



AUTHORITY'S MONITORING REPORT

April 2015 to March 2016

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

December 2016 (Base Date 31.3.16)

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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 2016 and generally does not include subsequent information (available before the date of publication in December 2016).
- 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 2015/16 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.
- 4 During 2016/17 the Council's new Plan (Strategic Local Plan – SLP) reached Examination stage. Further work will be needed to progress the SLP but it is intended that the 2017 AMR will be prepared against the SLP Monitoring Framework (see Appendix 4 of the Publication Draft SLP). This will result in a move away from the former nationally prescribed data / indicators list and lead to a significant revision in the structure and content of the AMR. However, comparability of data will be maintained as far as possible.

Local Context and Contextual Indicators

- 5 The AMR for 2015/16 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 2015 was 145,800;
 - 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 (46 per 1,000 population) is low;
 - Unemployment in the District is 0.6% (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 £700.60;
- 72.73% of households own their own homes;
- The average price of homes in the District is £560,524, 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 is now a document that is regularly updated on the Council's website.
- 6 Following consideration and approval by Cabinet on 21 July 2016 the SLP has been submitted to the Secretary of State. An Independent Inspector has been appointed to conduct a public examination. Details of the examination can be found on the St Albans District Council website:
<http://www.stalbans.gov.uk/planning/Planningpolicy/SLPexam.aspx>
- 7 Duty to Co-operate work under the Localism Act has proceeded in relation to preparation of the SLP. 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 2015/16 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 4,884 m ² .
	Amount of floorspace completed by employment type, which is on previously developed land.	100% (1,870 m ²) of employment developments were on previously developed land.

Employment land available by type.	9.67 hectares of employment land is available for development, of which, 5.495 hectares has planning permission, with a further 94 hectares at the Railfreight Site.
Amount of completed floorspace for town centre uses.	Developments resulted in a net loss of 468m ² floorspace.

HOUSING

- ii) 396 net additional dwellings were completed during 2015/16, 88% of which were built on previously developed land.
- 5,341 net additional dwellings were built between 2001 and 2016.
- SACD has a total of 76 authorised gypsy and traveller pitches.

ENVIRONMENTAL QUALITY

- iii) No permissions were granted contrary to Environment Agency advice during 2015/16
- A loss of 2.64 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 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 (and is unlikely to proceed). Further details are at Para 3.3.
- 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 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	Transport for London
Highways Agency	Natural England	

- 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 "Publication" 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 2015 was approximately 145,800 with 48.9% male and 51.1% female. Figure 1 below shows the population of the District by age bands.

Figure 1

SACD Population Estimate – June 2015

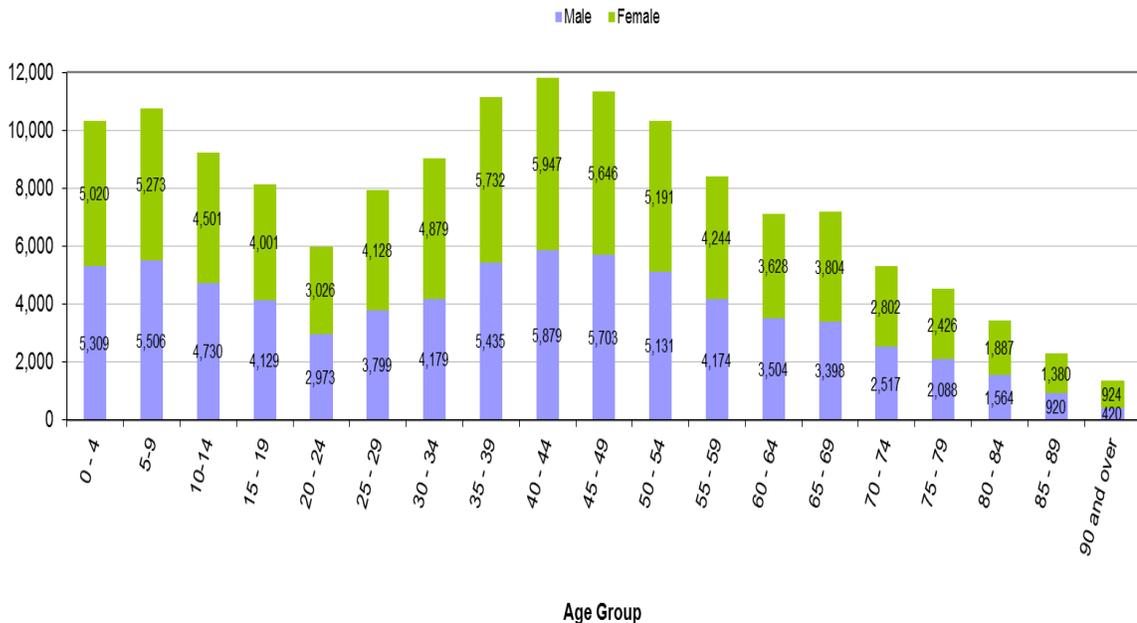


Figure 2

Population by Age

AGE	M	F	AGE	M	F	AGE	M	F
0-4	5,309	5,020	35-39	5,435	5,732	70-74	2,517	2,802
5-9	5,506	5,273	40-44	5,879	5,947	75-79	2,088	2,426
10-14	4,730	4,501	45-49	5,703	5,646	80-84	1,564	1,887
15-19	4,129	4,001	50-54	5,131	5,191	85-89	920	1,380
20-24	2,973	3,026	55-59	4,174	4,244	90 & Over	420	924
25-29	3,799	4,128	60-64	3,504	3,628	Total	71,358	74,439
30-34	4,179	4,879	65-69	3,398	3,804	All M + F		145,797

Updated July 2016

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 2015 is estimated to be 12.85%. The growth rate from 1991 is estimated to be 15.53%. Individual annual increase estimates are shown in Figure 3. The same information is also displayed in Figure 4. 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.

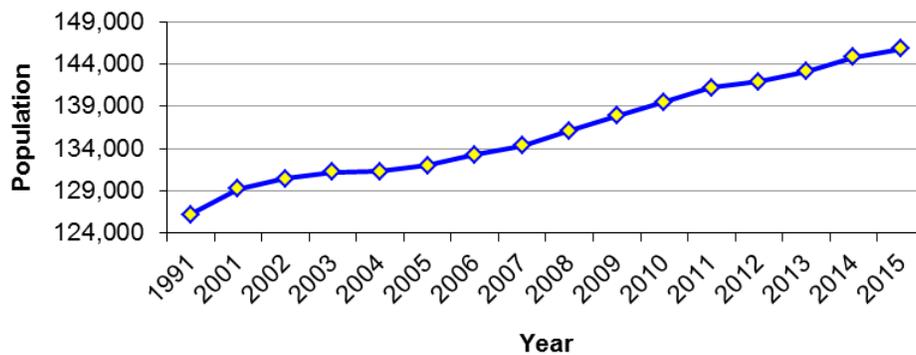
Figure 3

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	2015	145,800	0.69
Increase since 1991				19,600	15.53
Increase since 2001				16,600	12.85

Figure 4

Population Change 1991 - 2015



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.

Figure 5

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

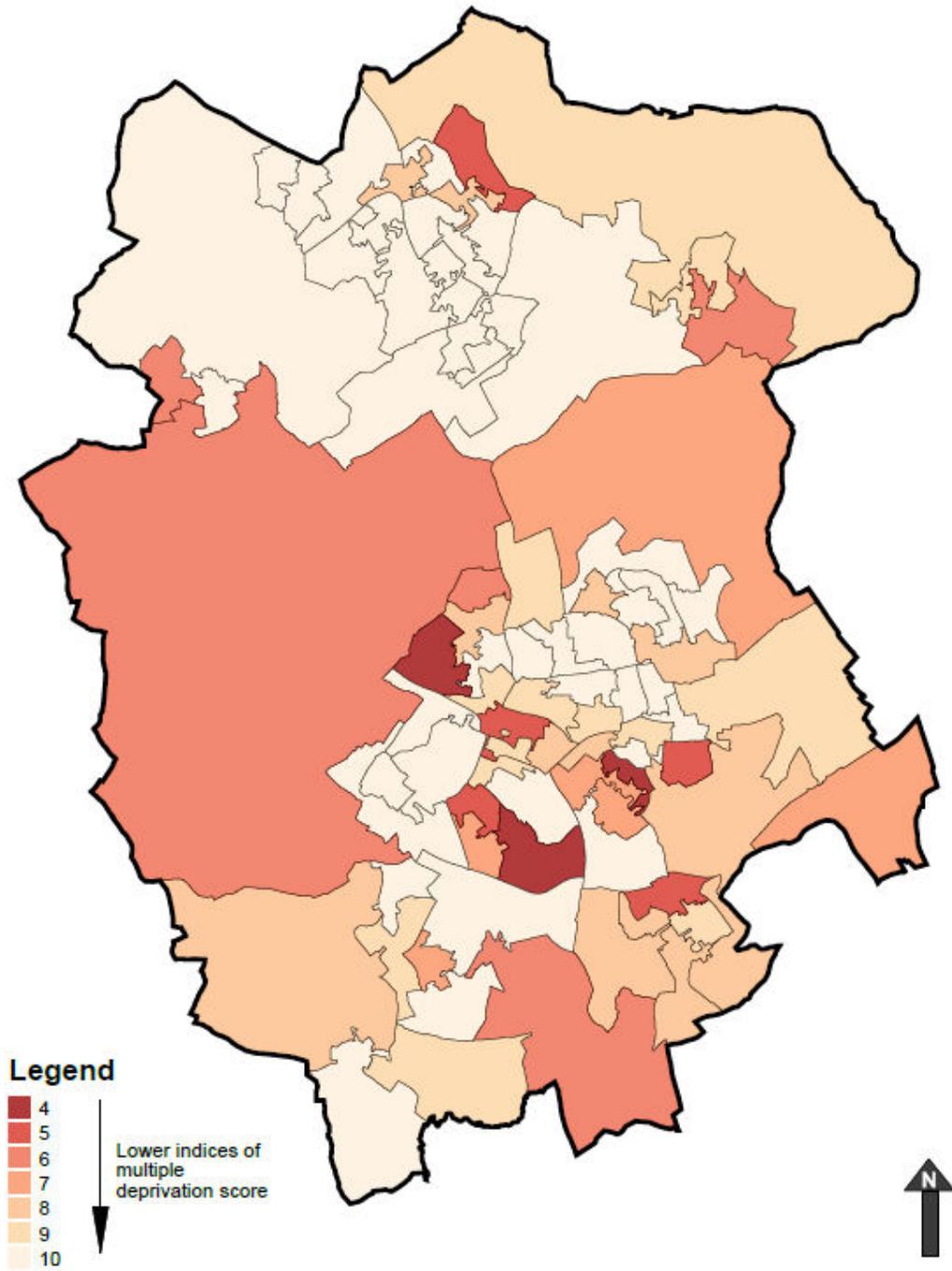
Source: National Statistics website: <http://www.ons.gov.uk>

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.

Figure 6

Map Showing the levels of Deprivation Scores



- 2.10 Crime rates in SACD have been consistently low for many years. Figure 7 below displays the number of crimes, excluding fraud, recorded in SACD. The crime rate in SACD is 46 per 1,000 population. This represents a 12% rise from 2015 but still compares well to the rate for Hertfordshire, which is 55.

Figure 7

Recorded Crime in SACD

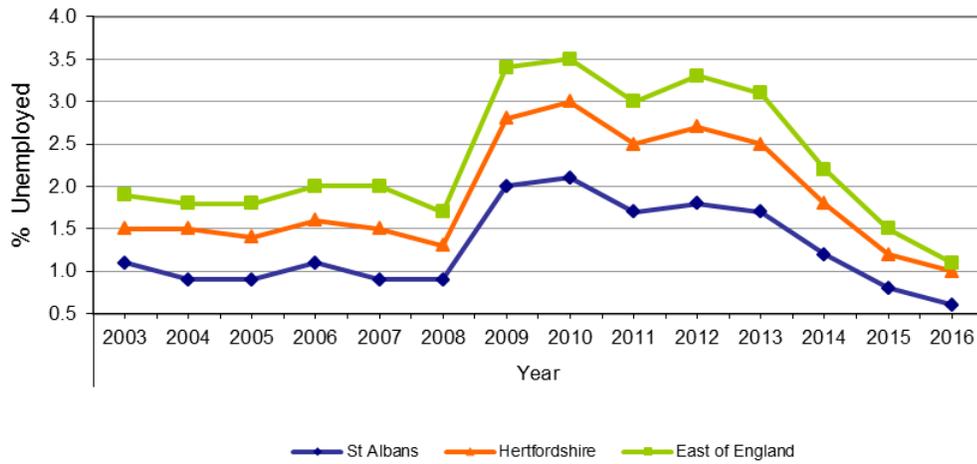
Offence	2014		2015		2016		% Change 2015 to 2016
	Count	Rate per 1,000 population	Count	Rate per 1,000 population	Count	Rate per 1,000 population	
Violence Against the person	841	6	1,145	8	1,602	11	40
Homicide	1	0	1	0	1	0	0
Violence with injury	417	3	573	4	681	5	19
Violence without injury	423	3	571	4	920	6	61
Sexual offences	100	1	126	1	160	1	27
Robbery	44	0	52	0	36	0	-
Theft Offences	3,203	23	3,085	22	3,236	22	5
Domestic burglary	305	2	355	2	393	3	11
Non-domestic burglary	315	2	386	3	299	2	-23
Vehicle offences	617	4	547	4	739	5	35
Theft from the person	153	1	121	1	144	1	19
Bicycle theft	106	1	132	1	112	1	-15
Shoplifting	547	4	451	3	504	3	12
All other theft offences	1160	8	1,093	8	1,045	7	-4
Criminal damage and arson	672	5	798	6	839	6	5
Drug offences	418	3	303	2	314	2	4
Possession of weapons offences	27	0	15	0	30	0	-
Public order offences	189	1	210	1	335	2	60
Miscellaneous crimes against society	106	1	234	2	160	1	-32
Total	5,600	39	5,968	42	6,712	46	12

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 SACD follow the Regional pattern, although the rate is considerably less; where unemployment stands at 1.1% in the East of England, in SACD it is 0.6. The data used to produce these statistics derives from the Claimant Count, not the Labour Force Survey.

Figure 8

Unemployment Rate 2003-2016 (based on figures for March)



Source: Hertfordshire County Council Monthly Unemployment Bulletin

Figure 9

Percent Unemployed 2003 - 2016

Year	St Albans District	Hertfordshire	East of England
2003	1.1	1.5	1.9
2004	0.9	1.5	1.8
2005	0.9	1.4	1.8
2006	1.1	1.6	2.0
2007	0.9	1.5	2.0
2008	0.9	1.3	1.7
2009	2.0	2.8	3.4
2010	2.1	3.0	3.5
2011	1.7	2.5	3.0
2012	1.8	2.7	3.3
2013	1.7	2.5	3.1
2014	1.2	1.8	2.2
2015	0.8	1.2	1.5
2016	0.6	1.0	1.1

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

Figure 10

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

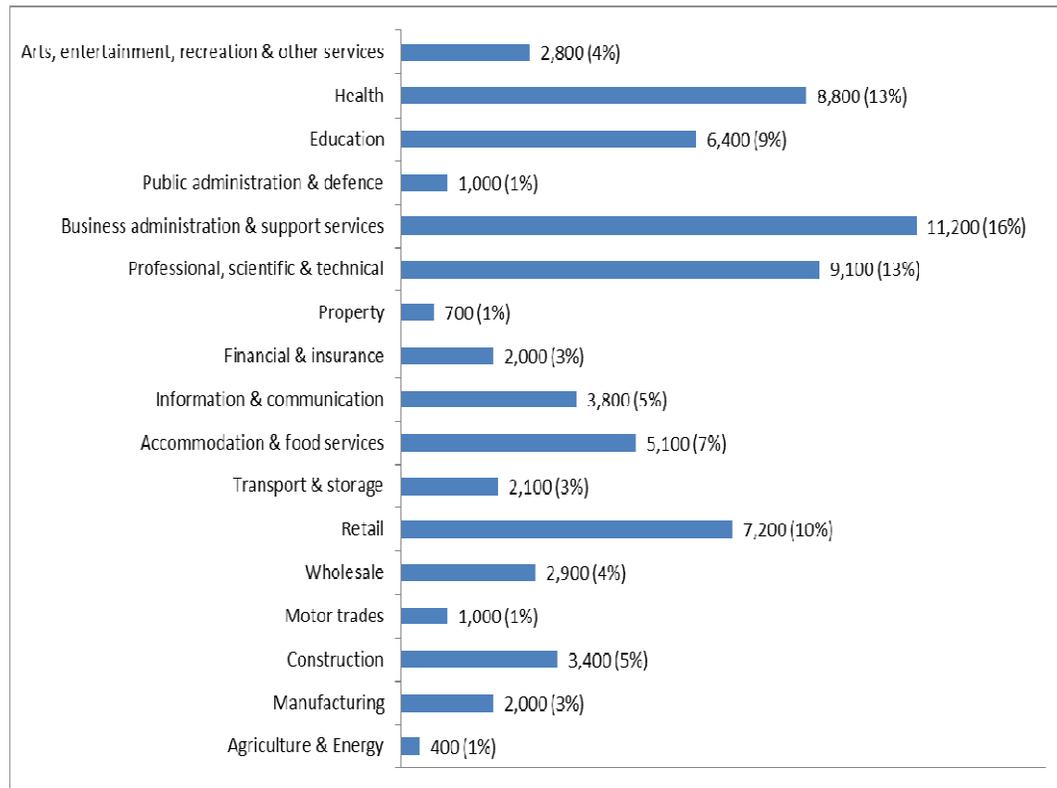
Source: ONS Census 2011

Economy

- 2.13 The top three industry groups within SACD are: Business administration & support, Professional, scientific & technical, and Health employing 11,200, 9,100 and 8,800 people respectively. The total number of employee jobs recorded is 70,000. Latest data available is from 2014.

Figure 11

Employee Jobs 2014



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

- 2.14 Latest data shows that in 2013 there were 8,070 business units in SACD. This represents 14.4% of the total for Hertfordshire (56,225). This data is revised bres analysis and differs slightly from 2015 AMR.

- 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.

Figure 12

No of Employment Units by Number of Employees 2013

No of Employees	0-4	5-9	10-19	20 or more
No of Units	6,110	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.

Figure 13

Earnings by Residence and Workplace

Earnings by Residence 2015			
Gross weekly pay	St Albans	East	Great Britain
Full-time workers	£700.60	£551.00	£529.60
Male full-time workers	£782.10	£595.60	£570.40
Female full-time workers	£664.60	£481.30	£471.60
Earnings by Workplace 2015			
Gross weekly pay	SACD	East	Great Britain
Full-time workers	£519.30	£517.50	£529.00
Male full-time workers	£550.40	£557.10	£569.90
Female full-time workers	£481.20	£453.70	£471.50

Source: ONS Annual Survey Hours & Earnings

Housing

- 2.17 Just under three quarters (72.73%) of households in SACD own their own home (see Figure 14). 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.

Figure 14

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. This affordable housing needs research has now been updated using secondary housing needs information (see below). However the survey information noted here is still a useful indicator.

2.19 House prices in SACD have risen steadily since 2008 and the overall average price of a dwelling in SACD is now £560,524.

Figure 15

Overall Average Price 2008-2016

Year	St Albans	Dacorum	Hertsmere	Welwyn Hatfield	North Hertfordshire	Three Rivers	Watford	Central Bedfordshire
Overall Average House Price (March) 2016								
2008	£391,415	£307,934	£331,961	£279,826	£256,403	£359,748	£251,589	£227,662
2009	£365,309	£279,716	£340,767	£296,091	£240,017	£306,683	£229,091	£212,540
2010	£383,696	£306,186	£342,282	£294,754	£248,817	£372,519	£234,822	£212,284
2011	£434,341	£294,440	£384,321	£329,846	£272,036	£383,721	£242,343	£225,067
2012	£402,639	£307,820	£354,202	£288,896	£260,825	£365,732	£260,273	£216,368
2013	£450,492	£316,168	£347,112	£320,999	£267,148	£406,667	£260,539	£222,042
2014	£454,078	£338,842	£412,912	£320,514	£291,579	£435,028	£277,279	£242,173
2015	£512,671	£362,670	£477,114	£344,360	£315,173	£479,855	£306,451	£263,863
2016	£560,524	£400,368	£507,085	£405,860	£356,824	£547,203	£373,244	£278,982

Source: Hometrack; © Hometrack 2016

2.20 The 'Independent Assessment of Housing Needs and Strategic Housing Market Assessment', written in 2013 and subsequent updates 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

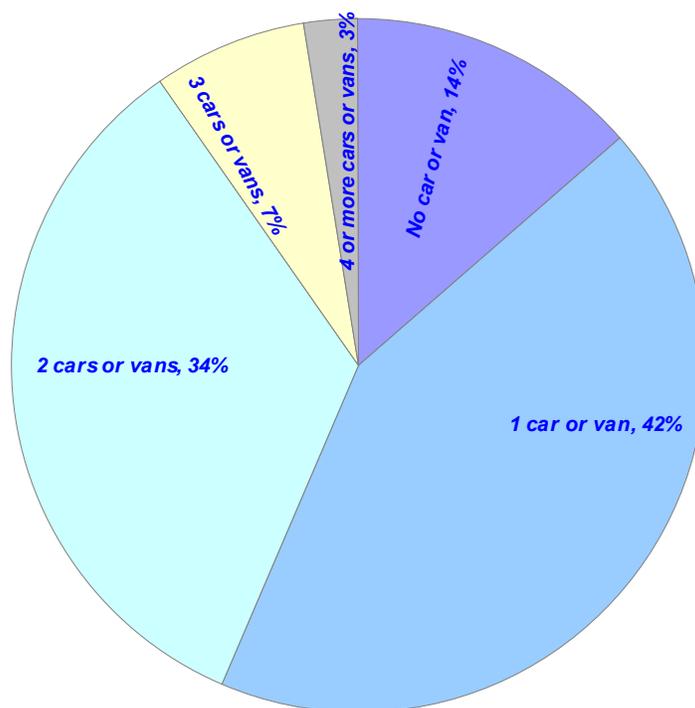
- 2.21 There are 19 Conservation Areas in the District and 837 Listed Buildings. The Listed Buildings are broken down by grade, Grade I being the highest grading and Grade II the lowest. There are 15 Grade I buildings, 39 Grade II*, and 783 Grade II.

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.

Figure 16

Percentage of Households with Vehicle Ownership



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

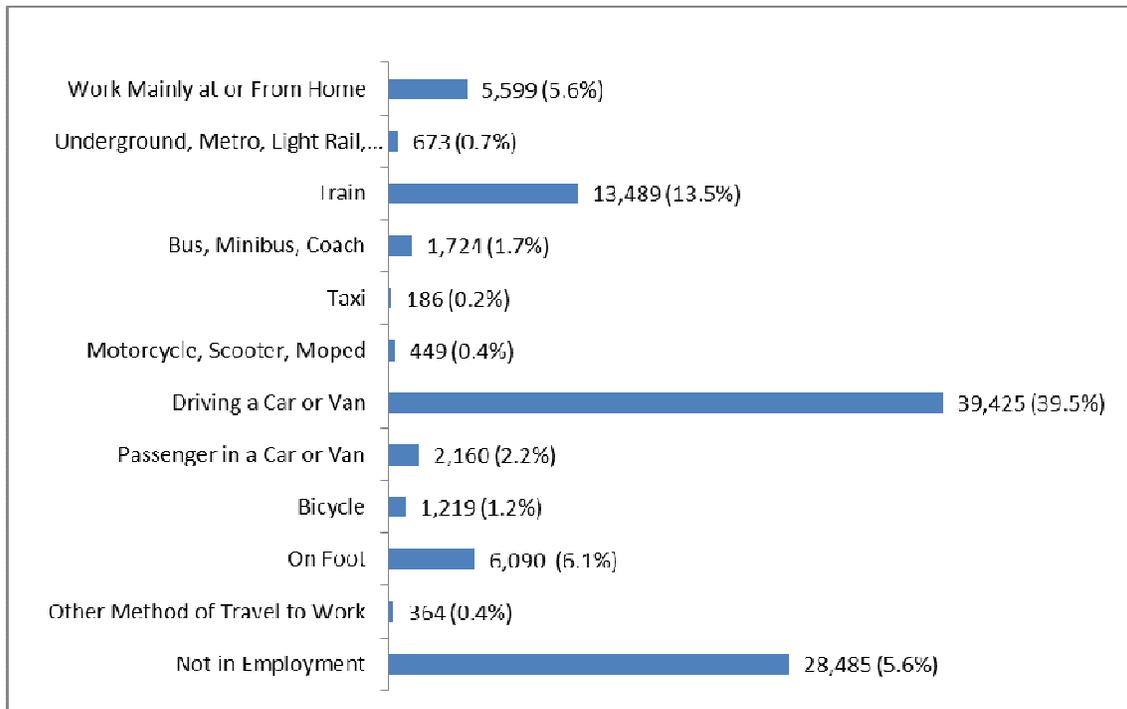
2.23 Less than 20% of workers in the District use public transport to travel to work. The car is the main mode of transport and there is a high car ownership (see figure 16) with 42% of households owning one car and 34% owning two or more cars. In addition, over 58% of residents travel to work by car (see figures 17 and 18). 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.

Figure 17 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

Figure 18

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.

Figure 19

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 Figures 20 to 22 give details of SACD' residents' area of workplace and the origins of the workforce travelling to SACD.

Figure 20

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

Figure 21

SACD Residents Workplace Destinations (Outflow)

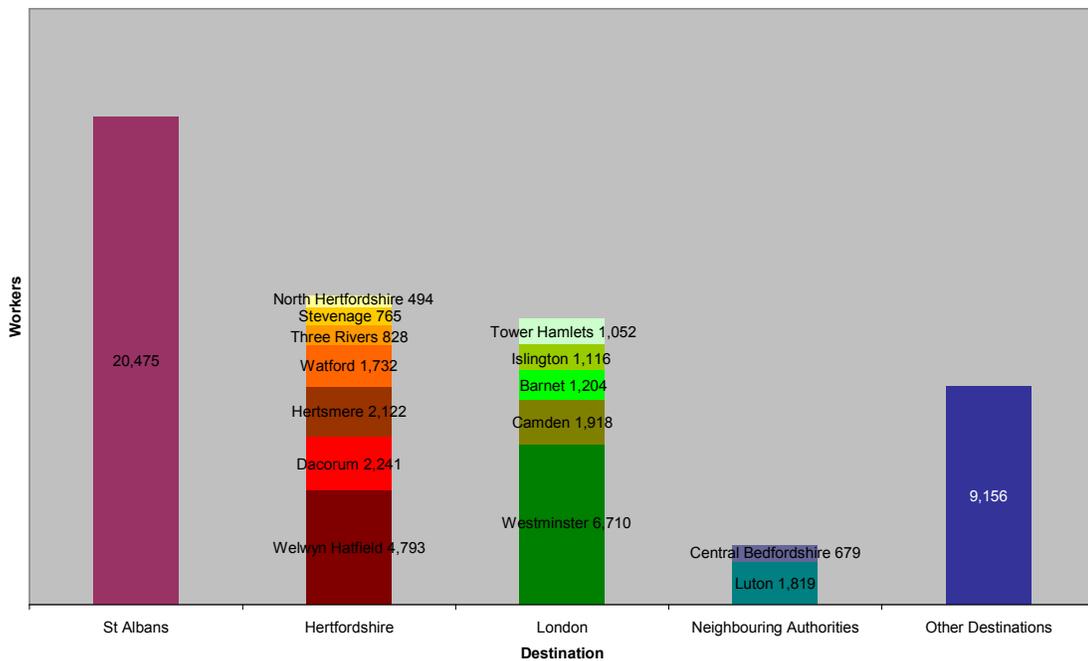
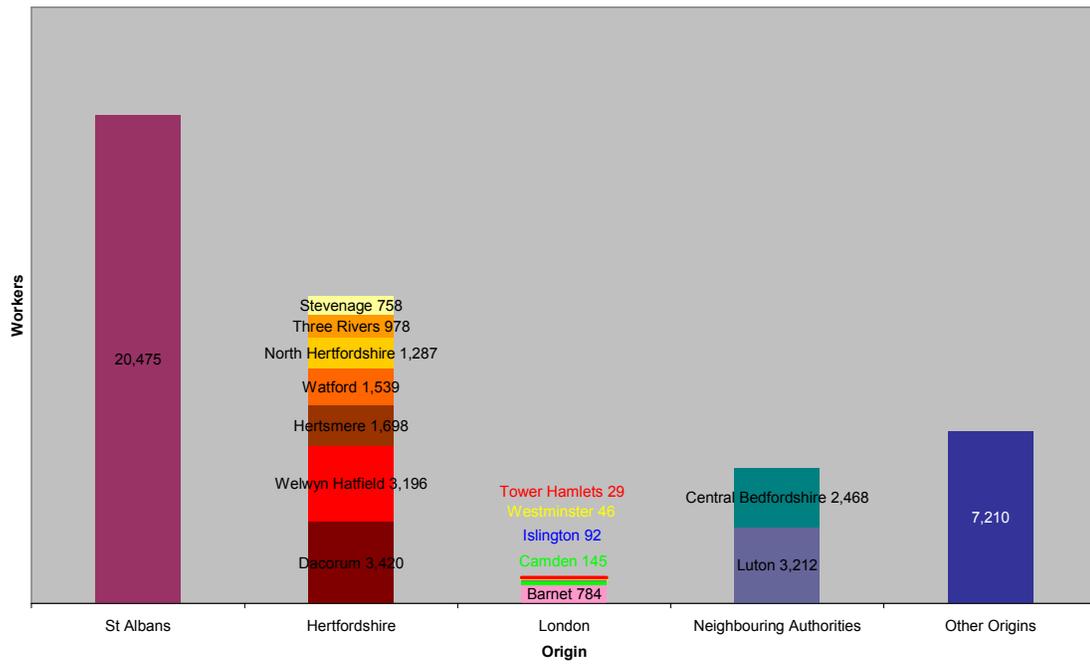


Figure 22

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 SLP being considered at the time.

Figure 23

Current LDS

	Main Evidence Completion	Consultation	Pre-submission Publication	Submission	Examination	Adoption
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. The current position, included in the emerging SLP, is that the AAP will not be prepared. Instead major development at the eastern edge of Hemel Hempstead will be progressed through a process of collaborative master planning and planning applications.
- 3.4 It is important to note the issues behind the proposed East Hemel Hempstead Area Action Plan (AAP) and the development proposals now being addressed in the SLP / DLP and master planning. 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 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 SLP suggests development at East Hemel Hempstead. It is anticipated that the Council will continue to work jointly with other councils in the production of evidence for Local

Plans related to this major development proposal. 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 2016 the SLP was published (Regulation 19) and submitted to the Secretary of State for Examination. From the Examination it is now clear that further work on Duty to Co operate issues (see below) will be required and this may necessitate a revision of the LDS. 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 SLP) 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 reports were considered at the Committee's meetings on 21 April 2015 and 13 October 2015.
 - Technical level liaison through the Hertfordshire Planning Group (HPG) and Hertfordshire Planning Group Development Plans sub group (officers)
 - Joint technical work with other authorities, infrastructure providers and the Herts LEP on infrastructure planning is underway (especially on water management and supply and transportation)
 - A series of meetings and discussions at political level with all nearby and adjoining local planning Authorities affected by the SLP (Publication Stage). It should be noted that as a result of these discussions (and technical work noted below) some inter authority disagreements have emerged over the way forward for Development Plan work in the sub-region. This will be considered as part of relevant Local Plan examinations
 - Direct participation in technical work by Luton and Central Bedfordshire and, Dacorum, Hertsmere, Three Rivers, Watford and Welwyn Hatfield councils on housing and employment land 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:

Figure 24

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
Harpenden Town and Harpenden Rural (joint Plan led by Town Council)	17 March 2016	Whole Parish (two parishes)

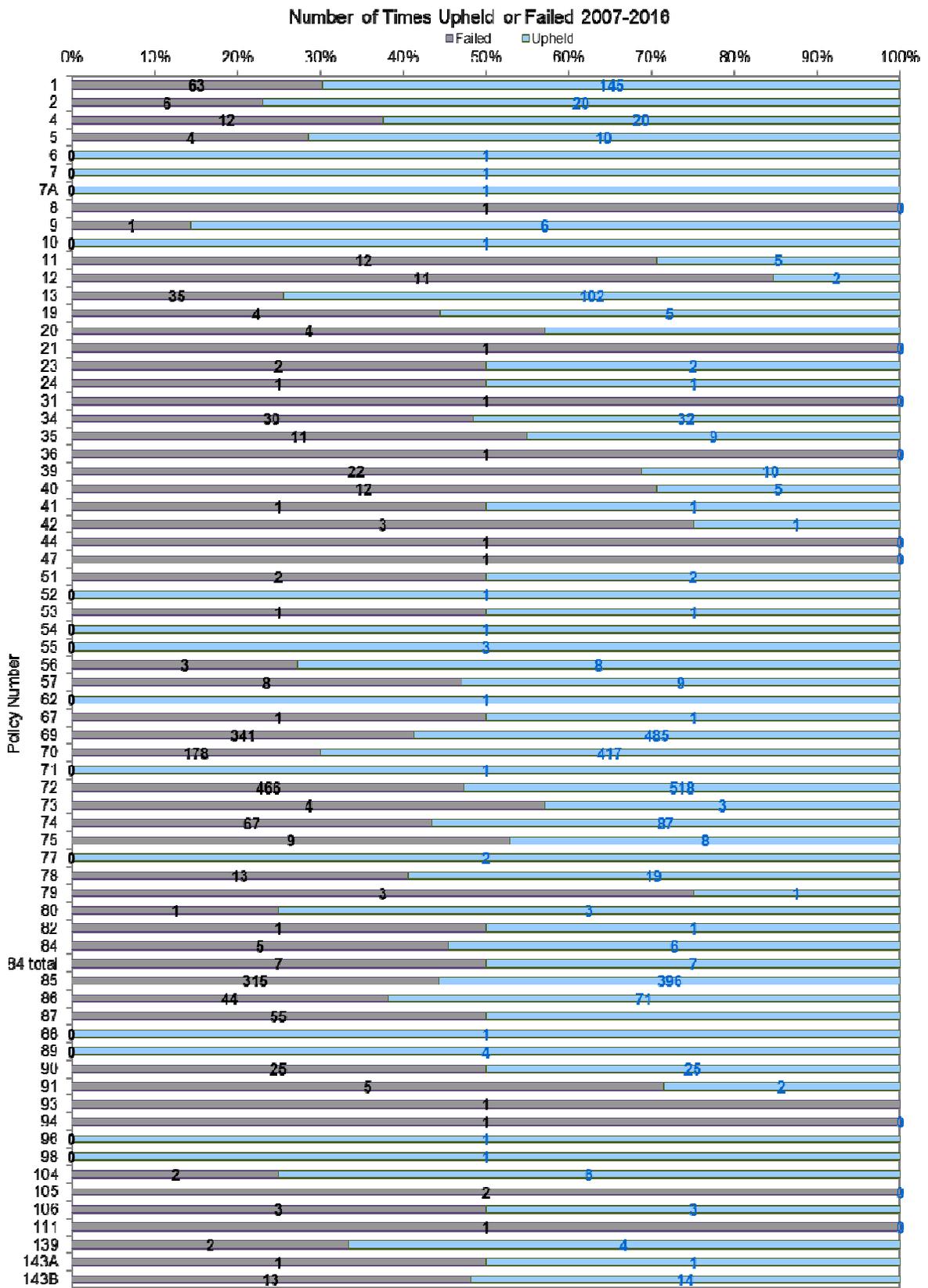
Up to date information on Neighbourhood Plan progress is published regularly on the Council's website at the following location:

<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 2007-2016 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.

Figure 25



- 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.

Figure 26

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

Figure 26

List of Saved Policies

- 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
- 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)

Figure 26

List of Saved Policies

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

4.8 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 has been included in the draft SLP (Appendix 4). 4 During 2016/17 the SLP will be at Examination stage. Subject to the result of the Examination (see below), the SLP is likely to attain greater weight as an emerging Plan. For that reason it is expected that the 2017 AMR will be prepared against the SLP Monitoring Framework. This will result in a move away from the former nationally prescribed data / indicators list and lead to a significant revision in the structure and content of the AMR. However, comparability of data will be maintained as far as possible.
- 5.2 In future AMRs it will be possible to provide commentary on the effectiveness of new Local Plan (SLP and DLP) 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 Figure 27 below shows overall business floorspace stock for SACD, from 2001 to 2012 (latest available data). 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.

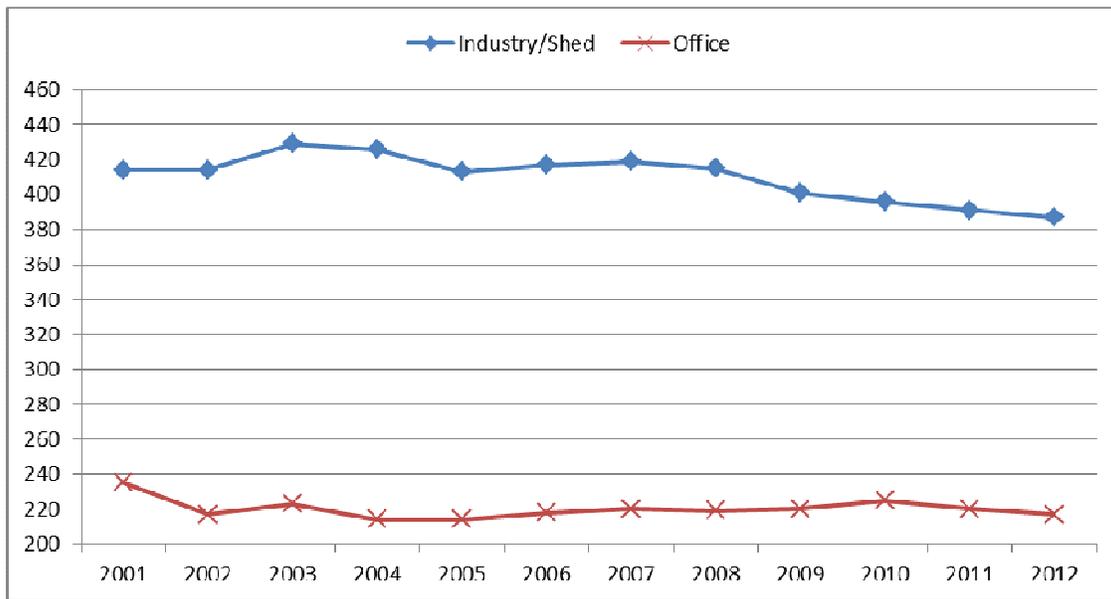
Figure 27

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

Figure 28

Business Floorspace Stock



5.4 If the most recent data from Figure 27 (floorspace stock from the valuation office), above, is added to data from Figure 32 (total amount of additional floorspace completed), the current floorspace stock is calculated to be as follows:

Figure 29

Estimated Current Employment Floorspace Stock (April 2016)

Data	Shed	Office	Total
(a) Latest Floorspace Stock From VOA (2012)	387,000	217,000	604,000
(b) Completions From Employment Monitoring (since 2012)	-9,490	-25,235	-34,725
(a)+(b) Estimated Current Floorspace Stock	396,490	242,235	638,725

5.5 Vacancy levels for employment have been calculated using a combination of data from the Valuation Office and the Estates Gazette. Overall vacancy rates stand at 8.2% as shown in the table below.

Figure 30

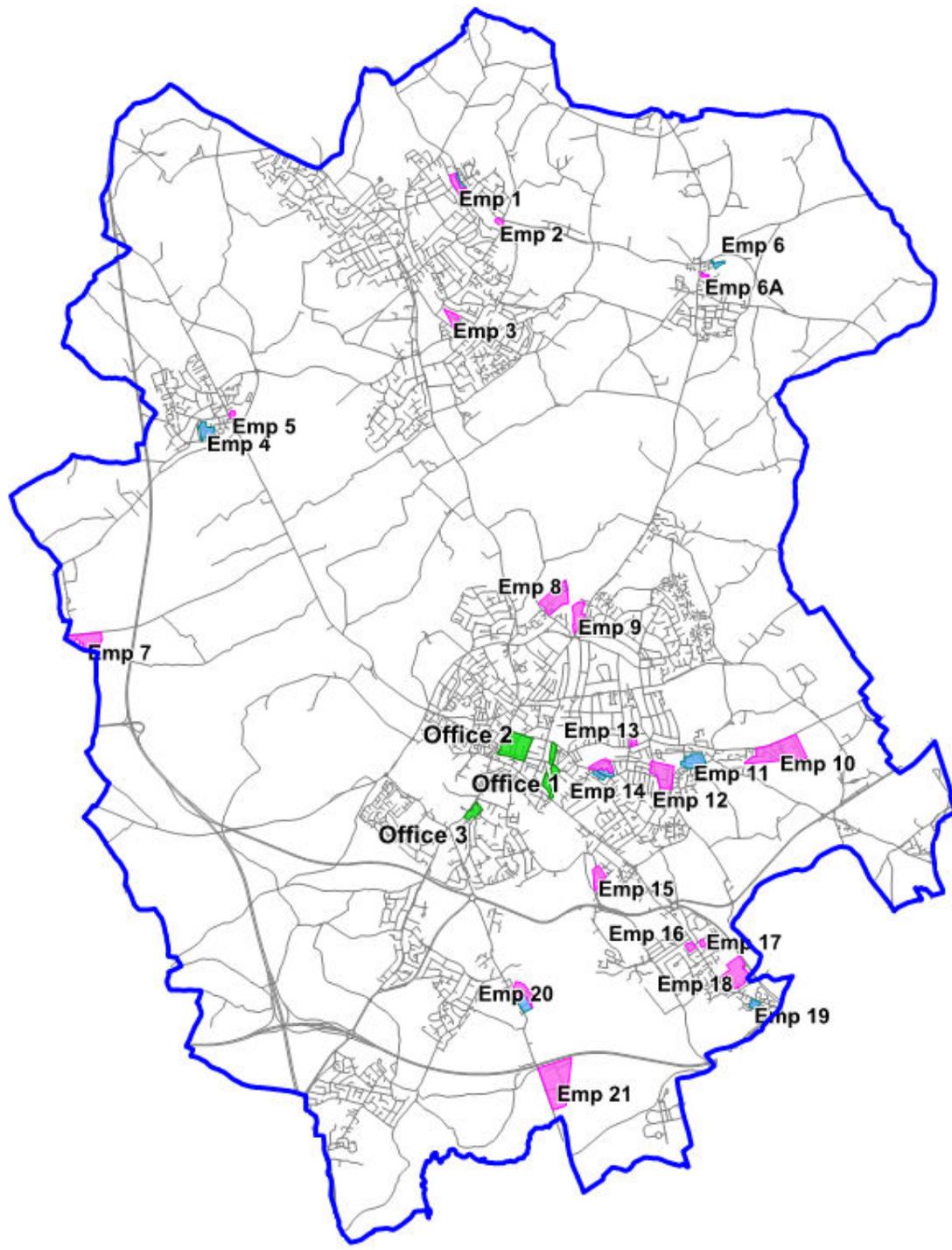
Stock & Vacancy Estimate April

Category	B2/B8/B1c (shed)	B1a/B1b (office)	Total sq m
All units paying business rates based on VOA data	341,004	186,446	527,450
Advertised units on Estates Gazette	32,652	14,378	47,010
Total	373,636	200,824	574,460
Vacancy rate	8.7%	7.1%	8.2%

5.6 The following map (figure 31) shows the main employment and office areas in the District. These, along with the town and local centres accommodate the majority of business premises. The map and accompanying Employment Area list also identifies the main employment areas lost to residential redevelopment in recent years.

Figure 31

Map and Table of Employment Areas and Office Clusters



Key

	Employment Areas Redeveloped to Residential
	Employment Areas
	Office Clusters

Employment Areas	
Harpenden	
Emp 1	Coldharbour Lane Partially redeveloped to residential
Emp 2	Batford mill Industrial Estate
Emp 3	Southdown Industrial Estate and former Gas Works, Southdown Road
Emp 3A	Rothamsted Experimental Station
Redbourn	
Emp 4	The Mill, East Common (Brooke Bond Oxo Ltd) Redeveloped to residential
Emp 5	Redbourn Industrial Park
Wheathampstead	
Emp 6	Codicote Road Redeveloped to residential
Emp 6A	Station Road
Hemel Hempstead	
Emp 7	North of Buncefield
St Albans (Including Sandridge)	
Emp 8	Porters Wood/Soothouse Spring
Emp 9	Council depot and adjoining land, St Albans Road, Sandridge
Emp 10	Alban Park/Acrewood Way/Lyon Way, Hatfield Road
Emp 11	Longacres, Hatfield Road Redeveloped to residential
Emp 12	Brick Knoll Park, Ashley Road
Emp 13	Executive park and adjoining land, Hatfield Road
Emp 14	Camp Road/ Campfield Road
Emp 15	North Orbital Trading Estate, Napsbury Lane
London Colney	
Emp 16	Wellington Road
Emp 17	The Hertfordshire Business Centre, Alexander Road
Emp 18	Riverside Estate
Emp 19	Former Halsey's Sawmill, Barnet Road Redeveloped to residential
Frogmore	
Emp 20	Watling Street
Colney Street	
Emp 21	Colney Street Industrial/Warehousing Estate
Office Clusters	
Office 1	St Albans City Station
Office 2	St Albans City Centre
Office 3	St Albans Abbey Station

BD1: Total amount of additional floorspace – by type

Figure 32

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
2015-16	Gain	0	0	0	0	0	0	1,870	1,870
	Loss	0	17	3,988	0	415	1,800	534	6,754
	Net	0	-17	-3,988	0	-415	-1,800	1,336	-4,884
2012-16	Gain	0	1,019	2,313	4,027	2,830	2,932	7,194	20,315
	Loss	0	17	28,550	1,619	4,835	11,823	8,196	55,040
	Net	0	1,002	-26,237	2,408	-2,005	-8,891	-1,002	-34,725
Total 2004-16	Gain	34,556	1,854	22,704	8,870	3,424	4,498	21,127	97,033
	Loss	15,066	3,915	48,481	27,050	9,187	42,277	28,831	174,807
	Net	19,490	-2,061	-25,777	-18,180	-5,763	-37,779	-7,704	-77,774

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

Source: SACDC and Hertfordshire County Council

5.7 Since 2004/5 changes in business floorspace have been monitored for planning application data. This provides a complementary perspective on floorspace change / loss. There has been a net loss of 4,884 square metres of employment floorspace (all

Class B uses) for the period 2015-2016 (figure 30). This is the ninth consecutive year where a loss has been recorded. Since 2004 there has been a loss of 77,774 square metres of employment floorspace in the District.

- 5.7 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 lead to further loss of office space in the district because residential land is at a premium. If all sites for such conversions, with prior approval at 1 April 2016, are completed a further 17,719 sq metres of office floorspace will be lost. Details are at Appendix 3.

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

- 5.8 100% of the gains in employment floorspace (Class B) for 2015/16 as shown in figure 30 were on PDL.

BD3: Employment land available - by type

- 5.9 Figure 33 below gives the employment land and premises commitments by area for the District as of April 2016. The District has very little land available for employment development (subject to paragraph 5.8 below which deals with rail freight interchange). 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 related decisions on SACDC's approach to expected new proposals for that area. 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.
- 5.10 The proposed Rail Freight Interchange (5/2009/0708) is a major scheme permitted in Green Belt on the basis of national need for this special use. It has a very large site area of 94 hectares. This should be noted separately when considering the amount of available land for development. Without this site the available land is reduced to 5.495 hectares.
- 5.11 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.

Figure 33

Employment land Availability by Type

With Permission				
Ref	Address	Description	Floorspace	Area
B1 Business				
5/2005/2228	Plot 23 Porters Wood, St Albans	Demolition of auction centre & erection of industrial units	1,169	0.186
5/2015/3477	Butlers Yard, Drovers Way, St Albans, AL1 3EA	COU of Grnd Flr For Flexible Use Classes B1/B1A, A1 , A2 , A3 And Gym	35	0.007
B1 Business Total			1,204	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	764	0.198
5/2013/1389	Victoria Collingham and Littleport House, Southdown Road, Southdown Industrial Esta, Harpenden, AL5 1PW	COU of Collingham House from C3 to B, and extensions	315	0.12
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
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

With Permission				
Ref	Address	Description	Floorspace	Area
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	1,020	0.145
5/2013/3505	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
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
5/2014/0343	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

With Permission				
Ref	Address	Description	Floorspace	Area
5/2014/1027	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
5/2014/1776	Braybourne End, Kennel Lane, Kinsbourne Green, AL5 3PZ	Demolition of four agricultural buildings and replacement with a single storey office building and associated parking and landscaping	415	2.94
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	1,985	0
5/2015/0999	The Deanery, Sumpter Yard, Holywell Hill, St Albans, AL1 1BY	Partial COU of existing Deanery building from Class C3 (residential) to Class B1 (offices)	341	0.38
5/2015/2871	223a, Hatfield Road, St Albans	Dem of existing & erection of a mixed use B1 at gr fl, and & C3 at 1st & 2nd fls, of twelve flats,	333	0.13
5/2015/3477	Butlers Yard, Drovers Way, St Albans, AL1 3EA	COU of Grnd Flr For Flexible Use Classes B1/B1A, A1, A2, A3 And Gym	35	0.007
5/2015/3489	Ellen House, 63 London Road, St Albans, AL1 1LJ	Two Storey Rear Extension To House, New Staircase And Installation Of Roof Lights. Single Storey Side Extension With Roof Lights, Raising And Alterations To Roof To Incorporate Loft Conversion With Two Rear And Two Front Dormer Windows	81	0.032
B1a Offices Total			7,501	4

With Permission			
Ref	Address	Description	Area
B1b Research and Development			
5/2013/0905	Building Research Establishment, Bucknalls Lane, Garston, WD25 9XX	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 0.43
5/2015/1185	Rothamsted Research, West Common, Harpenden, AL5 2JQ	Steel Clad Portal Framed Building For Use As A Radar Laboratory	163 0.025
5/2015/3153	Rothamsted Research, West Common, Harpenden, AL5 2JQ	Demolition Of Existing Single Storey Infill And Erection Of Single Storey Extension To Rear Of The Russell Building To Form New Campus Reception	74 0.08
B1b Research and Development Total			1,029 0.535

B2 General Industrial			
5/2015/0414	Harper Lane Rail & Recycling Depot, Harper Lane, Radlett, WD7 7HX	Application for permission to erect and use an additional six units including; Welfare unit for HGV drivers, miscellaneous storage, storage of recycled asphalt plannings (RAP), asphalt collect/ trade office, asphalt control room and weighbridge office configuration	265 0.3
5/2015/3079	St Albans Enterprise Centre, Long Spring, St Albans, AL3 6EN	Construction of two, two storey business units and associated alterations to car park	194 0.125
B2 General Industrial Total			459 0.425

With Permission				
Ref	Address	Description	Floorspace	Area
B8 Storage and Distribution				
5/2015/0414	Harper Lane Rail & Recycling Depot, Harper Lane, Radlett, WD7 7HX	Application for permission to erect and use an additional six units including; Welfare unit for HGV drivers, miscellaneous storage, storage of recycled asphalt plantings (RAP), asphalt collect/ trade office, asphalt control room and weighbridge office configuration	623	0.06
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 331,665 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	331,665	94
B8 Storage and Distribution Total			332,288	94.06
All Use Classes Total			342,481	99.495
All Use Classes Total Excluding Rail Freight Interchange			10,816	5.495

Allocated in Local Plan				
Use Class	Address	Description	Floorspace	Area
B8	Punchbowl Lane Cherry Tree Lane	Warehousing	14,800	4.00
B1a	Ridgmont Road	Redevelopment	3,300	0.37
Allocated in Local Plan Total			18,100	4.37
Permitted and Allocated Total			359,377	103.672

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

- 5.12 Figures 35 and 36 show the amount of completed floorspace for town centre uses (A1, A2, B1a and D2) within town centre areas (figure 36) and within the local authority area (figure 37). The information in figure 335 relates to St Albans city centre and Harpenden town centre.
- 5.13 If the most recent data from the valuation office is added to completion data from Figure 32 (total amount of additional floorspace completed), the current retail floorspace stock is calculated to be as shown in figure 35

Figure 34

Retail Floorspace Stock for Local Authority Area

Year	Floorspace in Thousands m ²
2001	252
2002	250
2003	268
2004	270
2005	265
2006	278
2007	277
2008	272
2009	276
2010	276
2011	278
2012	278

Figure 35

Estimated Current Retail Floorspace Stock (April 2016)

Data	A1, A2
(a) Latest Floorspace Stock From VOA (2012)	278,000
(b) Completions From Retail Monitoring (since 2012)	-3,536
(a)+(b) Estimated Current Floorspace Stock	274,464

Figure 36

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
2015/16	A1	20	171	-151
	A2	0	0	0
	B1a	0	317	-317
	D2	0	0	0
Total 2005/16	A1	3,757	7,703	-3,946
	A2	1,249	1,358	-422
	B1a	162	9,743	-9,898
	D2	96	0	96

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

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

Figure 37 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
2015/16	A1	310	397	-87
	A2	0	0	0
	B1a	0	3,988	-3,988
	D2	2,119	604	1,515
Total 2005/16	A1	17,590	13,868	3,722
	A2	2,125	2,927	-802
	B1a	19,212	36,158	-16,946
	D2	22,911	13,955	8,956

Housing

- 5.15 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).
- 5.16 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 target/requirement 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 target/requirement 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" (paragraph 12) for "full objectively assessed needs" (paragraph 26) on which to base 5 year land supply calculations.

The 2014 based Household projection figures (1991-2039) were published by the Department for Communities and Local Government (DCLG) on 12 July 2016. They identify for the District an average of 619 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 SHMA Updates (2015-16 document series). 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 SLP.

At present, it is therefore considered that the latest DCLG household projection of 619 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 2016, there is approximately 3.72 years supply, including the relevant 5% buffer.

For context, the 10 year net migration-lead figure from the SHMA of 436 dwellings per annum produces a baseline figure of 5.28 years supply, including the 5% buffer. The 5 year net migration-lead figure from the SHMA of 586 dwellings per annum produces a baseline figure of 3.93 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.

The judges in 'Hunston' set out fully and comprehensively the context in which the 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 (paragraph 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 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 set 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:

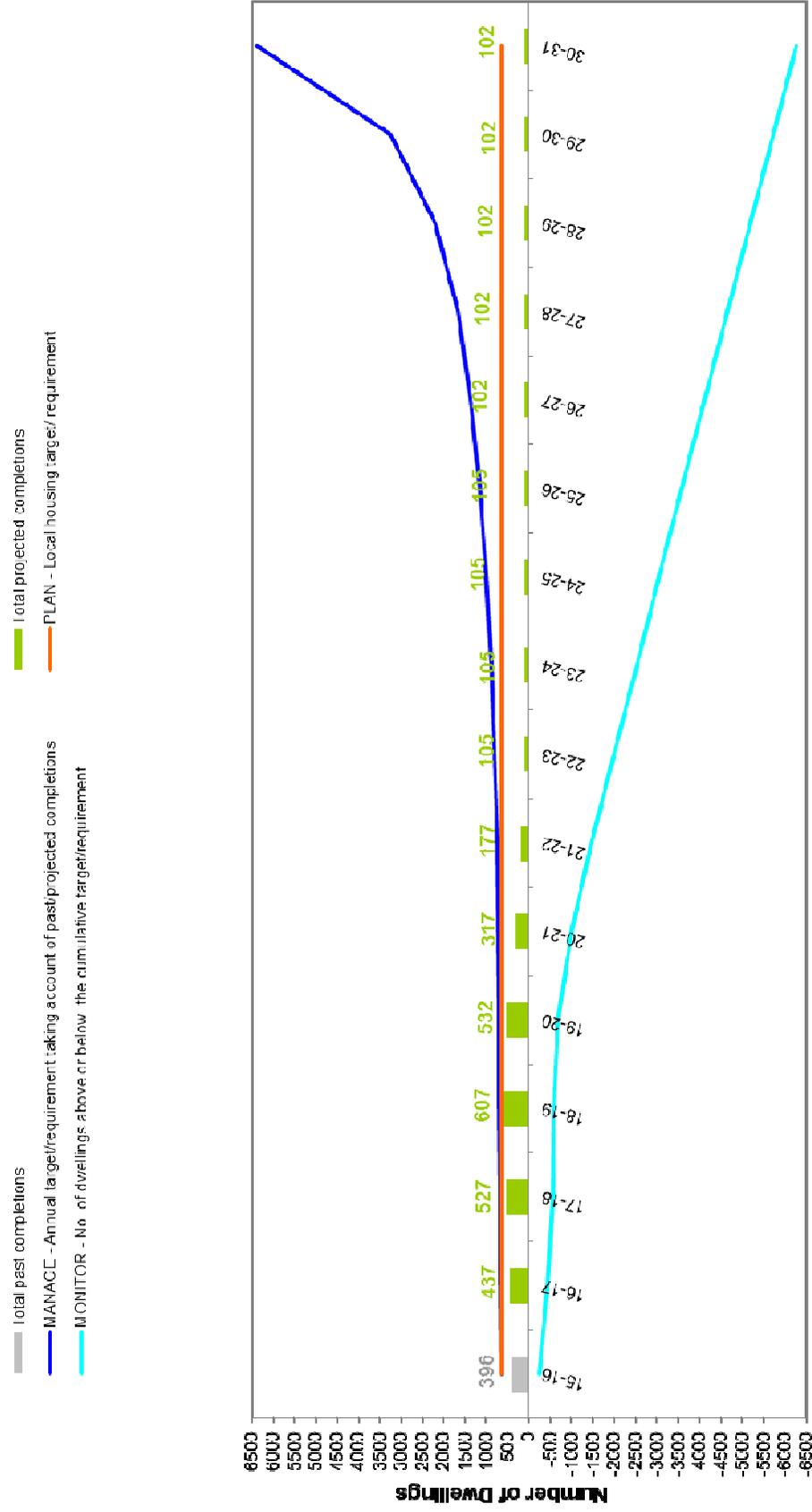
Paragraph: 034 Reference ID: 3-034-20141006

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.

Figure 38

St Albans District Council Housing Trajectory



H2: Housing Trajectory

Figure 39 Trajectory Data 2016

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Total past completions	396							
Total projected completions	437	527	607	532	317	177	105	
Cumulative completions	396	833	1,360	1,966	2,498	2,816	2,993	3,098
PLAN - Local housing target/ requirement	637	637	637	637	637	637	637	637
MONITOR - No. of dwellings above or below the cumulative target/requirement	-241	-442	-551	-582	-687	1,006	1,466	-1,998
MANAGE - Annual target/requirement taking account of past/projected completions	637	653	669	679	685	699	738	800

	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Total past completions								
Total projected completions	105	105	105	102	102	102	102	102
Cumulative completions	3,203	3,308	3,413	3,515	3,617	3,719	3,821	3,923
PLAN - Local housing target/ requirement	637	637	637	637	637	637	637	637
MONITOR - No. of dwellings above or below the cumulative target/requirement	-2,530	-3,062	-3,594	-4,129	-4,664	-5,199	-5,734	-6,269
MANAGE - Annual target/requirement taking account of past/projected completions	887	998	1147	1,356	1,669	2,192	3,237	6,371

5.17 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 2015-2031 (in the context set out in paragraph 5.13 above). Detailed information underpinning the trajectory can be found in Appendix 2.

H3: New and converted dwellings – on previously developed land

5.18 There were 457 gross dwelling completions during the 2015/2016 monitoring period. Of these completions, 408 (89%) were on previously developed land or through conversions and 49 on greenfield land.

Figure 40

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
15-16	408	49	457	89
01-16	5,585	769	6,354	88

Gypsies and Travellers' Housing and Land Use Requirements

H4: Net additional pitches (Gypsy and Traveller)

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

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

Figure 41

Public Authorised Sites April 2016

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

Figure 42

Private Authorised Sites with Permanent Planning Permission April 2016

Site	Pitches
Ardens Rise, House Lane, St. Albans	3
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
Woodbury Manor, St Stephen	1
Total	32

Figure 43

Private Authorised Sites with Temporary Planning Permission April 2016

Site Location	No of Pitches
Nuckies Farm, Colney Heath temporary consent expiry 06 July 2016	3
Total	3

Figure 44

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.

Figure 45

Unauthorised Sites

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

Figure 46

Number of Caravans on Unauthorised Sites

	Date	Caravans		Date	Caravans
2016	July	0	----		
	January	0			
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 2016.

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 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 SLP 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, by means of policies in the SLP and land allocations in a DLP. The SLP is currently in publication / submission 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.

Figure 47

Map Showing Location of Gypsy and Traveller Sites



H5: Affordable housing completions

5.20 Figure 45 shows the number of completions of affordable housing since 1994. During this period 1,515 affordable dwellings (69 per annum) were completed. Of the affordable housing provided in the District, 72% has arisen through the operation of District Plan Review Policy 7A. Between 1994 and 2016, Policy 7A resulted in 1,107 affordable dwellings (50 per annum). The provision of affordable housing has fallen far short of the target in Policy 7A of 200 affordable dwellings per annum.

Figure 48

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
15-16	396	83	14	97	24
Total	6,915	1,107	408	1,515	18
Dw per Annum	314	50	19	69	18

5.21 Figure 48 is a list showing the provision of affordable homes within the District for 2015-2016.

Figure 49

Affordable Completions 2015-16

Permission	Location	Total dwelling increase	Dwelling increase resulting from Policy 7A
5/2012/3304	Caroline Sharpe House, Chiltern Road, St Albans	35	35
5/2012/1023	St Albans City Campus, St Peters Road, St Albans	31	31
5/2013/3470	Thomas Sparrow House, Brewhouse Hill, Wheathampstead	13	
5/2014/0133	Offas Way Garages, Offas Way, Wheathampstead	6	
5/2013/1858	The Glen Eagle Hotel, 1, Luton Road, Harpenden	4	4
5/2013/3469	Garages 30-59 Cotlandswick Garages, Cotlandswick, London Colney	4	
5/2013/3490	Open Space Between, 394 And 396, High Street, Accessed Via Alexander Road, London Colney	3	
5/2014/0686	41, Hart Road, St Albans	2	
5/2014/0812	87, Kings Road, London Colney	-1	
		97	70

H6: Housing Quality – Building for Life Assessments

- 5.22 A Building for Life assessment scores the design quality of housing developments against the 20 Building for Life criteria developed by the Commission for Architecture and the Built Environment (CABE). The criteria cover four areas; environment and community; character; streets, parking and pedestrianisation; design and construction.
- 5.23 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**

- 5.24 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**

- 5.25 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 2015.
- 5.26 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.

Figure 50

Sites of Special Scientific Interest

Year	Bricket Wood Common	Moor Mill Quarry West	Total Hectares	Change
2007-2015	72.48	0.17	72.65	0

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

Figure 51

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

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

Figure 52

Regionally Important Geological and Geomorphological Sites

Year	Potterscrouch Section	Redbournbury Chalk Pit	Total Hectares	Change
2015	0.18	0.78	0.96	0

Source HBRC 2015

- 5.29 Wildlife Sites are of District or County importance for wildlife and include Sites of Special Scientific Interest and Local Nature Reserves. They are 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. Most sites are privately owned and have no legal protection. One site was lost during 2014/15. This was land by the River Colne, deselected because it no longer meets the criteria to be identified as a wildlife site.

Figure 53

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
2014/15	186	1418	-2.64

Herts & Middlesex Wildlife Trust Local Sites Ratification Report

- 5.30 *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

- 5.31 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.
- 5.32 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, 6 planning applications have been permitted during 2015/16 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 1,250 kilowatts per year the total capacity would be 91.25 megawatts.

Figure 54

Renewable Energy Completions

	Wind Onshore	Solar Photovoltaics	Hydro	Biomass	Total
Permitted installed capacity in MW	0	91.25 Estimated	0	0	91.25 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

- 5.33 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

- 5.34 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

5.35 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). Figure 51 shows the gains and losses on these sites. There was a net gain of 27 sq metres during 2015/16.

Figure 55 Floorspace gains/losses in sq metres in Policy 20, Policy 23, Policy 26 and Policy Intention 3 sites

Year		Use Class							TOTAL
		B0	B1	B1a	B1b	B1c	B2	B8	
2004-2005	Gain	9,359	0	2,929	24	0	0	113	12,425
	Loss	0	0	0	0	0	12,474	1,303	13,777
	Net	9,359	0	2,929	24	0	-12,474	-1,190	-1,352
2005-2006	Gain	17,253	0	4,810	0	0	0	0	22,063
	Loss	70	0	0	0	903	0	0	973
	Net	17,183	0	4,810	0	-903	0	0	21,090
2006-2007	Gain	0	250	4,821	0	0	0	6,224	11,295
	Loss	0	0	0	0	0	3,600	0	3,600
	Net	0	250	4,821	0	0	-3,600	6,224	7,695
2007-2008	Gain	0	585	0	1,361	0	0	0	1,946
	Loss	0	0	0	0	0	0	2,508	2,508
	Net	0	585	0	1,361	0	0	-2,508	-562
2008-2009	Gain	7,944	0	1,222	1,650	594	0	298	11,708
	Loss	10,168	86	1,577	362	1,006	4,748	8,479	26,426
	Net	-2,224	-86	-355	1,288	-412	-4,748	-8,181	-14,718
2009-2010	Gain	0	0	644	0	0	0	6,814	7,458
	Loss	0	500	1,375	0	97	0	0	1,972
	Net	0	-500	-731	0	-97	0	6,814	5,486
2010-2011	Gain	0	0	170	0	0	0	0	170
	Loss	0	0	0	0	0	0	0	0
	Net	0	0	170	0	0	0	0	170
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
2015-2016	Gain	0	0	0	0	0	0	1,870	1,870
	Loss	0	0	0	0	0	0	1,843	1,843
	Net	0	0	0	0	0	0	27	27
Total 2004-2016	Gain	34,556	835	14,981	4,116	2,668	1,094	17,541	75,791
	Loss	10,238	872	7,128	1,708	6,181	22,292	19,924	68,343
	Net	24,318	-37	7,853	2,408	-3,513	-21,198	-2,383	7,448

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

Self Build Register

5.36 The Government wants to encourage and enable people to build homes of their own. To this end the Self-build and Custom House Building Act 2015 has now been implemented. In accordance with the Act, since 1 April 2016 Local Authorities are required to maintain a Self Build Register. The Register records individuals and associations who are seeking to purchase a serviced plot of land upon which to build a house to live in. Up to the end of August 2016 the St Albans District Council Register contained 88 individuals, and no Associations. Local Authorities have a duty to have enough plots available to meet local demand for self-build. Although it has not yet been decided how this will be achieved, the Draft SLP introduces policies to support provision of land with planning permission for this purpose. The Self-build and Custom House-building Act 2015 can be viewed at <http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>

Amount of eligible open spaces managed to Green Flag Award standards

5.37 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.

Figure 56

Open Spaces Awarded Green Flags

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

Vacant Units and Use Classes in Shopping Frontages

5.38 St Albans City Centre's Primary and Secondary Shopping Frontages are listed in Figure 53. A1 use accounts for 78% of the Primary Frontages. The level of vacancies remains low despite continuing poor economic conditions for retail centres 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 1 to 9 since last year. The Maltings has only 3 vacant units out of a possible 47. The vacancy rate in Primary shopping areas is less than 5%. The Secondary frontages have a vacancy rate of just over 6%, slightly up from 4% last year.

Figure 57
St Albans Town Centre Primary Frontages - Vacant Units 2001-2016

Ref	Frontage	No of Units	Vacant Units															
			2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
PSF1	3-37 Chequer Street	13	0	1	2	2	0	3	0	0	1	0	0	0	0	0	1	1
PSF2	2-38 Chequer Street	18	1	0	0	0	0	0	0	2	2	2	2	2	3	0	0	0
PSF3	Christopher Place (Inner Courtyard)	20	14	8	1	1	0	0	0	0	2	1	1	2	1	1	1	0
PSF4	3-21 French Row	8	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	1
PSF5	1-13 George Street	13	1	0	1	1	0	1	1	0	1	1	1	4	3	3	1	0
PSF6	18-28 George Street	11	0	1	1	1	0	0	2	1	0	1	1	1	0	0	1	0
PSF7	The Maltings	45	3	4	1	0	2	2	2	1	4	2	2	4	1	1	2	3
PSF8	1-37 Market Place	18	0	0	0	0	0	1	2	0	1	0	0	2	2	1	0	1
PSF9	6-38 Market Place	11	1	0	1	0	1	0	0	0	0	1	1	1	0	0	0	1
PSF10	1-57 St. Peter's Street	18	0	0	0	0	0	0	0	0	1	1	1	0	2	0	1	1
PSF11	2-20 High Street	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSF12	3-33 High Street	14	0	0	0	2	0	0	0	1	1	0	0	1	0	0	0	1
	Total	196	20	14	7	7	3	7	7	6	13	9	9	17	12	6	8	9

Figure 58
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	106.9	36	41	16	0	0	7	0	0
PSF2	2-38 Chequer Street	159.0	60	17	19	0	0	3	0	0
PSF3	Christopher Place (Inner Courtyard)	211.7	81	0	19	0	0	0	0	0
PSF4	3-21 French Row	53.5	75	25	0	0	0	0	0	0
PSF5	1-13 George Street	80.6	79	0	21	0	0	0	0	0
PSF6	18-28 George Street	85.0	79	0	21	0	0	0	0	0
PSF7	The Maltings	461.7	91	2	7	0	0	0	0	0
PSF8	1-37 Market Place	134.6	90	4	6	0	0	0	0	0
PSF9	6-38 Market Place	87.5	83	6	0	0	0	0	11	0
PSF10	1-57 St. Peter's Street	180.0	88	3	4	0	0	0	5	0
PSF11	2-20 High Street	67.3	44	22	34	0	0	0	0	0
PSF12	3-33 High Street	107.0	66	0	34	0	0	0	0	0
	Total	1734.8	78	7	13	0	0	1	1	0

Figure 59

St Albans Town Centre Secondary Frontages - Vacant Units

Ref	Frontage	No of Units	Vacant Units															
			2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
SSF1	1-39 Catherine Street	11	0	0	0	0	1	0	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	0
SSF3	Heritage Close	8	2	3	1	2	4	0	0	0	0	0	2	1	0	0	0	0
SSF6	1-23 Holywell Hill	12	2	0	0	0	1	1	0	1	2	2	2	3	1	0	0	0
SSF7	2-34 Holywell Hill	15	1	0	0	1	1	0	0	2	4	1	1	2	0	2	0	3
SSF8	1-9 London Road	5	2	4	3	0	0	0	0	0	1	2	2	0	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	1
SSF10	61-85 St. Peter's Street	13	0	3	1	0	1	2	1	5	5	3	3	2	5	0	1	0
SSF11	1 Spencer Street	1	0	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	2
	Total	96	10	14	6	6	11	3	1	9	13	10	10	11	13	6	4	6

Figure 60

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	44	27	17	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	17	2	2	3	2	4

Figure 61 St Albans City Centre CLASS A Shopping Frontages - Vacant Units

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	2016
AF1	41-63 Catherine Street	11	6	3	0	0	0	2	0	0	0	4	3	5	4	3	2	2	2	3	1	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	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	0
AF4	13-29 London Road & 1-9 Marlborough Road	9	4	4	0	0	1	0	0	2	2	1	0	0	0	1	0	0	0	0	1	1	0
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	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	3
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	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	0
AF9	Lokey 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	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	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	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	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	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	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	0
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	0
AF17	145-161 Victoria Street	10	6	0	3	0	1	0	0	0	0	0	0	0	1	1	2	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	0
	Total	145	75	29	25	3	11	13	7	15	20	20	19	15	13	15	18	18	18	19	12	10	9

- 5.39 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. Primary Frontages have 5 vacant units out of a possible 65, Secondary Frontages have 4 out of a possible 84. The level of A1 usage accounts for 61% of Primary Frontages, where the vacancy rate in is less than 8%. Secondary Frontages have a vacancy rate of less than 5%.

Figure 62
Harpenden Town Centre Primary Shopping Frontages - Vacant Units

Ref	Frontage	No of Units	Vacant Units															
			2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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	2
PSF2	1-31 High Street	18	1	3	0	0	0	0	1	1	0	0	0	1	0	0	0	0
PSF3	18-50 High Street	15	0	0	0	1	0	1	0	0	0	0	0	0	0	0	3	3
PSF4	The Leys	3	0	0	0	1	0	0	1	1	1	2	2	0	2	1	0	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	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	0
	Total	65	1	3	2	3	1	4	3	2	3	3	3	4	4	2	6	5

Figure 63
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	89.9	95	5	4	0	0	0	0	0
PSF2	1-31 High Street	202.0	51	19	0	4	0	0	3	23
PSF3	18-50 High Street	113.6	42	54	0	0	4	0	0	0
PSF4	The Leys	57.0	85	4	0	0	0	0	0	11
PSF5	1-11 Leyton Road/12-18 Church Green Row	139.0	93	7	0	0	0	0	0	0
PSF6	2-16 High Street & 1-3 Leyton Green Road	133.0	25	30	28	17	0	0	0	0
	Total	734.5	61	21	6	4	1	0	1	7

Figure 64

Harpenden Town Centre Secondary Shopping Frontages - Vacant Units

Ref	Frontage	No of Units	Vacant Units															
			2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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	0
SSF2	33-61 High Street	24	0	0	0	0	0	0	1	1	3	2	2	1	2	1	3	3
SSF3	12-14 Leyton Road	2	0	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	0
SSF5	1-17a Station Road	10	2	0	0	0	1	1	0	1	0	0	0	0	0	0	1	1
	Total	84	3	0	3	3	3	2	1	3	4	3	3	2	5	2	5	4

Figure 65

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	4-6 Church Green & 52-104 High Street	213.0	42	0	14	16	8	10	0	9
SSF2	33-61 High Street	159.3	68	10	5	7	4	0	0	5
SSF3	12-14 Leyton Road	13.0	100	0	0	0	0	0	0	0
SSF4	2a-34 Station Road	138.2	40	36	19	0	4	0	0	0
SSF5	1-17a Station Road	76.5	81	4	9	0	6	0	0	0
	Total	600.0	55	12	12	8	6	4	0	5

Figure 66

Harpenden Town Centre CLASS A Frontages - Vacant Units

Ref	Frontage	No of Units	Vacant Units															
			2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
AF1	65-73 High Street	7	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
AF2	1-12 Harding Parade	10	0	0	0	0	0	0	0	0	0	1	1	1	1	0	1	0
AF3	1A-3 & 2-4 Vaughan Road and 1-3 Clayton House	8	0	0	0	2	2	0	0	0	0	0	0	0	2	1		0
	Total	25	0	0	0	2	3	1	0	0	0	1	1	1	1	2	2	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 2007-2016 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 2007-2016

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

Policy Number	Times Used	Failed	Upheld	% Upheld
1	208	63	145	70
2	26	6	20	77
4	32	12	20	63
5	14	4	10	71
6	1	0	1	100
7	1	0	1	100
7A	1	0	1	100
8	1	1	0	0
9	7	1	6	86
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	7	5	2	29
12 i	3	3	0	0
12 ii	3	3	0	0
12	13	11	2	15
13	121	30	91	75
13 preamble	5	2	3	60
13 i	11	3	8	73
13	137	35	102	74
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

Policy Number	Times Used	Failed	Upheld	% Upheld
24	2	1	1	50
31	1	1	0	0
34	55	27	28	51
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	62	30	32	52
35	20	11	9	45
36	1	1	0	0
39	28	18	10	36
39 iii	3	3	0	0
39 ix	1	1	0	0
39	32	22	10	31
40	17	12	5	29
41	2	1	1	50
42	4	3	1	25
44	1	1	0	0
47	1	1	0	0
51	3	1	2	67
51 i	1	1	0	0
51	4	2	2	50
52	1	0	1	100
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	11	3	8	73
57	8	3	5	63
57 preamble	1	0	1	100
57 iv	7	4	3	43
57 iv c	1	1	0	0
57	17	8	9	53
62	1	0	1	100
67	2	1	1	50
69	402	194	208	52
69 preamble	36	8	28	78
69 i	349	126	223	64
69 ii	22	8	14	64
69 iii	16	5	11	69
69 iv	1	0	1	100
69	826	341	485	59
70	145	54	91	63

Policy Number	Times Used	Failed	Upheld	% Upheld
70 preamble	119	34	85	71
70 i	156	42	114	73
70 ii	5	2	3	60
70 iii	6	2	4	67
70 iv	20	7	13	65
70 iv c	1	0	1	100
70 v	27	9	18	67
70 vi	50	11	39	78
70 vii	18	3	15	83
70 viii	13	1	12	92
70 ix	23	8	15	65
70 x	12	5	7	58
70	595	178	417	70
71 i	1	0	1	100
71	1	0	1	100
72	188	101	87	46
72 preamble	1	1	0	0
72 i	220	105	115	52
72 ii	259	124	135	52
72 iii	8	3	5	63
72 iv	5	3	2	40
72 v	134	63	71	53
72 vi	83	37	46	55
72 vii	19	5	14	74
72 viii	33	12	21	64
72 ix	32	10	22	69
72 ix a	1	1	0	0
72 ix b	1	1	0	0
72	984	466	518	53
73	7	4	3	43
74	98	41	57	58
74 i	16	10	6	38
74 i a	9	4	5	56
74 i b	4	3	1	25
74 i c	13	4	9	69
74 ii	6	0	6	100
74 ii a	6	4	2	33
74 ii b	2	1	1	50
74	154	67	87	56
75	3	2	1	33
75 i	2	0	2	100
75 ii	11	6	5	45
75 iii	1	1	0	0
75	17	9	8	47

Policy Number	Times Used	Failed	Upheld	% Upheld
77	1	0	1	100
77 ii	1	0	1	100
77	2	0	2	100
78	19	7	12	63
78 i	10	5	5	50
78 ii	1	1	0	0
78 iii	2	0	2	100
78	32	13	19	59
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	11	5	6	55
84 a	1	1	0	0
84 total	14	7	7	50
85	130	59	71	55
85 preamble	11	8	3	27
85 i	49	18	31	63
85 i preamble	98	44	54	55
85 i a	41	16	25	61
85 i b	82	39	43	52
85 i c	56	25	31	55
85 i d	29	11	18	62
85 i e	59	32	27	46
85 i f	65	29	36	55
85 i g	44	19	25	57
85 i h	3	1	2	67
85 i i	8	1	7	88
85 ii	25	11	14	56
85 ii b	7	0	7	100
85 ii c	3	2	1	33
85 iii	1	0	1	100
85	711	315	396	56
86	54	24	30	56
86 i	20	8	12	60
86 iii	6	0	6	100
86 iii a	7	3	4	57
86 iii b	6	2	4	67
86 iii c	1	1	0	0

Policy Number	Times Used	Failed	Upheld	% Upheld
86 iii d	1	0	1	100
86 iii e	2	1	1	50
86 iii g	16	5	11	69
86 iii h	2	0	2	100
86	115	44	71	62
87	105	55	50	48
87 i	2	0	2	100
87 ii	2	0	2	100
87 iii	1	0	1	100
87	110	55	55	50
88 ii	1	0	1	100
88	1	0	1	100
89	1	0	1	100
89 ii	2	0	2	100
89 iii	1	0	1	100
89	4	0	4	100
90	15	7	8	53
90 i	1	0	1	100
90 ii	1	0	1	100
90 iii	13	5	8	62
90 iv	7	5	2	29
90 v	5	3	2	40
90 vi	4	1	3	75
90 vii	3	3	0	0
90 viii	1	1	0	0
90	50	25	25	50
91	3	2	1	33
91 iii	1	1	0	0
91 iv	3	2	1	33
91	7	5	2	29
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	6	3	3	50
111	1	1	0	0
139	6	2	4	67
143A	2	1	1	50
143B	27	13	14	52

Appendix 2

Information Underpinning the Housing Trajectory

1. This monitoring report contains a housing trajectory with base dates of 2015 to 2031. Estimates of future housing supply are detailed from 2017 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 2016

Description	Land Supply to 1 April																	Total 17-31
	5 Year Land Supply																	
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031			
Under construction	240	49	3	3	3	3	3	3	3	3	0	0	0	0	0	0	313	
With planning permission (full or reserved matters covering whole site)	22	96	130	71	0	0	0	0	0	0	0	0	0	0	0	0	319	
Small Sites with permission	48	48	48	19													163	
Conversions with permission	18	18	11	0													47	
With outline permission with part(s) covered by reserved matters																	0	
Outline only	0	87	84	59	0	0	0	0	0	0	0	0	0	0	0	0	230	
Where full. Outline or reserved matters at post committee resolution or subject to S106 negotiations	0	50	50	50	56	0	0	0	0	0	0	0	0	0	0	0	206	
With application submitted	0	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	48	
With pre-application discussions occurring	0	20	69	49	26	26	0	0	0	0	0	0	0	0	0	0	190	
Allocation only	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SHLAA Sites and other sites	0	9	9	109	109	40	0	0	0	0	0	0	0	0	0	0	276	
Garage Sites Program	12	12	15	15	15	0	0	0	0	0	0	0	0	0	0	0	69	
Windfall Allowance	51	77	87	92	102	102	102	102	102	102	102	102	102	102	102	102	1,429	
Office to Residential Prior Approval	46	37	77	65	6	6	0	0	0	0	0	0	0	0	0	0	237	
Total	437	527	607	532	317	177	105	105	105	105	102	102	102	102	102	102	3,527	

Total 5 year supply at 1.04.2016	2,420
Land supply at 436 dpa + 5%	5.28
Land supply at 586 dpa + 5%	3.93
Land supply at 619 dpa + 5%	3.72

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
1. Under Construction																					
RH1	5/1973/0641 5/2014/1882	Tuffnells Way, Harpenden	118		86	4	4	3	3	3	3	3	3	3	3	0	0	0	0	0	Permission 1973 being built at slow rate. Permissions being updated. Greenfield
RC2A	5/1996/0917 5/1981/1171 5/1995/1560 5/1971/2318	Forge End, Nokeside, Chiswell Green	25		20																Vacant plots to allow future access to land beyond. No further construction anticipated. PDL
RG1	5/2010/1659 5/2013/3115	Napsbury Hospital, London Colney. Napsbury Church. West Hall. Connolly House. Former Nurses Accom	645	-6	610	35															Redevelopment of the church for a Local Centre and flats. Redevelopment of Nurses Home. PDL
RS112	5/2003/0849 5/2012/3429 5/2014/1374	South of Victoria Street (Station Car Park), St Albans	411		407	4															Conversion of gym to 4 dw to be completed . PDL
TBA39	5/2012/2848	Conservative Club, 25 Vaughan Road, Harpenden	6	-1	0	5															PDL
RS27 Site B	5/2012/1023	Oaklands College, City Campus, Hatfield Road, St Albans	108		68	40															College relocating to Smallford Campus. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA36	5/2011/1903	The Rose & Crown, 91 Southdown Road, Harpenden	14	-1	-1	14															PDL
TBA49	5/2013/3078 5/2014/2862 5/2014/2864	Lea Industrial Estate, Coldharbour Lane, Harpenden	67	17	50																PDL
TBA80	5/2014/3242	139 London Road, St Albans	11	1	-1	11															S106 signed. PDL
TBA66	5/2014/2219	Rear Of, 67 St Peters Street, St Albans	14	0	14																PDL
TBA77	5/2014/1900	Former Builders Yard, 173 & 175 Westfield Road	10	0	5	5															PDL
TBA10	5/2013/3114	96 & ro 98-114 Victoria Street	6	0	6																5/2012/2391 Appeal dismissed. PDL
TBA79	5/2013/3280	Fish Street, Redbourn	12	0	12																Allowed on Appeal
RS87	5/2012/3128	London Road, Alma Road, (Evershed Site) St Albans	80	0	40	40															Site owned by Spen Hill/Tesco. PDL
			1527	-7	1206	240	49	3	3	3	3	3	3	3	3	0	0	0	0	0	

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
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 5/2015/1606	R/O 44-52 Bucknalls Drive, Bricket Wood	5		0		5														Started 2005 so cannot lapse but land ownership issues have prevented progress. New permission granted 2016. Garden Land
TBA87	5/2013/0298	Provence Private Hire, Heath Farm Lane	10		0			5	5												New permission following lapse of 5/2008/0314 PDL
TBA67	5/2013/2794	Station Yard, Codicote Road, Wheatthampstead	5		0			5													Demolition of industrial unit PDL
TBA67	5/2012/0050	Part Of Garage Block Between, Hughenden Road & The Ridgeway, St Albans	8		0		4	4													Privately owned. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA47	5/2014/3377	Beaufort House, 23 Grosvenor Road	58		0		29	29													100% affordable housing.PDL
TBA63	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	-8	7	7														S106 signed. PDL
TBA73	5/2013/2724	The Willows, London Colney	7		0			7													COU of site from B1(a) C3. PDL
TBA61	5/2015/1788	Berkeley House, Barnet Road, London Colney	8		0		4	4													PDL
TBA108	5/2015/0929	Land To Rear Of, Porters Wood House, Sandridge Park, Porters Wood, St Albans	10				5	5													PDL
TBA109	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2			4	5													PDL
TBA90	5/2015/2203	The Baton PH, The Quadrant, St Albans	14		0		7	7													PDL
TBA110	5/2014/2917	James Marshall House, Leyton Road, Harpenden	38				12	12	14												PDL
TBA111	5/2015/2921	Verulam House, 110, Luton Road, Harpenden	9				9														PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA112	5/2015/0310	Quality Hotel, 232-236 & 230a, London Road, St Albans	47	-4				20	23												PDL
TBA113	5/2014/2334	Round House Farm, Roestock Lane, Colney Heath	6					6													PDL
TBA114	5/2015/0934	Silver Birches, Coles Lane, Kinsbourne Green	9	-1				4	4												DPDL
TBA115	5/2015/1595	38-40, Church Crescent, St Albans	10					5	5												PDL
TBA82	5/2015/0148	2 - 8 Dolphin Yard & 11B	5		0	5															PDL
TBA116	5/2013/3505	52, Victoria Street, St Albans	5				5														PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA81	5/2015/2236	16-24 Spencer Street	5		0	5															PDL
TBA91	5/2015/2626	143 London Road, St Albans	11	-1	0	5	5														PDL
TBA117	5/2015/2871		12					6	6												PDL
TBA118	5/2015/3663	223a, Hatfield Road, St Albans	6					6													PDL
			327	-16	-8	22	96	130	71	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		17	16													Full Application refused. PDL
TBA1 Site A	5/2013/0406	Building Research Establishment	10		0		33	33	34												Permitted under appeal. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA119	5/2015/1386 5/2012/2831	(north & north east areas), Bucknalls Drive, Bricket Wood	22		0		12	10													Outline only. Allowed on Appeal. Predominantly GB GF
1194	5/2009/2471 5/2014/0940	Beaumont School & land to north of, Winches Farm, Hatfield Road, St Albans	75		0		25	25	25												Extension of time application pending (5/2015/0797) Reserved matters (5/2015/1713) to be recommended for approval subject to S106. GF
			230	0	0	0	87	84	59	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																Being sold for residential by HCC. Council resolved to approve if a planning agreement is completed. Land Stability Report to be updated by

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA2	5/2015/0990	Harperbury Hospital (Kingsley Green)	206		0		50	50	50	56											HCC following emergence of sinkhole in nearby area. PDL
			254	0	0	0	50	50	50	56	0	0	0	0	0	0	0	0	0	0	Large scale redundant buildings. Permission Granted subject to S106. PDL
6. With application submitted																					
TBA83	5/2015/0644 5/2015/3428	Radio Nurseries & 54 Oaklands Lane	28		0																GB. GF. 5/2015/0644 Refused. Appeal to be decided. 5/2015/3428 Pending.
TBA87	5/2014/0905	Provence Private Hire, Heath Farm Lane	10		0																if approved this will supersede 5/2013/0298 in section 2 above
TBA120	5/2015/3344	Maryland Convent And Residential Home 29 Townsend Drive St Albans Hertfordshire	48				24	24													Age restricted (over 55s) PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA100	5/2015/0889	2 Sun Lane Harpenden	6																		Refused March 2016. Awaiting appeal decision. PDL
TBA85	5/2014/3604	Napsbury Church	18		0																14 already counted in Napsbury numbers in section 1. If granted this will supersede 5/2010/1659 for 14
7. With pre-application discussions occurring																					
TBA24		Beaumont Works, Sutton Road, St Albans	40		0		20	20													Pre-application discussions, adjacent to similar sites approved in recent years. PDL
TBA41		London Colney Pastoral Centre	60		0																Redevelopment of former Convent. Sold to residential developers. Recent discussions for partial redevelopment to residential. Long lead time. Current uncertainty re viability.

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	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			25	25												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. 5/2015/0784 for 30 appeal dismissed Feb 2016. PDL
TBA60		Harpenden House Hotel	28		0			14	14												PDL
TBA14		Civic Centre (Whole, including Civic Centre South)	70		0					26	26										Herts House has 18 under Prior approval, listed below. Police Station site is vacated. PDL
TBA89		Old Electric Works, Campfield Road	30		0																Employment area. Previous approaches unacceptable. PDL
			298	0	0	0	20	69	49	26	26	0	0	0	0	0	0	0	0	0	

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
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
RS95		222 London Road, St Albans	22		0																site likely to be redeveloped for housing over time, as supported by Policy 122. PDL
RW2 (part)		South of bridleway, Codicote Road, Wheathampstead	18		0				18												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	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	
9. SHLAA Sites & other sites																					
TBA1 Site B		Building Research Establishment (north & north east areas),	50		0																Potential capacity for further 50. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA43		Bucknalls Drive, Bricket Wood							69	69											Sold by HSBC to residential developer & active discussions ongoing. 5/2013/2119 for 167 refused. 5/2014/3250 for 138 refused. Inspectors report sent to Secretary of State - decision due by 30 June 2016.PDL
RG11		Oaklands College, Smallford Campus, Hatfield Road, St Albans	348		0																Comprehensive redevelopment to provide new and refurbished college buildings, enabling residential development of 348 dwellings, car parking, associated access and landscaping, including

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA71		North Orbital Road, St Albans	33		0																demolition of existing buildings. 5/2013/2589 refused. Appeal Hearing due May 2016 GF Outline application 5/2013/3383 refused, appeal dismissed. Rear of Ayletts Nursery Currently in employment use. Application for housing in 5/2006/1047 refused. PDL Owner submitted application , then withdrew & ceased communication. Site subsequently sold . GF part of Spencer's Park site, supported by Dacorum, HCA and landowner. Partial permission for access. Forms part of East Hemel
RL974		72 High Street, London Colney	7		0																
TBA4		80-82 Mount Pleasant Lane	6		0																
TBA13		Land at Cherry Tree Lane, near Hemel Hempstead (Policy 26 – Land for Employment Development at North East Hemel	120		0				40	40	40										

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
		Hempstead)																			Broad Location. GF (not GB)
TBA16		Cottonmill Youth Club	8		0																Council owned. Residential use likely over time. Mostly derelict. PDL
TBA23		63 High Street, Harpenden	8		0																Permission for office. Residential likely over time. PDL
TBA33		Former Westfield Allotments, Harpenden	18		0		9	9													Vacant land. Ongoing discussions over most appropriate uses, including residential. 5/2015/3056 withdrawn. GF
TBA50		The Cedars, part of St Albans City Hospital	12		0																Residential use likely over time. PDL
TBA52		London Colney Recreation Centre	32		0																New Leisure Centre recently opened. Residential likely over time. PDL
TBA54		Former Station	12		0																Residential use

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA88		Yard and adj Land, Bricket Wood																			likely over time. PDL
TBA55		Pound Farm, Sandridge	10	0	0																Mostly PDL
		Butterwick Adult Training Centre, Hixberry Lane, St Albans	20	0	0																Residential use likely over time. PDL
			822	0	0				109	109	40	0	0	0	0	0	0	0	0	0	
9. Garage Sites																					
TBA30		SADC GarageCourt Programme	79		10	12	12	15	15	15											Rolling programme of redundant garage courts to be redeveloped. PDL
			79	0	10	12	12	15	15	15	0	0	0	0	0	0	0	0	0	0	
13. Based on Office to Residential Prior Approval Under Construction																					
TBA92	5/2013/1382	Target House, 257-263 High Street, London Colney	14			14															Prior Approval
TBA105	5/2015/0001	35 High Street, Sandridge	9			9															
TBA122	5/2015/0280	Edinburgh House, 82-90, London Road, St Albans	2			2															

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA107	5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, St Albans Site A	10			10															Prior Approval. PDL
13. Office to Residential with permission																					
TBA99	5/2013/2021	Station House 2-6 Station Approach Harpenden	12		0		12														
TBA101	5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14		0	14															
TBA106	5/2014/2718	4-6 Upper Marlborough Road	11		0	11															
TBA104	5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood	48		0		24	24													Supersedes 15/2473 for 17 dwellings. PDL
TBA12 3	5/2015/0683	3 Sandridge Park, Porters Wood, St Albans	6		0																
TBA14	5/2014/2428	Hertfordshire House, Civic Close, St Albans, AL1 3JZ	18		0					9	9										Part of Civic Centre Site. 18 of assumed total of 70. See section 7. PDL
TBA124	5/2015/0500	First and Second Floors, 26, High Street, St Albans	8		0		8														

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Comments
TBA125	5/2015/1294	Porters House, 4, Porters Wood, St Albans	19		0	10	9														
			136	0	0	35	53	24	0	9	9	0	0	0	0	0	0	0	0	0	
	70% of Total		25	37	17	0	6	6	0	0	0	0	0	0	0	0	0	25	37	17	
Based on Office to Residential Prior Approval with application submitted																					
		None		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total Office to Resi		290	0	8	46	37	77	65	6	6	0	0	0	0	0	0	0	0	0	

Appendix 3

Office to Residential Prior Approval With Permission April 2016

TP Ref	Address	Description	Fispc Loss m2	To Be Completed
5/2014/2521	11-13, Verulam Road, next to Pizza Express, St Albans	Prior Approval - COU of first and second floors from B1a to C3 to create four flats	145	4
5/2015/1360	2 Victor House, Barnet Road, St Albans	Prior Approval - Change Of Use From Class B1(A)(Office) To Class C3 (Residential) To Create One, Two Bedroom Self Contained Flat	53	1
5/2015/2386	23A, Albion Road, St Albans	Prior Approval - Change Of Use From Class B1(A) (Offices) To Class C3 (Residential) To Create Two, Two Bedroom Flats	155	2
5/2014/1331	28, Alma Road, St Albans	Application for Prior Approval - COU B1 to C3 to create one, one bedroom self-contained flat	48	1
5/2015/0181	28, Marlborough Road, St Albans	Prior Approval - COU B1 to C3 two bedroom dwelling	71	1
5/2015/0683	3 Sandridge Park, Porters Wood, St Albans	Application For Prior Approval - Change Of Use From Class B1A (Offices) To Class C3 (Residential) To Create Six Self-Contained Flats	354	6
5/2014/3623	3 Waxhouse Gate, High Street, St Albans	Application for Prior Approval - Change of use from Class B1a (offices) to Class C3 (residential) to create a single dwelling.	84	1
5/2015/0001	35, High Street, Sandridge	Prior Approval - COU B1 to C3 to six, two bedroom, three, one bedroom and two studio flats	NK	10
5/2014/2718	4-6, Upper Marlborough Road, St Albans	Application for Prior Approval - COU B1 to C3 to create eleven flats	480	11
5/2015/0280	Edinburgh House, 82-90, London Road, St Albans	Prior Approval - Change Of Use From class B1 (Offices) To Class C3 (Dwelling Houses) To 9 Apartments Comprising Of 1 Studio Apartment, 6 X 2 Bedroom Apartments And 2 X 1 Bedroom Apartments	737	9
5/2015/0500	First and Second Floors, 26, High Street, St Albans	Prior Approval - COU of first and second floors B1a to C3 to create up to eight flats	505	8
5/2014/2428	Hertfordshire House, Civic Close, St Albans	Application for Prior Approval - COU B1 (a) to C3 to create eighteen residential units	1,322	18
5/2014/0063	Oak Court Business Centre, 14, Sandridge Park, Porters Wood, St Albans	Prior Approval - COU B1 to C3 fourteen self-contained flats, six, two bedroom and eight, one bedroom flats	880	14
5/2015/1294	Porters House, 4, Porters Wood, St Albans	Application For Prior Approval - Change Of Use Of Existing Office From Class B1 (Office) To Class C3 (Residential) To	1,303	19

TP Ref	Address	Description	Fispc Loss m2	To Be Completed
		Create 19 Self Contained Flats		
5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood, AL2 3UG	Prior Approval - Change Of Use From Class B1(A) To Class C3 (Residential) To Create 48, Flats	665	48
5/2013/2021	Station House, 2-6, Station Approach, Harpenden	PA - COU B1 (a) to C3 to create 12 flats with associated parking	787	12
5/2013/1382	Target House 257-263, High Street, London Colney	Application for Prior Approval - Change of Use Class B1 premises to 10 residential flats Class C3	—	2
5/2016/0226	Woodlands Farm, Childwickbury, St Albans	Prior Approval - Change Of Use Of Agricultural Building To Class C3 (Dwelling)	177	1
5/2015/2726	Ziggurat House, Grosvenor Road, St Albans	Prior Approval - Change Of Use From Class B1 (Offices) To Class C3 (Residential) To Create 35 One Bedroom And 90 Two Bedroom Apartments	9,953	125
		Total	17,719	293