243	
Cumulative completions	313	655	1,205	1,776	2,260	2,649	2,942	3,185
PLAN - Local housing target/ requirement	637	637	637	637	637	637	637	637
MONITOR - No. of dwellings above or below the cumulative target/requirement	-324	-619	-706	-772	-925	1,173	1,517	-1,911
MANAGE - Annual target/requirement taking account of past/projected completions	577	617	636	642	647	661	686	725

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Total past completions								
Total projected completions	109	101	101	98	98	98	98	98
Cumulative completions	3,294	3,395	3,496	3,594	3,692	3,790	3,888	3,986
PLAN - Local housing target/ requirement	637	637	637	637	637	637	637	637
MONITOR - No. of dwellings above or below the cumulative target/requirement	-2,439	-2,975	-3,511	-4,050	-4,589	-5,128	-5,667	-6,206
MANAGE - Annual target/requirement taking account of past/projected completions	779	862	971	1,116	1,320	1,625	2,134	3,152

5.14 The housing trajectory will be part of the supporting evidence base underpinning the production of a new Local Plan and will be updated annually as part of the AMR to demonstrate progress towards meeting agreed housing provision figures. This AMR contains a housing trajectory for 2014-2031 (in the context set out in para 5.9 above). Detailed information underpinning the trajectory can be found in Appendix 2.

H3: New and converted dwellings – on previously developed land

5.15 There were 398 gross dwelling completions during the 2014-2015 monitoring period. Of these completions, 321 (81%) were on previously developed land or through conversions and 77 on greenfield land. Along with completions on the King Harry Lane development, a high level of garden land completions have contributed significantly to recent higher figures for greenfield sites.

Table 22 Dwelling increase (gross)

Year	Previously Developed Land	Greenfield	Total	% Previously Developed
01-02	371	21	392	95
02-03	295	54	349	85
03-04	267	25	292	91
04-05	612	34	646	95
05-06	368	11	379	97
06-07	437	3	440	99
07-08	317	22	339	94
08-09	457	9	466	98
09-10	327	3	330	99
10-11	433	61	494	88
11-12	413	55	468	88
12-13	217	183	400	54
13-14	342	162	504	68
14-15	321	77	398	81
01-15	4,856	643	5,499	88

Gypsies and Travellers' Housing and Land Use Requirements

H4: Net additional pitches (Gypsy and Traveller)

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

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

Table 23 Public Authorised Sites April 2015

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

Table 24 Private Authorised Sites With Permanent Planning Permission April 2015

Site	Pitches
Ardens Rise, House Lane, St. Albans	1
The Paddocks, Colney Heath	7
Chiswell Green Lane, Chiswell Green	1
Woodview Lodge, Lye Lane, Bricket Wood	8
Tullochside, Redbourn	10
Little Orchard, Barley Mow Lane, Colney Heath	1
The Meadows, Hemel Hempstead Road, Redbourn	1
Total	29

Table 25 Private Authorised Sites With Temporary Planning Permission April 2015

Site Location	No of Pitches
Nuckies Farm, Colney Heath temporary consent to end July 2015	3
Ardens Rise, House Lane, Sandridge temporary consent to 2016	3
Total	6

Table 26 Number of Caravans on Authorised Sites

Date		Public	Private	Date		Public	Private
2015	July	NA	NA	2010	July	81	29
	January	66	72		January	68	45
2014	July*	77	84	2009	July*	64	50
	January	68	83		January	71	57
2013	July	59	64	2008	July	67	43
	January	53	68		January	75	57
2012	July	71	70	2007	July	83	46
	January	71	63		January	57	30
2011	July	64	32	2006	July	67	27
	January	71	29		January	73	27

* The caravan counts published by the DCLG do not correspond with the counts reported to them by the Local Authority, therefore the Local Authority reported figures have been used for 2014.

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

Table 27 Unauthorised Sites

Site	Pitches
Meadowside, Orchards Drive (tolerated)	3
Total	3

Table 28 Number of Caravans on Unauthorised Sites

	Date	Caravans		Date	Caravans
2015	July	0	2010	July	24
	January	0		January	28
2014	July	0	2009	July	3
	January	0		January	0
2013	July	0	2008	July	0
	January	0		January	0
2012	July	0	2007	July	3
	January	0		January	15
2011	July	22	2006	July	12
	January	8		January	19

There were no unauthorised caravans counted in the DCLG Caravan Counts January and July 2015.

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

None

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

The St. Albans City and District Council Gypsy and Traveller Accommodation Needs Assessment (GTANA) was completed in September 2015. This GTANA provides an

assessment of current and future need for Gypsy, Traveller and Travelling Show People accommodation in St. Albans District. The base date of the study is September 2014.

Based on the evidence presented in the study the GTANA suggests additional need of up to 79 additional pitches in the period to 2031.

Although the study identified an existing small travelling show person yard in St. Albans, it is not suggested that there is any need for additional pitches.

The study has assumed that the immediate needs arising from all unauthorised pitches (0), concealed households (14), the waiting list (7), net migration (9) and pitches with temporary planning permission (6) are met in the first 5 years. In addition, based on a 2% net compound growth rate over the Local Plan period, there will be a new household formation of 43 pitches. The study does not recommend that there is a need for any new transit provision at this time.

DCLG recently published an updated Planning Policy for Traveller Sites paper (PPTS) in August 2015. This updated the March 2012 document of the same name.

The key change is the new definition for a Gypsy, Traveller or Travelling Showperson, which now does not include persons who have ceased to travel permanently. The GTANA indicates how this new policy can affect assessment of need significantly.

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

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

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

The Draft Strategic Local Plan (SLP) was consulted on in Autumn of 2014 and includes Policy SLP12 (Gypsies, Travellers and Travelling Showpeople) which sets out a positive framework for the provision for Gypsies and Traveller. It indicates that sites will be identified, allocated and safeguarded by means of policies and land allocations in a Detailed Local Plan (DLP). The SLP is currently only in draft form and is therefore not yet a material consideration of great weight. However evidence from the recent GTANA is material and it may be appropriate to give it some weight in determination of relevant planning applications.

Map Showing Location of Gypsy and Traveller Sites



H5: Gross affordable housing completions

- 5.17 Table 29 shows the number of completions of affordable housing since 1994. During this period 1,418 affordable dwellings (i.e. 68 per annum) were completed. Of the affordable housing provided in the District, 73% (r) has arisen through the operation of District Plan Review Policy 7A. Between 1994 and 2015, Policy 7A resulted in 1,032 affordable dwellings (i.e. 49 per annum). The provision of affordable housing has fallen far short of the target in Policy 7A of 200 affordable dwellings per annum.

Table 29 Affordable Housing Completions

Year	Completions				Percent Affordable
	Annual Total	Affordable			
		Policy 7A	Other	Total	
94-95	418	26	70	96	23
95-96	474	125	45	170	36
96-97	238	8	49	57	24
97-98	415	35	-41	-6	-1
98-99	529	58	66	124	23
99-00	600	32	-7	25	4
00-01	415	4	26	30	7
01-02	356	44	20	64	18
02-03	301	26	19	45	15
03-04	248	0	7	7	3
04-05	601	206	37	243	40
05-06	329	18	10	28	9
06-07	377	0	10	10	3
07-08	293	14	22	36	12
08-09	398	85	7	92	23
09-10	272	119	10	129	47
10-11	382	102	13	115	30
11-12	380	12	8	20	5
12-13	320	75	30	105	33
13-14	375	27	-69	-42	-11
14-15	313	8	62	70	22
Total	8,034	1,024	394	1,418	18
Dw per Annum	383	49	19	68	18

- 5.18 Below is a list showing the provision of affordable homes within the District for 2014– 2015. Completions at Leacroft and The Grange were Council / Housing Association partnership elderly persons schemes – the rest were from Policy 7A.

Table 30 Affordable Completions 2014-15

Permission	Location	Total dwelling increase	Dwelling increase resulting from Policy 7A
5/2012/1958	Leacroft, Common Lane, Batford	38	
5/2012/3298	The Grange, Hall Gardens, Colney Heath	16	
5/2013/0885	Oaklands College City Campus, Hatfield Road, St Albans	8	8
5/2012/3429	Ellis House, Charrington Place, St Albans	7	7
5/2011/0038	Former Playing Fields, King Harry Lane, St Albans	1	1
	Total	70	16

H6: Housing Quality – Building for Life Assessments

- 5.19 A Building for Life assessment scores the design quality of housing developments against the 20 Building for Life criteria developed by the Commission for Architecture and the Built Environment (CABE). The criteria cover four areas; environment and community; character; streets, parking and pedestrianisation; design and construction.
- 5.20 In 2014/15 the Government revised its approach to residential building design standards in planning. This element of monitoring is no longer relevant and will not feature in future AMRs

Environmental Quality

Flood protection and water quality

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

5.21 Over the period of this AMR no planning permissions in SACD were granted contrary to the advice of the Environment Agency. There has been only one such permission, during 2008/09, granted since the first AMR in 2004/05.

Biodiversity

E2: Change in areas of biodiversity importance

5.22 SACD has a total of 1,535.17 hectares of areas of biodiversity importance. Wildlife Sites and Regionally Important Geological Sites data is updated annually by The Herts & Middlesex Wildlife Trust. The latest data available is for 2014.

5.23 There are two Sites of Special Scientific Interest (as designated by Natural England) in SACD. The largest is Bricket Wood Common which covers an area of over 72 hectares most of which is woodland. A small section is shrub heathland. The other much smaller (0.17 hectares) site is Moor Mill Quarry West. Both remain unchanged in area size.

Table 31 Sites of Special Scientific Interest

Year	Bricket Wood Common	Moor Mill Quarry West	Total Hectares	Change
2007-2013	72.48	0.17	72.65	0

5.24 Local Nature Reserves (designated by the District Council) are places with wildlife or geological features that are of interest locally. There are six such sites in the St Albans District, listed below. Information regarding Local Nature Reserves is continuously updated on the [Natural England website](#).

Table 32 Local Nature Reserves

Site Name	Nature of Habitat	Hectares	Change
Batford Springs, Harpenden	Wetland	3.51	0
Colney Heath	Grassland	21.46	0
Marshalls Heath, Wheathampstead	Other	3.99	0
The Wick, Marshalswick, St Albans	Woodland	3.39	0
Watercress Wildlife Site, Riverside Road, St Albans	Wetland	1.2	0
Wheathampstead (between Butterfield Road & B651)	Grassland	7.01	0
Total		40.56	0

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

Table 33 Regionally Important Geological and Geomorphological Sites

Year	Potterscrouch Section	Redbournbury Chalk Pit	Total Hectares	Change
2014	0.18	0.78	0.96	0

Source HBRC 2013

5.26 Wildlife Sites are of District or County importance for wildlife and include Sites of Special Scientific Interest and Local Nature Reserves. They are monitored by the Hertfordshire and Middlesex Wildlife Trust. Boundary changes to sites can occur due to development or loss of habitat. Sites can be lost as well as new ones identified each year, therefore the numbers may decrease as well as increase from year to year. 7 sites were added during 2014/15

Table 34 Wildlife Sites

Year	Sites	Hectares	Change
2001/02	193	1,767	-
2002/03	195	1,771	4
2003/04	197	1,660	-111
2004/05	197	1,660	0
2005/06	197	1,664	4
2006/07	197	1,669	5
2007/08	197	1,669	0
2008/09	197	1,665	-4
2009/10	198	1,419	-246*
2010/11	197	1,417	-1.95
2011/12	192	1,411	- 5.61
2012/13	179	1,401	-9.67
2013/14	186	1421	20

Herts & Middlesex Wildlife Trust Local Sites Ratification Report

- 5.27 *A major decision at the Wildlife Sites Ratification Meeting 2009 was to remove Wildlife Sites that fell within statutory site boundaries – i.e. within an SSSI, SAC, NNR, SPA and Ramsar site (with the exception of Local Nature Reserves). This accounts for the removal of 63 Wildlife Sites across the County, and thus the drastic differences in areas between 2009 and 2008.

Renewable energy

E3: Renewable energy generation

- 5.28 Under this core indicator, information is required in megawatts on renewable energy types including biofuels, onshore wind, water, solar energy and geothermal energy. However, this information is not available to the Council. Nevertheless, it should be noted that there are no major renewable energy installations in the District.
- 5.29 Most domestic renewable energy schemes do not require planning consent so there may be a number of schemes within the district that the Council is not aware of, and therefore cannot monitor. However, 13 household planning applications have been permitted during 2014/15 that involve the installation of renewable energy systems, all of which were for solar panels. It is not known how many of these were implemented. If all were implemented and each solar panel produced 1250 kilowatts per year the total capacity would be 16.25 megawatts.

Table 35 Renewable Energy Completions

	Wind Onshore	Solar Photovoltaics	Hydro	Biomass	Total
Permitted installed capacity in MW	0	16.25 Estimated	0	0	16.25 Estimated
Completed installed capacity in MW	Unknown	Unknown	0	0	Unknown

Minerals and Waste

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

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

Waste

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

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

- 5.30 SACDC do not monitor Minerals and Waste indicators. However, interested parties should refer to the [Hertfordshire County Council's Waste and Minerals Annual Monitoring Report 2014/15](#) to be found on the County Council's website.

Additional Indicators

- 5.31 All indicators which were once statutory to AMRs are included above. Some were later deemed not to be statutory but this authority continued to report on them. These are included below, along with others considered of interest. Councils are now able to choose their own indicators.

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

- 5.32 The District has areas allocated for employment use in the current Adopted Local Plan. These are classified in Policy 20 as Allocated Employment Areas, in Policy 23 as potential business use sites, in Policy 26 as land for employment development at North East Hemel Hempstead and in Policy Intention 3 (Government Establishments). Table 36 shows the gains and losses on these sites. There was a net loss of 8,490 sq metres during 2014-15.

Table 36 - Figures are for floorspace gains/losses in sq metres in Policy 20, Policy 23, Policy 26 and Policy Intention 3 sites

Year		Use Class							
		B0	B1	B1a	B1b	B1c	B2	B8	TOTAL
2004-2005	Gain	9,359	0	2,929	24	0	0	113	12,425
	Loss	0	0	0	0	0	12,474	1,303	13,777
	Net	9,359	0	2,929	24	0	-12,474	-1,190	-1,352
2005-2006	Gain	17,253	0	4,810	0	0	0	0	22,063
	Loss	70	0	0	0	903	0	0	973
	Net	17,183	0	4,810	0	-903	0	0	21,090
2006-2007	Gain	0	250	4,821	0	0	0	6,224	11,295
	Loss	0	0	0	0	0	3,600	0	3,600
	Net	0	250	4,821	0	0	-3,600	6,224	7,695
2007-2008	Gain	0	585	0	1,361	0	0	0	1,946
	Loss	0	0	0	0	0	0	2,508	2,508
	Net	0	585	0	1,361	0	0	-2,508	-562
2008-2009	Gain	7,944	0	1,222	1,650	594	0	298	11,708
	Loss	10,168	86	1,577	362	1,006	4,748	8,479	26,426
	Net	-2,224	-86	-355	1,288	-412	-4,748	-8,181	-14,718
2009-2010	Gain	0	0	644	0	0	0	6,814	7,458
	Loss	0	500	1,375	0	97	0	0	1,972
	Net	0	-500	-731	0	-97	0	6,814	5,486
2010-2011	Gain	0	0	170	0	0	0	0	170
	Loss	0	0	0	0	0	0	0	0
	Net	0	0	170	0	0	0	0	170
2011-2012	Gain	0	0	300	0	0	198	307	805
	Loss	0	0	150	0	0	0	0	150
	Net	0	0	150	0	0	198	307	655
2012-2013	Gain	0	0	31	977	0	0	0	1,008
	Loss	0	0	743	880	1,342	155	0	3,120
	Net	0	0	-712	97	-1,342	-155	0	-2,112
2013-2014	Gain	0	0	0	0	0	0	915	915
	Loss	0	286	0	0	0	0	1,070	1,356
	Net	0	-286	0	0	0	0	-155	-441
2014-2015	Gain	0	0	54	104	2,074	896	1,000	4,128
	Loss	0	0	3,283	466	2,833	1,315	4,721	12,618
	Net	0	0	-3,229	-362	-759	-419	-3,721	-8,490
Total 2004-2015	Gain	34,556	835	14,981	4,116	2,668	1,094	15,671	73,921
	Loss	10,238	872	7,128	1,708	6,181	22,292	18,081	66,500
	Net	24,318	-37	7,853	2,408	-3,513	-21,198	-2,410	7,421

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

Amount of eligible open spaces managed to Green Flag Award standards

- 5.33 The district has a total of 2,026 hectares of publicly accessible open space. A total of 8 Green Flags were awarded within the District over the year to July 2014. This amounts to 247.34 hectares of open space in the District with Green Flag Status.

Table 37 Open Spaces Awarded Green Flags

Site	Hectares	Site	Hectares
Clarence Park	10.10	Hatfield Road Cemetery	7.1
Sopwell Nunnery	5.50		
Rothamsted Park	23.00		
Bricket Wood Common	78.48	Total	134.18
Verulamium Park	10.00		

Vacant Units and Use Classes in Shopping Frontages

- 5.34 St Albans City Centre's Primary and Secondary Shopping Frontages are listed below. A1 use accounts for 78% of the Primary Frontages. The level of vacancies remains low despite poor economic conditions in recent years and changing business / retail trends that have led to a decline in central area retail activity. The total number of vacant units in the City Centre Primary Shopping Frontages has risen by 2 to 8 since last year. The Maltings has only 2 vacant unit out of a possible 47. The vacancy rate in Primary shopping areas is 4%. The Secondary frontages also have a vacancy rate of 4%

Table 38 St Albans Town Centre Primary Frontages - Vacant Units 2001-2015

Ref	Frontage	2001	2002														
			1	2	2	0	3	0	0	1	0	0	0	0	1	0	
PSF1	3-37 Chequer Street	1	0	0	0	0	0	0	2	2	2	2	2	3	0	0	1
PSF2	2-38 Chequer Street	14	8	1	1	0	0	0	0	2	1	1	2	1	1	1	14
PSF3	Christopher Place (Inner Courtyard)	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0
PSF4	3-21 French Row	1	0	1	1	0	1	1	0	1	1	1	4	3	3	1	1
PSF5	1-13 George Street	0	1	1	1	0	0	2	1	0	1	1	1	0	0	1	0
PSF6	18-28 George Street	3	4	1	0	2	2	2	1	4	2	2	4	1	1	2	3
PSF7	The Maltings	0	0	0	0	0	1	2	0	1	0	0	2	2	1	0	0
PSF8	1-37 Market Place	1	0	1	0	1	0	0	0	0	1	1	1	0	0	0	1
PSF9	6-38 Market Place	0	0	0	0	0	0	0	0	1	1	1	0	2	0	1	0
PSF10	1-57 St. Peter's Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSF11	2-20 High Street	0	0	0	2	0	0	0	1	1	0	0	1	0	0	0	0
PSF12	3-33 High Street	20	14	7	7	3	7	7	6	13	9	9	17	12	6	8	20
	Total	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016

Table 39 St Albans Town Centre Primary Frontages - Existing Uses

Ref	Frontage	(m) Total Frontage	% A1	% A2	% A3	% A4	% A5	% Sui Generis	% Mixed A1/A3	% Other
PSF1	3-37 Chequer Street	36	41	16	0	0	7	0	0	36
PSF2	2-38 Chequer Street	60	17	19	0	0	3	0	0	60
PSF3	Christopher Place (Inner Courtyard)	88	0	12	0	0	0	0	0	88
PSF4	3-21 French Row	75	25	0	0	0	0	0	0	75
PSF5	1-13 George Street	79	0	21	0	0	0	0	0	79
PSF6	18-28 George Street	79	0	21	0	0	0	0	0	79
PSF7	The Maltings	91	2	7	0	0	0	0	0	91
PSF8	1-37 Market Place	90	4	6	0	0	0	0	0	90
PSF9	6-38 Market Place	83	6	0	0	0	0	11	0	83
PSF10	1-57 St. Peter's Street	88	3	4	0	0	0	5	0	88
PSF11	2-20 High Street	44	22	34	0	0	0	0	0	44
PSF12	3-33 High Street	66	0	34	0	0	0	0	0	66
	Total	79	7	12	0	0	1	1	0	79

Table 40 St Albans Town Centre Secondary Frontages - Vacant Units 2001-2015

Ref	Frontage	No of Units	Vacant Units														
			2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
SSF1	1-39 Catherine Street	11	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SSF2	8-28 Catherine Street & 93 St. Peter's Street	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SSF3	Heritage Close	8	2	3	1	2	4	0	0	0	0	0	0	2	1	0	0
SSF6	1-23 Holywell Hill	12	2	0	0	0	1	1	0	1	2	2	2	2	3	1	0
SSF7	2-34 Holywell Hill	15	1	0	0	1	1	0	0	2	4	1	1	2	0	2	0
SSF8	1-9 London Road	5	2	4	3	0	0	0	0	0	1	2	2	0	0	0	0
SSF9	2-46 London Road	18	0	1	0	1	1	0	0	1	0	1	1	1	2	1	1
SSF10	61-85 St. Peter's Street	15	0	3	1	0	1	2	1	5	5	3	3	2	5	0	1
SSF11	1 Spencer Street	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SSF12	1-11 The Colonnades Verulam Road /Upper Dagnall Street	6	3	3	1	2	2	0	0	0	1	1	1	2	2	2	2
	Total	98	10	14	6	6	11	3	1	9	13	10	10	11	13	6	4

Table 41 St Albans Town Centre Secondary Frontages - Existing Uses

Ref	Frontage	(m) Total Frontage	% A1	% A2	% A3	% A4	% A5	% Sui Generis	% Mixed A1/A3	% Other
SSF1	1-39 Catherine Street	79.5	50	0	28	0	16	0	0	6
SSF2	8-28 Catherine Street & 93 St. Peter's Street	85.5	67	0	11	0	0	22	0	0
SSF3	Heritage Close	72.0	61	0	39	0	0	0	0	0
SSF6	1-23 Holywell Hill	73.0	71	0	0	0	0	0	0	29
SSF7	2-34 Holywell Hill	100.0	52	34	14	0	0	0	0	0
SSF8	1-9 London Road	62.5	79	11	0	0	0	10	0	0
SSF9	2-46 London Road	124.9	43	37	0	13	4	0	0	3
SSF10	61-85 St. Peter's Street	118.9	39	27	22	0	0	0	12	0
SSF11	1 Spencer Street	23.5	100	0	0	0	0	0	0	0
SSF12	1-11 The Colonnades Verulam Road/Upper Dagnall Street	58.5	19	0	73	0	0	0	0	9
	Total	798.3	54	15	18	2	2	3	2	4

Table 42 St Albans City Centre CLASS A Shopping Frontages - Vacant Units 2001-2015

REF	FRONTAGE	NUMBER OF UNITS										VACANT UNITS										
		Total	A1	A2	A3	A4	A5	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
AF1	41-63 Catherine Street	11	6	3	0	0	0	2	0	0	4	3	5	4	3	2	2	2	2	3	1	1
AF2	6-14 Hatfield Road	4	3	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0
AF3	61-63 Lattimore Road & 80/80A Victoria Street	3	3	0	0	0	1	0	0	1	2	3	1	0	0	0	0	0	0	1	1	1
AF4	13-29 London Road & 1-9 Marlborough Road	9	4	4	0	0	1	0	0	2	2	1	1	0	0	1	0	0	0	0	1	1
AF5	67-89 London Road	6	2	1	2	0	2	4	4	5	5	6	3	4	4	4	5	5	5	5	1	1
AF6	92-164 London Road	30	14	2	5	1	6	1	1	1	2	2	5	3	1	4	2	2	2	2	2	1
AF7	113-117 London Road & 1-6 Francis Court	5	0	3	1	0	0	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2
AF8	4 St. Peters Street-Forrester House & 1-9 Victoria Street	14	8	7	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
AF9	Loakey House – 30 St. Peters Street	7	1	5	1	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	1
AF10	95-101A St. Peters Street	5	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
AF11	109-117 St Peters Street	5	5	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
AF12	4A-24 Spencer Street	4	1	1	2	0	0	0	0	0	0	0	0	0	1	0	1	1	1	1	2	0
AF13	1-13 Verulam Road	5	3	0	5	0	0	0	0	1	1	1	1	1	1	0	4	4	4	0	0	0
AF14	2-6 Victoria Street	3	2	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
AF15	Victoria Parade & 95-143 Victoria Street	16	12	1	1	0	0	2	0	2	1	1	0	0	0	0	0	0	0	0	1	1
AF16	126 Victoria Street-Horn Of Plenty	3	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AF17	145-161 Victoria Street	10	6	0	3	0	1	0	0	0	0	0	0	0	1	1	2	2	3	1	1	1
AF18	1-7 Waddington Road	5	3	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	145	75	29	25	3	11	13	7	15	20	20	19	15	13	15	18	18	18	19	12	10

5.35 Harpenden remains a strong retail centre, with a wide variety of specialist shops, a number of national multiples and very low vacancy rates in all types of retail frontage. The level of A1 usage accounts for 61% of Primary Frontages. The vacancy rate in Harpenden is only 7.5% across all town centre frontages, with 161 units occupied out of a possible 174.

Table 43 Harpenden Town Centre Primary Shopping Frontages - Vacant Units 2001-2015

Ref	Frontage	No of Units	Vacant Units														
			2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
PSF1	1-3 Church Green /2b-10 Leyton Road	13	0	0	1	1	1	3	1	0	1	1	1	2	1	1	3
PSF2	1-31 High Street	18	1	3	0	0	0	0	1	1	0	0	0	1	0	0	0
PSF3	18-50 High Street	15	0	0	0	1	0	1	0	0	0	0	0	0	0	0	3
PSF4	The Leys	3	0	0	0	1	0	0	1	1	1	2	2	0	2	1	0
PSF5	1-11 Leyton Road /12-18 Church Green Row	7	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0
PSF6	2-16 High Street & 1-3 Leyton Green Road	9	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
	Total	65	1	3	2	3	1	4	3	2	3	3	3	4	4	2	6

Table 44 Harpenden Town Centre Primary Shopping Frontages - Existing Uses

Ref	Frontage	(m) Total Frontage	% A1	% A2	% A3	% A4	% A5	% Sui Generis	% Mixed A1/A3	% Other
PSF1	1-3 Church Green/2b-10 Leyton Road	106.9	95	5	0	0	0	0	0	0
PSF2	1-31 High Street	159.0	51	19	0	4	0	0	3	23
PSF3	18-50 High Street	211.7	42	54	0	0	4	0	0	0
PSF4	The Leys	53.5	85	4	0	0	0	0	0	11
PSF5	1-11 Leyton Road/12-18 Church Green Row	80.6	93	7	0	0	0	0	0	0
PSF6	2-16 High Street & 1-3 Leyton Green Road	85.0	25	30	28	17	0	0	0	0
	Total	1734.8	61	21	5	4	1	0	1	7

Table 45 Harpenden Town Centre Secondary Shopping Frontages - Vacant Units 2001-2015

Ref	Frontage	No of Units	Vacant Units														
			2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
SSF1	4-6 Church Green & 52-104 High Street	28	1	0	0	0	0	0	0	0	0	0	0	1	3	0	0
SSF2	33-61 High Street	24	0	0	0	0	0	0	1	1	3	2	2	1	2	1	3
SSF3	12-14 Leyton Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SSF4	2a-34 Station Road	20	0	0	3	3	2	1	0	1	1	1	1	0	0	1	1
SSF5	1-17a Station Road	10	2	0	0	0	1	1	0	1	0	0	0	0	0	0	1
	Total	84	3	0	3	3	3	2	1	3	4	3	3	2	5	2	5

Table 46 Harpenden Town Centre Secondary Shopping Frontages - Existing Uses

Ref	Frontage	(m) Total Frontage	% A1	% A2	% A3	% A4	% A5	% Sui Generis	% Mixed A1/A3	% Other
SSF1	1-3 Church Green/2b-10 Leyton Road	213.0	42	0	14	16	8	8	0	9
SSF2	1-31 High Street	159.3	68	10	5	7	4	4	0	5
SSF3	18-50 High Street	13.0	100	0	0	0	0	0	0	0
SSF4	The Leys	138.2	40	36	19	0	4	4	0	0
SSF5	1-11 Leyton Road/12-18 Church Green Row	76.5	81	4	9	0	6	6	0	0
	Total	600.0	55	12	12	8	6	6	0	5

Table 47 Harpenden Town Centre CLASS A Frontages - Vacant Units 2001-2015

Ref	Frontage	No of Units	Vacant Units														
			2001	2001	2001	2003	2001	2005	2001	2007	2001	2009	2001	2011	2001	2013	2001
AF1	65-73 High Street	7	0	7	0	7	0	7	0	7	0	7	0	7	0	7	0
AF2	1-12 Harding Parade	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0
AF3	1A-3 & 2-4 Vaughan Road and 1-3 Clayton House	8	0	8	0	8	0	8	0	8	0	8	0	8	0	8	0
	Total	25	0	25	0	25	0	25	0	25	0	25	0	25	0	25	0

Appendix 1

District Plan Review Policies: Success and Failure Data

The schedule below shows which policies from the St Albans District Local Plan Review 1994 were used in appeal decisions made during 2007-2015 and how successful these policies were. The policies are as referred to in the Council's decision notices, which specify which sub-section applies. However, Inspectors' decisions often refer only to whole policies.

Policy Usage at Appeals 2007-2015

	= Subtotal
	= total of sub-divisions
	= not sub-divided

Policy Number	Times Used	Failed	Upheld	% Upheld
1	181	55	126	70
2	21	4	17	81
4	31	12	19	61
5	12	4	8	67
6	1	0	1	100
7	1	0	1	100
7A	1	0	1	100
9	5	0	5	100
10	1	0	1	100
11	7	3	4	57
11 i	4	4	0	0
11 ii	5	4	1	20
11 iv	1	1	0	0
11	17	12	5	29
12	2	4	2	100
12 i	2	3	0	0
12 ii	2	3	0	0
12	6	10	2	33
13	109	23	86	79
13 preamble	5	2	3	60
13 i	11	3	8	73
13	125	28	97	78
19	4	2	2	50
19 i	5	2	3	60
19	9	4	5	56
20	7	4	3	43
21	1	1	0	0
23	2	1	1	50
23b	1	1	0	0
23 ii	1	0	1	100
23	4	2	2	50
24	2	1	1	50

Policy Number	Times Used	Failed	Upheld	% Upheld
31	1	1	0	0
34	49	23	26	53
34 preamble	2	0	2	100
34 i	3	1	2	67
34 ii	1	1	0	0
34 iii	1	1	0	0
34	56	26	30	54
35	19	10	9	47
36	1	1	0	0
39	23	14	9	39
39 iii	3	3	0	0
39	26	17	9	35
40	13	8	5	38
41	2	1	1	50
42	3	3	0	0
51	1	0	1	100
51 i	1	1	0	0
51	2	1	1	50
53	1	0	1	100
53 iii	1	1	0	0
53	2	1	1	50
54	1	0	1	100
55	3	0	3	100
56	10	3	7	70
57	8	3	5	63
57 preamble	1	0	1	100
57 iv	5	2	3	60
57 iv c	1	1	0	0
57	15	6	9	60
62	1	0	1	100
67	2	1	1	50
69	329	158	171	52
69 preamble	36	8	28	78
69 i	323	117	206	64
69 ii	18	7	11	61
69 iii	16	5	11	69
69 iv	1	0	1	100
69	723	295	428	59
70	124	48	76	61
70 preamble	116	33	83	72
70 i	147	40	107	73
70 ii	5	2	3	60
70 iii	6	2	4	67
70 iv	20	7	13	65

Policy Number	Times Used	Failed	Upheld	% Upheld
70 iv c	1	0	1	100
70 v	26	8	18	69
70 vi	47	9	38	81
70 vii	17	3	14	82
70 viii	12	1	11	92
70 ix	22	8	14	64
70 x	12	5	7	58
70	555	166	389	70
71 i	1	0	1	100
71	1	0	1	100
72	149	81	68	46
72 preamble	1	1	0	0
72 i	196	93	103	53
72 ii	226	106	120	53
72 iii	3	1	2	67
72 iv	5	3	2	40
72 v	134	63	71	53
72 vi	75	33	42	56
72 vii	16	5	11	69
72 viii	30	10	20	67
72 ix	30	9	21	70
72 ix a	1	1	0	0
72 ix b	1	1	0	0
72	867	407	460	53
73	7	4	3	43
74	83	33	50	60
74 i	15	9	6	40
74 i a	9	4	5	56
74 i b	3	3	0	0
74 i c	12	4	8	67
74 ii	6	0	6	100
74 ii a	6	4	2	33
74 ii b	2	1	1	50
74	136	58	78	57
75	2	2	0	0
75 i	2	0	2	100
75 ii	10	5	5	50
75 iii	1	1	0	0
75	15	8	7	47
77	1	0	1	100
77 ii	1	0	1	100
77	2	0	2	100
78	16	7	9	56
78 i	7	4	3	43

Policy Number	Times Used	Failed	Upheld	% Upheld
78 ii	1	1	0	0
78 iii	1	0	1	100
78	25	12	13	52
79	2	2	0	0
79 i	2	1	1	50
79	4	3	1	25
80	1	1	0	0
80 i	1	0	1	100
80 ii	1	0	1	100
80 iii	1	0	1	100
80	4	1	3	75
82	2	1	1	50
84	10	4	6	60
85	105	45	60	57
85 preamble	11	8	3	27
85 i	49	18	31	63
85 i preamble	93	42	51	55
85 i a	39	16	23	59
85 i b	79	38	41	52
85 i c	51	24	27	53
85 i d	29	11	18	62
85 i e	56	31	25	45
85 i f	61	27	34	56
85 i g	40	18	22	55
85 i h	3	1	2	67
85 i i	8	1	7	88
85 ii	24	11	13	54
85 ii b	7	0	7	100
85 ii c	3	2	1	33
85 iii	1	0	1	100
85	659	293	366	56
86	43	22	21	49
86 i	18	7	11	61
86 iii	5	0	5	100
86 iii a	7	3	4	57
86 iii b	6	2	4	67
86 iii c	1	1	0	0
86 iii d	1	0	1	100
86 iii e	2	1	1	50
86 iii g	15	5	10	67
86 iii h	2	0	2	100
86	100	41	59	59
87	88	48	40	45
87 i	2	0	2	100

Policy Number	Times Used	Failed	Upheld	% Upheld
87 ii	2	0	2	100
87 iii	1	0	1	100
87	93	48	45	48
88 ii	1	0	1	100
88	1	0	1	100
89 ii	2	0	2	100
89 iii	1	0	1	100
89	3	0	3	100
90	11	6	5	45
90 i	1	0	1	100
90 ii	1	0	1	100
90 iii	11	5	6	55
90 iv	7	5	2	29
90 v	5	3	2	40
90 vi	1	1	0	0
90 vii	3	3	0	0
90 viii	1	1	0	0
90	41	24	17	41
91	2	1	1	50
91 iv	2	1	1	50
91	4	2	2	50
93	1	1	0	0
94	1	1	0	0
96	1	0	1	100
98 i e	1	0	1	100
98	1	0	1	100
104	8	2	6	75
105	2	2	0	0
106	5	3	2	40
111	1	1	0	0
139	6	2	4	67
143A	2	1	1	50
143B	20	9	11	55

Appendix 2

Information Underpinning the Housing Trajectory

1. This monitoring report contains a housing trajectory with base dates of 2014 to 2031. Estimates of future housing supply are detailed from 2015 onwards.
2. Estimates of the dates for future completions have been made for:
 - Large identified sites (sites with a net gain of 5 or more dwellings)
 - Small identified sites (net gain of 4 or fewer dwellings)
 - Conversions (identified sites)
 - Windfall allowance
3. In the schedule at the end of this appendix, each site is placed in one of the following categories, depending on which stage it has reached in the planning process:
 1. Under construction
 2. With planning permission (full or reserved matters covering whole site)
 3. With outline permission with part(s) covered by reserved matters
 4. With outline only
 5. Where full, outline or reserved matters at post committee resolution subject to S106 negotiations
 6. With application submitted
 7. With pre-application discussions occurring
 8. Allocation only
 9. Strategic Housing Land Availability Assessment (SHLAA) Update sites
 10. Windfall
 11. Office to Residential Prior Approval

The schedule lists large sites only. Local Plan Review reference numbers have been used where appropriate, and other reference numbers have been subsequently added. Small sites and conversions are included in the totals but are not individually listed.

Trajectory Schedule 2015

Key	Description	Land Supply to 1 April																Total	
		5 Year Land Supply																	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		16-31
1	Under construction	112	150	55	4	4	4	3	4	3	0	0	0	0	0	0	0	0	342
2	With planning permission (full or reserved matters covering whole site)	0	142	75	17	0	0	0	0	0	0	0	0	0	0	0	0	0	234
2	Small Sites with permission	50	50	45	37														182
2	Conversions with permission	17	17	10	0														44
3	With outline permission with part(s) covered by reserved matters																		0
4	Outline only	0	33	102	95	0	0	0	0	0	0	0	0	0	0	0	0	0	230
5	Where full. Outline or reserved matters at post committee resolution or subject to S106 negotiations	0	0	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	48
6	With application submitted	0	55	50	50	56	0	0	0	0	0	0	0	0	0	0	0	0	211
7	With pre-application discussions occurring	0	5	64	42	87	0	0	0	0	0	0	0	0	0	0	0	0	198
8	Allocation only	0	0	0	0	5	8	5	0	0	0	0	0	0	0	0	0	0	18
9	SHLAA Sites and other sites	0	5	20	56	103	168	137	7	0	0	0	0	0	0	0	0	0	496
9	Garage Sites Program	12	10	12	15	15	15	0	0	0	0	0	0	0	0	0	0	0	79
10	Windfall Allowance	25	54	83	93	98	98	98	98	98	98	98	98	98	98	98	98	98	1,431
11	Office to Residential Prior Approval	126	29	55	27	21	0	0	0	0	0	0	0	0	0	0	0	0	258
	Total	342	550	571	484	389	293	243	109	101	101	98	98	98	98	98	98	98	3,771

Total 5 year supply at 1.04.2015	2,336
Land supply at 436 dpa + 5%	5.09
Land supply at 586 dpa + 5%	3.80
Land supply at 637 dpa + 5%	3.49

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments	
1. Under Construction																							
RH1	5/1973/0641	Tuffnells	118		81	4	4	4	4	4	4	3	4	3	3	0	0	0	0	0	0	0	Permission 1973 being built at slow rate. Part of site sold to developer - permissions being updated. Greenfield
	5/2010/2628	Way,																					
	5/2012/2550	Harpden																					
	5/2012/3123																						
	5/2013/1678																						
RC2A	5/1996/0917	Forge End,	23		20																		Vacant plots to allow future access to land beyond. No further construction anticipated. PDL
	5/1981/1171	Nokeseide, Chiswell Green																					
	5/2010/1659	Napsbury	645	-6	610		14	21															Redevelopment of the church for a Local Centre and flats. PDL
	5/2010/0653	Hospital, London Colney.																					
RG1	5/2012/1429	Napsbury Church. West Hall.																					
	5/2013/3115	Connolly House. Former Nurses Accom																					
	5/2003/0849	South of Victoria Street (Station Car Park), St Albans	411		407		4																Conversion of gym to 4 dw to be completed . PDL
RS112	5/2012/3429																						
	5/2014/1374																						

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA65	5/2012/3304	Caroline Sharpe House, Chiltern Road, St Albans	35	-30	-30	35																Net gain of 5 units. PDL
TBA39	5/2012/2848	Conservative Club, 25 Vaughan Road, Harpenden	6	-1	0	5																PDL
RS27 Site B	5/2004/2766 5276604 5/2012/2174 (4) 5/2012/1572 (16) 5/2013/2603 (3) 5/2012/1023 (85)	Oaklands College, City Campus, Hatfield Road, St Albans	108		23		85															College relocating to Smallford Campus. PDL
RS27 Site C	5/2013/0885	Oaklands College, City Campus, Hatfield Road, St Albans	24		21		3															PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
RS7	5/2012/3128	London Road, Alma Road, (Evershed Site)St Albans	80		0	10	40	30														Site owned by Spen Hill/Tesco. PDL
TBA69	5/2013/2777	Wheatham pstead Social Club, Lower Luton Road, Wheatham pstead	10		0	10																PDL
TBA48	5/2013/1858	Glen Eagle Hotel, Luton Road, Harpenden	26		0	26																PDL
TBA64	5/2014/2380	8 Chequer Street, St Albans	5		0	5																PDL
TBA75	5/2014/0592	Ridgmont Plaza 36 Ridgmont Road St Albans	8			8																In addition to 5/2013/3356 for 35.PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA29	5/2013/0745	Harpenden Delivery Office	9		0	9																Vacated and sold for residential. PDL
			1508	-37	1132	112	150	55	4	4	4	3	4	3	3	0	0	0	0	0	0	
2. With planning permission (full or reserved matters covering whole site)																						
RS1012	5/2008/1145 5/2011/0566 5/2014/1027	55 Victoria Street, St Albans	14		0		14															Former wine warehouse, now demolished. PDL
RB5	5/1999/1661	R/O 42-52 Bucknalls Drive, Bricket Wood	5		0																	Started 2005 so cannot lapse but land ownership issues have prevented progress. No construction anticipated. Garden Land PDL
TBA36	5/2011/1903	The Rose & Crown, 91 Southdown Road, Harpenden	14		0		14															

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
RS1179	5/2013/0298	Heath Farm Garage, Heath Farm Lane, St Albans	8		0		8															New permission following lapse of 5/2008/0314 PDL
TBA67	5/2013/2794	Station Yard, Codicote Road, Wheatham psfead	5		0		5															Demolition of industrial unit PDL
TBA66	5/2014/2219	Rear Of, 67 St Peters Street, St Albans	14		0		14															PDL
TBA67	5/2012/0050	Part Of Garage Block Between, Hughenden Road & The Ridgeway, St Albans	8		0		8															Privately owned. PDL
TBA47	5/2013/0128	Beaufort House, 23 Grosvenor Road	56		0		26	30														Hightown Praetorian have acquired the site for 100% affordable housing.PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA68	5/2013/2558	Fleetville Vintage Emporium, 221, Hatfield Road, St Albans	5		0		5															Current use retail & employment. PDL
TBA63	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	0		6															Approved at Committee but waiting for completion of S106. PDL
TBA73	5/2013/2724	The Willows, London Colney	7				7															COU of site from B1(a) C3. PDL
TBA61	5/2013/0370	Berkeley House, Barnet Road, London Colney	8		0		8															PDL
TBA49	5/2013/3078 5/2014/2862 5/2014/2864	Lea Industrial Estate, Coldharbour Lane, Harpenden	67		0		10	40	17													PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA79	5/2013/3280	26-32 Fish Street, Redbourn	12				7	5														Allowed on Appeal
TBA80	5/2014/3242	139 London Road, St Albans	11	1			10															S106 signed. PDL
			248	-7	0	0	142	75	17	0	0	0	0	0	0	0	0	0	0	0	0	
4.With outline only																						
TBA51	5/2013/2454	Jane Campbell House, Waverley Road, St Albans	33		0		33															PDL
TBA1 Site A	5/2013/0406	Building Research Establishment (north & north east areas), Bucknalls Drive, Bricket Wood	100		0			50	50													Permitted under appeal. PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
1194	5/2009/2471 5/2014/0940	Beaumont School & land to north of, Winches Farm, Hatfield Road, St Albans	75		0			45	30													Extension of time application pending (5/2015/(0797). GF
TBA	5/2012/2831	Chester Nursery, 42 Oaklands Lane, Smallford	22		0			7	15	0												Outline only. Allowed on Appeal. Predominantly GB GF
			208	0	0	0	33	102	95	0	0	0	0	0	0	0	0	0	0	0	0	
5. Where full, outline or reserved matters at post-committee resolution subject to S106 negotiations																						
RS102		Former Ariston Works, (Fire Station), Harpenden Road, St Albans	48		0				48	0												Being sold for residential by HCC. Council resolved to approve if a planning agreement is completed. PDL
			48	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0	0	0	0	

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
6. With application submitted																						
TBA2	5/2015/0990	Harperbury Hospital (Kingsley Green)	206		0		50	50	50	56												Large scale redundant buildings. Site being sold for development. PDL
TBA81	5/2014/3375	16-24 Spencer Street	5																			PDL
TBA82	5/2015/0148	2 - 8 Dolphin Yard & 11B	5				5															PDL
TBA83	5/2015/0644	Radio Nurseries & 54 Oaklands Lane	28																			GB. GF.
TBA84	5/2015/0355	The Stables	30																			GB. GF.
TBA85	5/2014/3604	Napsbury Church	18																			14 already counted in Napsbury numbers in section 1. If granted this will supersede 5/2010/1659 for 14

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA86	5/2014/3377	Beaufort House	59																			if approved this will supersede 5/2013/0128 in section 2 above
TBA87	5/2014/0905	Provence Private Hire, Heath Farm Lane	10																			if approved this will supersede 5/2013/0298 in section 2 above
			361	0	0	0	55	50	50	56	0	0	0	0	0	0	0	0	0	0	0	
7. With pre-application discussions occurring																						
TBA24		Beaumont Works, Sutton Road, St Albans	40		0			25	8	7												Pre-application discussions, adjacent to similar sites approved in recent years. PDL
TBA41		London Colney Pastoral Centre	60		0			0	0													Redevelopment of former Convent. Sold to residential developers. Recent discussions for partial redevelopment to residential. Current uncertainty re viability.

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA70	Site B	Ziggurat House, (Car Park) St Albans	50		0					50	0											Further development of site for new build on car park. Scale and materials issues but substantial scale possible. PDL
TBA27		Affinity Water site, Roestock Lane, Colney Heath	20		0			10	10													Redevelopment of disused water company buildings/site. Recent discussions with Affinity Water representatives. PDL
TBA60		Harpenden House Hotel	28					14	14													PDL
TBA88		Pound Farm, Sandridge	10																			GF
TBA89		Old Electric Works, Campfield Road	30							30	0											Employment area. PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA90		The Baton PH, The Quadrant, St Albans	20					10	10													PDL
TBA91		143 London Road	10				5	5														PDL
			268	0	0	0	5	64	42	87	0	0	0	0	0	0	0	0	0	0	0	
8 Allocation only																						
RS46		Jewson Depot, Cape Road, St Albans	20		0																	Allocated for housing in Local Plan. Jewson's unable to find a site to relocate their depot to. No construction anticipated. PDL possible
RS95		222 London Road, St Albans	22		0																	redevelopment for housing over time, as supported by Policy 122. PDL

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RW2 (part)		South of bridleway, Codicote Road, Wheattham psstead	18		0					5	8	5										Allocated for housing in Local Plan. Former Murphy Chemicals site used as reed beds, until pollution reduced to make housing acceptable. PDL
			60	0	0					5	8	5	0	0	0	0	0	0	0	0	0	
9. SHLAA Sites & other sites																						
TBA1 Site B		Building Research Establishment (north & north east areas), Bucknalls Drive, Bricket Wood	50																			Potential capacity for further 50. PDL
TBA43		HSBC, Smug Oak Lane, Bricket Wood	150		0				50	60	40											Sold by HSBC to residential developer & active discussions ongoing 5/2013/2119 refused. PDL

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RG11		Oaklands College, Smallford Campus, Hatfield Road, St Albans	348																			Comprehensive redevelopment to provide new and refurbished college buildings, enabling residential development of 348 dwellings, car parking, associated access and landscaping, including demolition of existing buildings. 5/2013/2589 refused GF
TBA71		North Orbital Road, St Albans	33																			Outline application 5/2013/3383 refused, appeal dismissed. Rear of Ayletts Nursery
TBA10		96 & ro 98-114 Victoria Street	6		0																	5/2012/2391 Appeal dismissed. PDL
TBA77		Former Builders Yard, 173 & 175 Westfield Road	10				0	10														There are some issues with this site but residential use is supported in principal in the 1994 Plan 5/2014/0294 refused. PDL

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TBA13		72 High Street, London Colney	7		0																	Currently in employment use. Application for housing in 5/2006/1047 refused. PDL
TBA4		80-82 Mount Pleasant Lane	6		0				3	3												PDL Owner submitted application but ceased communication. Site subsequently sold
		Land at Cherry Tree Lane, near Hemel Hempstead (Policy 26 – Land for Employment Development at North East Hemel Hempstead)	120		0					30	30	60	0									part of Spencer's Park site, supported by Dacorum, HCA and landowner. Partial permission for access. GF (not GB)

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA14		Civic Centre (Whole, including Civic Centre South)	100		0						50	50	0									Herts House is for sale for residential development. Police Station site is vacated. PDL
TBA16		Cottonmill Youth Club	8		0						0	8										Council owned. Residential use likely over time. Mostly derelict. PDL
TBA23		63 High Street, Harpenden	8		0							4	4									Permission for office. Residential likely over time. PDL
TBA33	5/2014/0294 refused	Former Westfield Allotments, Harpenden	18		0		5	10	3													Vacant land. Ongoing discussions over most appropriate uses, including residential. GF
TBA50		The Cedars, part of St Albans City Hospital	12		0						12	0										Residential use likely over time. PDL

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TBA52		London Colney Recreation Centre	32		0					10	10	12										New Leisure Centre recently opened. Residential likely over time. PDL
TBA54		Former Station Yard and adj Land, Bricket Wood	12		0						6	3	3									Residential use likely over time. PDL
TBA55		Butterwick Adult Training Centre, Hixberry Lane, St Albans	20		0						20											HCC Intended redevelopment. PDL
			940	0	0	0	5	20	56	103	168	137	7	0	0	0	0	0	0	0	0	
Garage Sites																						
TBA30		SADC GarageCourt Programme	79		0	0	12	10	12	15	15	15										Rolling programme of redundant garage courts to be redeveloped. PDL
			79	0	0	12	10	12	15	15	15	0	0	0	0	0	0	0	0	0	0	

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments	
Based on Office to Residential UC																							
TBA92	5/2013/1382	Target House, 257-263 High Street, London Colney	10			5	5															Prior Approval. PDL	
TBA93	5/2013/1930	Prosperity House High Street Redbourn	4			4																	
TBA94	5/2013/3356 5/2014/3574 5/2014/0592 5/2015/0111	Ridgmont Plaza 36 Ridgmont Road St Albans	36			36																	In addition to 5/2014/0592 for 8
TBA95	5/2014/2978	Auriga House & Star Cargo House, Thompsons Close, Harpenden	14			14																	
TBA96	5/2013/2354	Parkinson House Vaughan Road Harpenden	4			4																	

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TBA97	5/2014/2207	Keystone Building, 60 London Road St Albans	24			24																inc 5/2014/3300 (full) for 6
			92	0	0	87	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<p>Based on Office to Residential with permission Discussions with land owners where possible. Not all permissions will be built. 70% assumption</p>																						
TBA98	5/2013/2192	Unit 5 Woodland Court Soothouse Spring St Albans	2			2																PDL
TBA99	5/2013/2021	Station House 2-6 Station Approach Harpenden	12			12																PDL
TBA100	5/2013/2340	2 Sun Lane Harpenden	1			0	1															PDL

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TBA101	5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14			0	0	14														PDL
TBA102	5/2014/0751	114 Ashley Road St Albans	2				2															PDL
TBA103	5/2013/2931	1st Floor, Smug Oak Green Business Centre, Lye Lane, Bricket Wood	6				6															PDL
TBA104	5/2013/2463	Smug Oak Green Business Centre Lye Lane Bricket Wood	6				6															PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA105	5/2015/0001	35 High Street, Sandridge	10			10																PDL
TBA106	582014/2718	4-6 Upper Marlborough Road	11			11																PDL
TBA107	5/2015/0408 5/2014/3337 Site A	Ziggurat House, St Albans	129					60	39	30												PDL
TBA108	5/2014/1331	28, Alma Road, St Albans	1			0	1															PDL
TBA109	5/2014/1638	2b, Lower Dagnall Street, St Albans	3				3															PDL
TBA110	5/2014/2521	11-13, Verulam Road, next to Pizza Express, St Albans	4					4														PDL

Ref	PP	Site Name	Est Units to be Built	Losses	Net Comp	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA111	5/2014/3018	41-45, London Road, St Albans	3				3															PDL
TBA112	5/2014/3623	3 Waxhouse Gate, High Street, St Albans	1			1	0															PDL
TBA113	5/2014/3608	Unit C and C2 Houndswood Farm, Harper Lane, Shenley	2			0	2															PDL
			207	0	0	36	24	78	39	30	0	0	0	0	0	0	0	0	0	0	0	
		70% of Total				25	17	55	27	21												
Office to Residential with application (PD) submitted																						
	5/2015/0667	1-4 Woodland Court	15			8	7															

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	5/2015/0683	3 Sandridge Park	6			6																
			21	0	0	14	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Total Office to Resi	320	0	0	126	29	55	27	21	0	0	0	0	0	0	0	0	0	0	0	