



Local Plan

Authority's Monitoring Report 2018

December 2018 (Base Date 31.3.18)





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1 Background to the Authority's Monitoring Report

- 1.1 The planning information and approach set out in this Authority's Monitoring Report (AMR) follows the usual convention of reflecting the situation as of 31 March 2018 and generally does not include subsequent information (available before the date of publication in December 2018).
- 1.2 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.
- 1.3 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. Since the Council is at an advanced stage of preparation for a new Plan, the AMR for 2017/18 is focused on monitoring the emerging Local Plan policies. However, comparability of data will be maintained as far as possible.
- 1.4 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.
- 1.5 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.
- 1.6 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.
- 1.7 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.



1.8 A new LDS was agreed in November 2017. A Regulation 19 Consultation was undertaken for a new Local Plan (LP) September 2018. Submission will then take place during 2019 and adoption during 2020. The LP will replace the adopted District Local Plan Review 1994.

1.9 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 England	Office of the Rail Regulator
English Heritage	Integrated Transport Authorities	The NHS clinical commissioning groups and the NHS Commissioning Board
Environment Agency	Marine Management Organisation	
Highway Authorities	Mayor of London	
Highways England	Natural England	Transport for London

1.10 Local Planning Authorities must have regard to the activities of The Local Economic Partnership (LEP) and Local Nature Partnerships (LNP) although the bodies are not subject to the formal requirements of DtC.



2 Monitoring Framework

2.1 The Monitoring Framework, as shown below, sets out core measures and indicators of progress on implementation of the Plan.

Policy topic	Measures / indicators	Target
Housing requirement / target	1 Net additional dwellings completed	Plan housing provision target (for relevant period)
	2 Five year land supply (estimated dwelling numbers)	Five year land supply against Plan target (for relevant period). NPPF methodology
	3 Number / percentage of additional dwellings built on previously developed land	No target set
Housing size, type and density	4 Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split	Plan housing mix (Appendix 6)
	5 Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split	No target set
	6 Density - dwelling completion numbers (bed spaces) per hectare	40 dwellings per hectare (dph)
Affordable housing	7 Percentage of gross dwellings completed as affordable	40%
	8 Affordable housing completions by type	30% social rent / 30% affordable rent / 40% subsidised ownership
Gypsies, travellers and travelling Show People	9 Net additional pitches	Additional provision achieved as planned
Employment land provision	10 Change in employment (B use class - B1 / B2 / B8) floor space stock (by type - office / industrial and warehousing 'shed' - and by main employment location)	No employment floor space on Plan allocations lost to non-employment uses
	11 New employment development land (hectares) immediately available (outline permission)	No target set
Centres for retail services and leisure	12 Change in retail / service / leisure floor space stock (by centre / frontage and by type - retail / food and drink / other services)	No target set



Policy topic	Measures / indicators	Target
Infrastructure	13 Financial contributions received through development (Planning obligations / Community Infrastructure Levy), by purpose	No target set
Transport Strategy	14 Journeys to work by modal choice (measured at census dates, or by local survey if available)	Reduced proportion of journeys by car
	15 Progress of delivery of transport infrastructure for 'Broad Locations for Development' as set out in the Infrastructure Delivery Schedule	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Education	16 Delivery of additional forms of entry (by primary and secondary)	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Community, leisure and sports facilities	17 Delivery of new community, leisure and sports facilities	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Green Infrastructure	18 Quantity of new publically accessible open space provided (by type)	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Metropolitan Green Belt	19 Area of Green Belt (Hectares)	No net loss of Green Belt, other than through Plan proposals



Quick Reference Tables

- 2.2 Each topic is measured below with results and target achievement for the last year. Further detail can be found in corresponding subsequent sections, where the grey tables relate directly to the grey tables below. Yellow and other coloured tables contain related information which is in addition to the monitoring framework.

Policy topic – Housing requirement/ target

1 – Net additional dwellings completed

Settlement	Dwellings	%	
Overall Total	385	100	Target : Plan housing provision target (for relevant period) Target will become applicable after adoption of plan 385 Dwellings built NPPF standard methodology based target of 902 not met
Towns	360	94	
Green Belt Settlements	12	3	
Rest of Green Belt	10	3	

2 – Five year land supply (estimated dwelling numbers)

Year	Dwelling estimate	
2018-19	483	Target: Five year land supply against Plan target (for relevant period). Five year land supply = 2,308 dwellings 1 NPPF standard methodology. Land supply at 902 + 5% = 2.4 years 2 Household Projections Land supply at 644 + 5% = 3.4 years
2019-20	521	
2020-21	447	
2021-22	417	
2022-23	440	
Total	2,308	

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

	New Build	PDL Conversions	Total	Greenfield New Build	Total	
Total	297	53	350	35	385	No target Set 91% built on PDL
Percent	77	14	91	9	100	



Policy topic – Housing size, type and density

4 – Size - dwelling completions by number of bedrooms, on market / affordable split

Tenure	1	2	3	4+	Total	%	Target: see second row of table Not met
Target	14%	22%	57%	7%	100%		
Affordable Rent	23	46	0	0	69	14	
%	33	67	0	0	100		
Social Rent	14	17	1	0	32	6	
%	44	53	3	0	100		
Subsidised Home Ownership	3	2	0	0	5	1	
%	60	40	0	0	100		
Total Affordable	40	65	1	0	106	22	
%	38	61	1	0	100		
Market Housing	88	120	70	109	387	78	
%	23	31	18	28	100		
All Sectors	128	185	71	109	493	100	
%	26	38	14	22	100		

Some figures may not quite add up due to rounding

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

Type	Market	Affordable	Total	%	No Target Set
Total	387	106	493	100	
% split	78	22	100	100	
Detached	99	0	99	20	
Semi	11	0	11	2	
Terrace	71	3	74	15	
Bungalow	6	6	12	2	
Flat	198	97	295	60	
Mobile	2	0	2	0	

6 - Density - dwelling completion numbers (bed spaces) per hectare

Applicable to allocated sites	Target: 40 dwellings per hectare
Not yet applicable (development not started)	



Policy topic - Affordable Housing

7 – Percentage of gross dwellings completed as affordable

	Total Affordable	Private	Total		Target: 40% affordable
Dwellings	106	387	493		
%	22	78	100		Not met

8 – Affordable housing completions by type

	Affordable Rent	Social Rent	Subsidised Ownership	Total Affordable		Target: 30% social rent / 30% affordable rent / 40% subsidised ownership
Dwellings	69	32	5	106		
%	65	30	5	22		Not met

Policy topic - Gypsies, travellers and travelling Show People

9 - Net additional pitches

3 new pitches (via quashing of enforcement notice at appeal)		Target - Additional provision achieved as planned Not applicable (additional pitches not planned)
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Policy topic - Employment Land Provision

10 - Change in employment (B use class - B1 / B2 / B8) floor space stock (by type - office / industrial and warehousing 'shed' - and by main employment location)

	Floor space	Use Class (m2)						Total
		B1	B1a	B1b	B1c	B2	B8	
Total	Gain	1,430	3,616	0	680	2,920	4,245	12,891
	Loss	-1,710	-4,119	-4,812	-4,040	-8,462	-3,620	-26,763
	Net	-280	-503	-4,812	-3,360	-5,542	625	-13,872
Article 4 Employment Areas	Gain	0	2,089	0	0	2,920	3,814	6,838
	Loss	0	-879	0	-573	-2,380	-3,116	-6,948
	Net	0	1,210	0	-573	540	698	1,875
Rest of District	Gain	1,430	1,527	0	680	0	431	4,068
	Loss	-1,710	-3,240	-4,812	-3,467	-6,082	-504	-19,815
	Net	-280	-1,713	-4,812	-2,787	-6,082	-73	-15,747

Target: No employment floor space on Plan allocations lost to non-employment uses

Not met - 1,045 square metres (gross) were lost to non-B uses in Article 4 areas from permissions granted before the implementation of the Article 4.



11 - New employment development land (hectares) immediately available (outline permission)

Use Class	Available Area (ha)	No target set
B1	0.193	
B1a	0.59	
B1b	0.135	
B1c	0.03	
B2	0.354	
B8	94.06	
Total	95.362	

Policy topic - Centres for retail services and leisure

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

		A1	A2	A3	A4	A5	B1a	D2	Total
Total	Gain	10,821	0	577	114	10	3,616	854	16,027
	Loss	-1,713	-218	-513	-832	0	4,119	-174	-7,569
	Net	9,143	-218	64	-718	10	-503	680	8,458
No target set									

Policy topic - Infrastructure

13 - Financial contributions received through development (Planning obligations / Community Infrastructure Levy), by purpose

SADC	HCC	No target set
£776,567.77	£365,617.19	

Policy topic - Transport Strategy

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

Journeys by car, van or taxi	Target: Reduced journeys by car
39,953 (40% of total journeys)	Not comparable until next census/ survey date



15 - Progress of delivery of transport infrastructure for 'Broad Locations for Development' as set out in the Infrastructure Delivery Schedule (IDS)

Infrastructure Delivery		Target: New Provision as set out in IDS
Not yet applicable (development not started)		

Policy topic - Education

16 - Delivery of additional forms of entry (by primary and secondary)

Additional Forms of Entry		Target: New Provision as set out in IDS
Not yet applicable (development not started)		

Policy topic - Community, leisure and sports facilities

17 - Delivery of new community, leisure and sports facilities

New Community, Leisure and Sports Facilities		Target: New Provision as set out in IDS
Not yet applicable (development not started)		

Policy topic - Green Infrastructure

18 - Quantity of new publically accessible open space provided (by type)

Green Infrastructure		Target: New Provision as set out in IDS
Not yet applicable (development not started)		

Policy topic - Metropolitan Green Belt

19 - Area of Green Belt (Hectares)

Area of Green Belt		Target: No net loss of Green Belt, other than through Plan proposals
13,140 hectares (pre Local Plan)		Development completed in Green Belt: 22 Dwellings (approx. 0.88 Ha at 25 dph)



Housing

2.3 Policy topic - Housing Requirement/Target

2.4 1 - Net additional dwellings completed

2.5 During the monitoring year 2017-18 a total of 385 (net) dwellings were completed in the 47/district. The table below shows numbers of dwellings and percentage of total completed in each settlement. Most of the development takes place in St Albans.

2.6 Although this figure is low compared to the MHCLG figure of 902 calculated using the standard methodology, a new Local plan has not yet been implemented. Once the Local Plan is adopted, the sites released from the Green Belt can provide many more homes.

2.7

Settlement	Dwellings	%
Overall Total	385	100
Towns	360	94
St Albans	308	80
Harpenden	33	9
London Colney	19	5
Villages	3	<1
Bricket Wood	4	1
Chiswell Green	-2	-1
How Wood	1	0
Park Street/Frogmore	1	0
Redbourn	-2	-1
Wheathampstead	1	0
Green Belt Settlements	12	3
Annables & Kinsbourne Green	0	0
Colney Heath	0	0
Folly Fields	0	0
Gustard Wood	0	0
Lea Valley Estate	0	0
Radlett Road, Frogmore	0	0
Sandridge	12	3
Sleapshyde	0	0
Smallford	0	0
Rest of Green Belt	10	3

2.8 2 - Five year land supply (estimated dwelling numbers)

2.9 There is no definitive Development Plan housing target/requirement for the District. Therefore, a judgment will need to be reached as to what is the most appropriate target/requirement to use as a basis for assessment of housing land supply taking account of the NPPF 2018.

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



be related to NPPF Para 11, which refers to 'objectively assessed needs' and paras 60 and 30 which refer to 'local housing need').

- 2.11 Approach 1 - The 2014 based Household projection figures were published by the Department for Communities and Local Government (DCLG) on 12 July 2016. They identify for the District a household project of which can be taken as indicating a local housing need of an average of 644 new households / dwellings per annum for the period 2018-2028.
- 2.12 Approach 2 - The Government's consultation proposals within the 'Technical consultation on updates to national planning policy and guidance method' published 26 October 2018 sets out a standard methodology for calculation of local housing need which gives an outcome for the District of an average of 902 new households / dwellings per annum.
- 2.13 The Council has not taken a decision on whether or not these or any other figures may more accurately represent "local housing need", and wholly reserves its position on this point. The Council takes the view that this matter is properly to be decided as part of the decision making process on its Local Plan.
- 2.14 The NPPF 2018 Para 73/75 sets out that 'Housing Delivery Test (HDT)' results will be applied each year (November 2018 onwards). The AMR was prepared before the application of the HDT. There is therefore uncertainty about the relevant 'buffer' to be applied. At this time the 5% 'standard' buffer as set out in NPPF 2018 paragraph 73a) has been applied.
- 2.15 The Council has updated its 5 year land supply schedule and considers that, at a baseline date of 1 April 2018 and including the relevant 5% buffer, there is approximately:
- Approach 1 - 3.4 years supply
Approach 2 - 2.4 years supply
- 2.16 These baseline figures look forward in time only. There is no definitive approach to or timeframe over which any "surplus" or "shortfall" in past delivery should be measured.
- 2.17 Therefore, the Council cannot demonstrate a 5 year housing land supply as set out in the NPPF 2018. Paragraph 11 of the NPPF 2018 is therefore engaged.
- 2.18 Details of the currently anticipated housing trajectory, that makes up the housing land supply position over the next ten years is set out below and further detailed at Appendix 1 This does not yet incorporate the Council's emerging Local Plan housing development proposals.



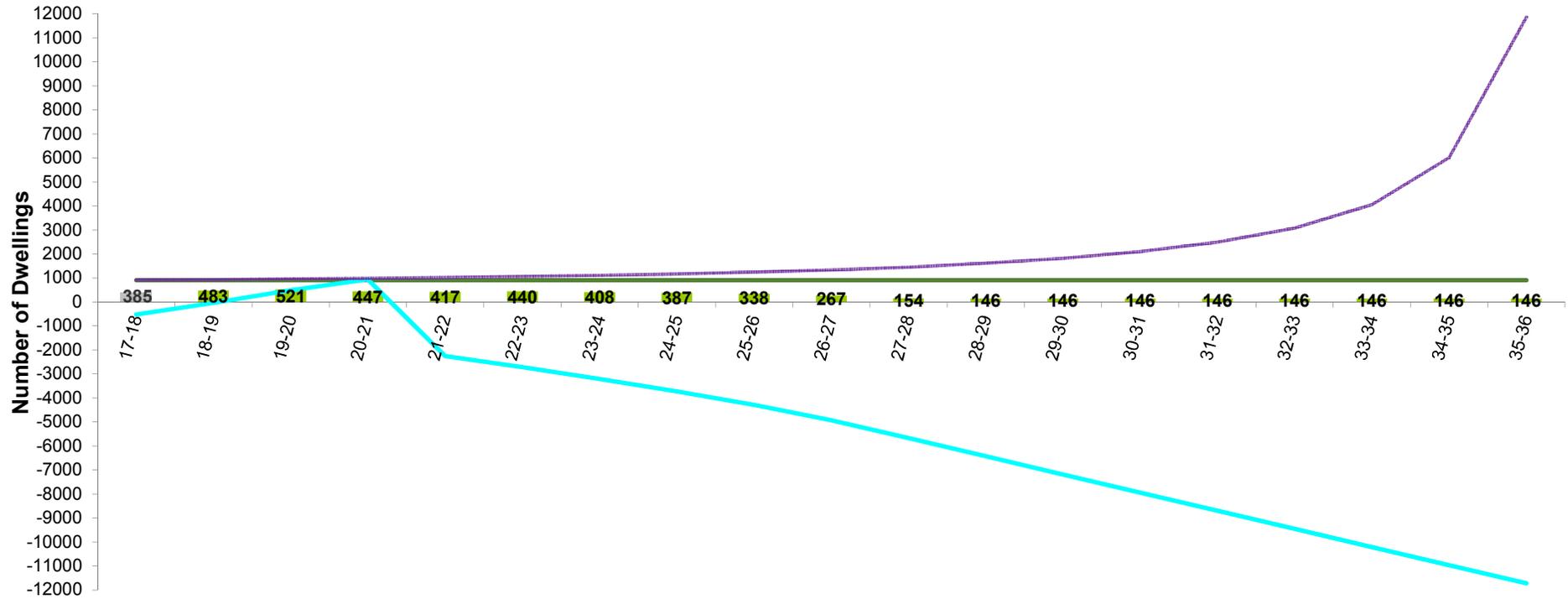
2.19 Trajectory Data 2017-18

Year	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27
Total past completions	385									
Total projected completions		483	521	447	417	440	408	387	338	267
Cumulative completions	385	868	1,389	1,836	2,253	2,693	3,101	3,488	3,826	4,093
PLAN - Local housing target/ requirement	902	902	902	902	902	902	902	902	902	902
MONITOR - No. of dwellings above or below the cumulative target/requirement	-517	-34	487	934	-2,257	-2,719	-3,213	-3,728	-4,292	-4,927
MANAGE - Annual target/requirement taking account of past/projected completions	913	931	957	984	1,020	1,063	1,111	1,170	1,241	1,331
Year		27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
Total projected completions		154	146	146	146	146	146	146	146	146
Cumulative completions		4,247	4,393	4,539	4,685	4,831	4,977	5,123	5,269	5,415
PLAN - Local housing target/ requirement		902	902	902	902	902	902	902	902	902
MONITOR - No. of dwellings above or below the cumulative target/requirement		-5,675	-6,431	-7,187	-7,943	-8,699	-9,455	-10,211	-10,967	-11,723
MANAGE - Annual target/requirement taking account of past/projected completions	1474	1,449	1,611	1,821	2,100	2,491	3,077	4,054	6,008	11,869



Proposed Local Plan Housing Trajectory

- Total past completions
- Total projected completions
- PLAN - Local housing target/ requirement
- MONITOR - No. of dwellings above or below the cumulative target/requirement
- MANAGE - Annual target/requirement taking account of past/projected completions



2.20 **3 - Number / percentage of additional dwellings built on previously developed land**

2.21 Most housing development in the district takes place on previously developed land (PDL) with a variety of previous uses. Only 9% of completions during 2017-18 were not PDL. Employment land (B uses) was the greatest contributor during the 2017-18 monitoring year. No target is set.

2.22

Previous Use	PDL		Total	Greenfield		Total
	New Build	Conversions		New Build		
A retail/services	34	6	40	0	40	40
B employment	180	31	211	0	211	211
C 3 housing	-10	9	-1	20	19	19
C other housing	64	0	64	0	64	64
D leisure	1	4	5	0	5	5
Suis Generis	0	0	0	0	0	0
Agricultural	0	3	3	15	18	18
Other	28	0	28	0	28	28
Total	297	53	350	35	385	385
%	77	14	91	9	100	100

2.23 **Policy topic - Housing size, type and density**

2.24 **4 – Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split**

2.25 Although the mix of bedroom numbers has not been achieved for this year, in future when the broad locations are built upon, policies will be in place to provide the appropriate mix. This year's provision is particularly low on 3 bedroomed dwellings, with an over-supply, of the rest, particularly of 4+ which has more than three times the target.

2.26

Tenure	1	2	3	4+	Total	%
Target	14%	22%	57%	7%	100%	
Affordable Rent	23	46	0	0	69	14
%	33	67	0	0	100	
Social Rent	14	17	1	0	32	6
%	44	53	3	0	100	
Subsidised Home Ownership	3	2	0	0	5	1
%	60	40	0	0	100	
Total Affordable	40	65	1	0	106	22
%	38	61	1	0	100	
Market Housing	88	120	70	109	387	78
%	23	31	18	28	100	
All Sectors	128	185	71	109	493	100
%	26	38	14	22	100	



2.27 **5 - Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split**

2.28 There is no target for mix of house types. The greatest proportion of completions were for flats amounting to 60% of the total with the next highest of 20% being for detached houses. Interestingly only 2% were for semi-detached houses.

2.29

Type	Market	Affordable	Total	Percent
Total	387	106	493	100
% split	78	22	100	100
Detached	99	0	99	20
Semi	11	0	11	2
Terrace	71	3	74	15
Bungalow	6	6	12	2
Flat	198	97	295	60
Mobile	2	0	2	0
New build total	338	105	443	90
Detached	91	0	91	18
Semi	10	0	10	2
Terrace	60	3	63	13
Bungalow	3	6	9	2
Flat	172	96	268	54
Mobile	2	0	2	0
Conversions total	49	1	50	10
Detached	8	0	8	2
Semi	1	0	1	0
Terrace	11	0	11	2
Bungalow	3	0	3	1
Flat	26	1	27	5

2.30 **6 - Density - dwelling completion numbers (bed spaces) per hectare**

2.31 Monitoring of densities is applied only to the broad locations in the new Local Plan, none of which have yet come forward. The target is set at 40 dwellings per hectare.

2.32 **Policy topic - Affordable housing**

2.33 **7- Percentage of gross dwellings completed as affordable**

2.34 Of the 493 gross completions, 106 (22%) were affordable. Of the affordable homes 92% were flats. The emerging Plan target of 40% affordable completions is not met.

2.35

	Total Affordable	Private	Total
Dwellings	106	387	493
%	22	78	100



2.36 **8 - Affordable housing completions by type**

	Affordable Rent	Social Rent	Subsidised Ownership	Total Affordable
Target	30%	30%	40%	
Dwellings	69	32	5	106
%	65	30	5	22

2.37 Affordable completions 2017-18

Planning Ref	Address	Dwellings
5/2014/0163	Telford Road Garages, Telford Road, London Colney	7
5/2014/3377	Beaufort House, 23, Grosvenor Road, St Albans, AL1 3AW	58
5/2015/1595	38-40, Church Crescent, St Albans, AL3 5JE	10
5/2016/3673	The Camp PH 149, Camp Road, St Albans, AL1 5HR Blundell Close Garages, Blundell Close, St Albans, AL3	9
5/2016/1344	6HW	8
5/2016/1345	Partridge Road Garages, Partridge Road, St Albans	13
5/2017/3132	31, Spencer Street, St Albans, AL3 5EH	1
Total		106

2.38 Affordable dwellings with permission yet to be completed are listed below.

Planning Reference	Address	Affordable Dwellings	Type
5/2013/2589	Oaklands College, Smallford Campus, Hatfield Road, St Albans	117	Affordable Rented
5/2015/0990	Land At Harperbury Hospital, Harper Lane Shenley, Radlett	68	Affordable Rented
5/2016/2857	Building Research Establishment, Bucknalls Lane, Garston	22	Affordable Rented
5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans	19	Affordable Rented
5/2015/2973	Langley Grove Garages, Langley Grove, Sandridge	15	Affordable Rented
5/2014/3250	Hanstead Park, Smug Oak Lane, St Albans	10	Affordable Rented
5/2015/2098	St Leonards Crescent Garages, St Leonards Crescent, Sandridge	8	Affordable Rented
5/2017/0634	Radio Nurseries, 54 & 64a Oaklands Lane, Smallford	3	Affordable Rented
5/2017/3155	Maryland Convent And Residential Home, 29 Townsend Drive, St Albans	3	Affordable Rented
5/2014/3250	Hanstead Park, Smug Oak Lane, St Albans	4	Intermediate Shared
5/2016/2857	Building Research Establishment, Bucknalls Lane, Garston	13	Equity Shared
5/2016/2039	Betty Entwistle House, Holyrood Crescent, St Albans	12	Equity Shared
5/2017/3155	Maryland Convent And Residential Home, 29 Townsend Drive, St Albans	7	Equity Shared



Planning Reference	Address	Affordable Dwellings	Type
5/2016/3802	Beaumont Works, Sutton Road, St Albans	3	Shared Equity
5/2016/2754	9 & 11 Crossfields, St Albans	2	Shared Equity
5/2016/2039	Betty Entwistle House, Holyrood Crescent, St Albans	28	Social Rented
5/2015/1713	Beaumont School and land to north of Winches Farm, Hatfield Road, St Albans	26	Social Rented
5/2017/3001	Wavell House, Cell Barnes Lane Hertfordshire, St Albans	24	Social Rented
5/2016/2285	Land Rear Of The Old Electricity Works, Campfield Road, St Albans	12	Social Rented
5/2013/2589	Oaklands College, Smallford Campus, Hatfield Road , St Albans	4	Social Rented
5/2014/1931	Ladies Grove Garages, Ladies Grove, St Albans	4	Social Rented
5/2017/3112	1, High Oaks, St Albans	4	Social Rented
5/2017/3382	38, Abbots Avenue West, St Albans	1	Social Rented Starter
5/2014/3250	Hanstead Park, Smug Oak Lane, St Albans	8	Home
	Total	417	

2.39 Policy topic - Gypsies, travellers and travelling Show People

2.40 9 – Net additional pitches

2.41 Included in the range of uses to be provided in the broad locations are Gypsy and Traveller sites. Specific locations are yet to be identified but provision of sites will be as shown below. No development has yet taken place.

2.42

Location	Provision
East Hemel Hempstead South	One 15 pitch site
East Hemel Hempstead Central	One 15 pitch site
Park Street Garden Village	Two 15 pitch sites

2.43 There are several existing Gypsy and Traveller Sites in St Albans District. These are categorised and listed below.

2.44 Public Authorised Sites April 2018

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



2.45 Private Authorised Sites with Permanent Planning Permission April 2018

Site	Pitches
Ardens Rise, House Lane, St. Albans	7
The Paddocks, Colney Heath	7
Chiswell Green Lane, Chiswell Green	1
Woodview Lodge, Lye Lane, Bricket Wood	11
Tullochside, Redbourn	10
Little Orchard, Barley Mow Lane, Colney Heath	1
The Meadows, Hemel Hempstead Road, Redbourn	1
Total	38

2.46 Via the quashing of an enforcement notice, 3 additional pitches were allowed in July 2017 at Woodview Lodge, Bricket Wood, taking the total here to 11.

2.47 Unauthorised Sites

Site	Pitches
Meadowside, Orchards Drive (tolerated)	3
Nuckies Farm, Colney Heath	3
Total	6

2.48 Until adoption of the draft LP, evidence from the recent Gypsy and Traveller Accommodation Needs Assessment (GTANA) may be useful to consideration of relevant planning applications.

2.49 The St. Albans City and District Council 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.

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

2.51 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.

2.52 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.

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

2.54 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.

2.55 An update to the GTANA is being commissioned to take into account the new definition, which is likely to result in a change in the assessed level of need.

2.56 Map Showing Location of Gypsy and Traveller Sites (GTNAA Study Base Date)



Business and Employment

2.57 Policy topic - Employment Land Provision

2.58 10 - Change in employment (B use class - B1 / B2 / B8) floor space stock (by type - office / industrial and warehousing 'shed' - and by main employment location)

2.59 The total net loss of employment floorspace for the last year was 13,872 square metres. The gross loss of 26,763 includes 18,923 square metres lost to non B uses. The 1,045 square metres lost to non B uses in article 4 areas was from a permission granted before the article 4 was implemented.

2.60

	Floor space	Use Class (m2)							Lost to non B uses
		B1	B1a	B1b	B1c	B2	B8	Total	
	Gain	1,430	3,616	0	680	2,920	4,245	12,891	
	Loss	-	-	-	-	-	-	-	
	Loss	1,710	4,119	-4,812	4,040	8,462	3,620	-26,763	-18,923
	Net	-280	-503	-4,812	3,360	5,542	625	-13,872	
Total	Gain	0	2,089	0	0	2,920	3,814	8,823	
Article 4	Loss	0	-879	0	-573	2,380	3,116	-6,948	-1,045
Employment Areas	Net	0	-775	0	-573	540	698	-110	
	Gain	1,430	1,527	0	680	0	431	4,068	
	Loss	-	-	-	-	-	-	-	
	Loss	1,710	3,240	-4,812	3,467	6,082	-504	-19,815	-17,878
	Net	-280	1,713	-4,812	2,787	6,082	-73	-13,762	
Rest of District	Net	-280	1,713	-4,812	2,787	6,082	-73	-13,762	

2.61 11 - New employment development land (hectares) immediately available (outline permission)

2.62 The District has very little land available for employment. The table below show commitments at 1 April 2018. Most of the available land is at the rail freight site, which covers 94 hectares. This is a major scheme in the Green Belt (planning permission 5/2009/0708) granted by the Secretary of State. Without this site the total available area drops to 5.732 hectares. A detailed list of sites can be seen in Appendix 3.

2.63

Use Class	Available Area (ha)
B1	0.193
B1a	0.59
B1b	0.135
B1c	0.03
B2	0.354
B8	94.06
Total	95.362



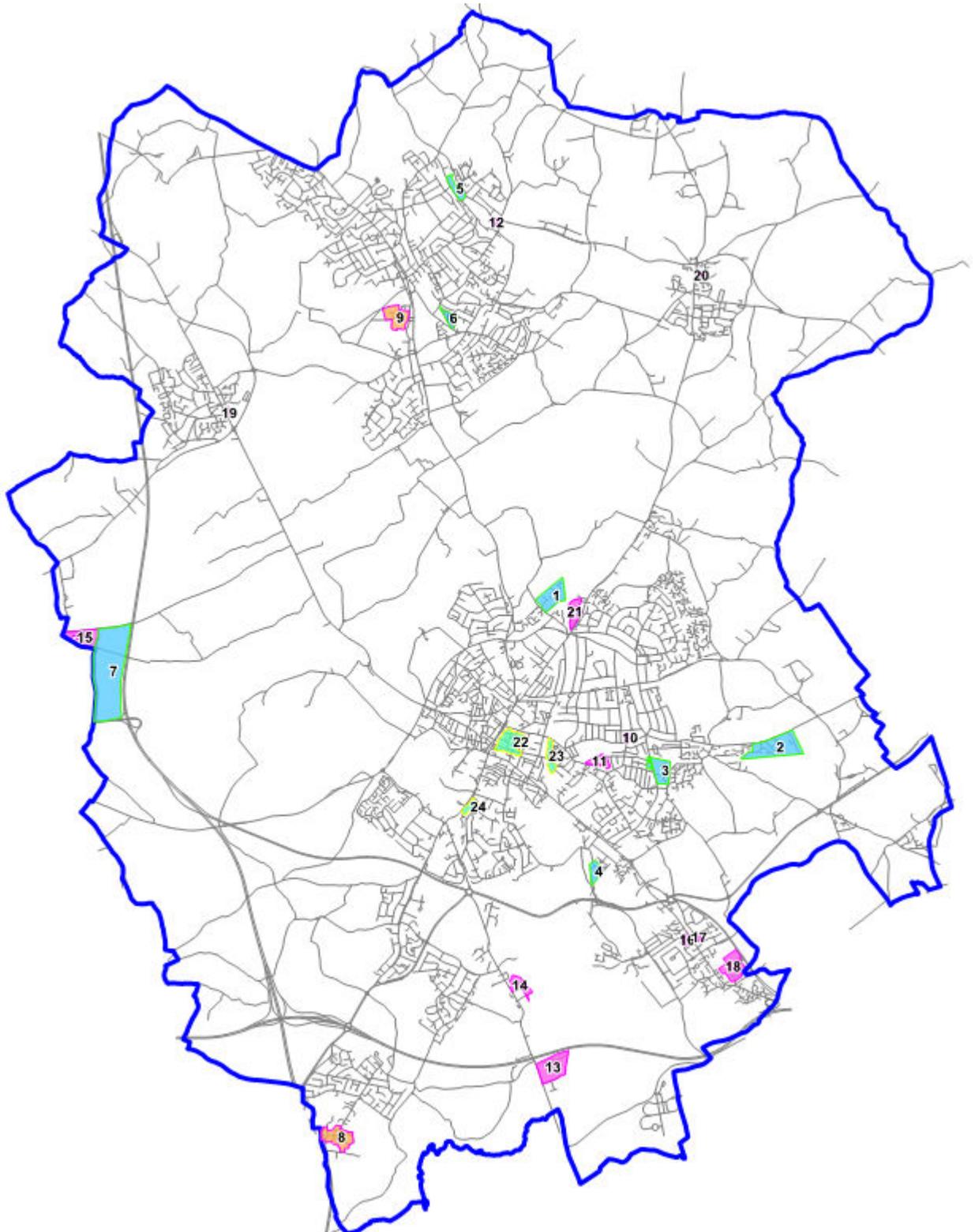
2.64 The map and accompanying table below shows the main employment areas and office clusters. These accommodate the majority of business premises. Historically employment land in the District has been lost to other uses, particularly housing. Changes in planning regulations to permit change of use from B1 office to C3 residential under Prior Approval has led to further loss. The areas listed as Primarily Business Use areas are designated employment areas and as such will generally be protected from loss to other uses

2.65 **Key to Employment Map**

Employment Areas	
Primarily Business Use Areas (emerging Local Plan)	
Note: Article 4 Direction in place, except East Hemel Hempstead as an emerging plan proposal – referred to in AMR as Article 4 areas	
1	Porters Wood/Soothouse Spring
2	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans
3	Brick Knoll Park, Ashley Road, St Albans
4	North Orbital Trading Estate, Napsbury Lane, St Albans
5	Coldharbour Lane, Harpenden
6	Southdown Industrial Estate and former Gas Works, Southdown Road, Harpenden
7	East Hemel Hempstead (Central)
Special Employment Locations in the Green Belt	
8	Building Research Establishment, Bricket Wood
9	Rothamsted Research, Harpenden
Other Monitored Employment Areas	
10	Executive park and adjoining land, Hatfield Road, St Albans
11	Camp Road/ Campfield Road, St Albans
12	Batford mill Industrial Estate
13	Colney Street Industrial/Warehousing Estate, Colney Street
14	Watling Street, Frogmore
15	North of Buncefield, Hemel Hempstead
16	Wellington Road, London Colney
17	The Hertfordshire Business Centre, Alexander Road, London Colney
18	Riverside Estate, London Colney
19	Redbourn Industrial Park, Redbourn
20	Station Road, Wheathampstead
21	Council depot and adjoining land, St Albans Road, Sandridge
Strategic Office Locations	
22	St Albans City Centre
23	St Albans Station
24	Abbey Station



2.66 Map of Employment Areas and Office Clusters



2.67 Prior Approval – Office to Residential

2.68 As mentioned earlier, the introduction of permitted development rights for conversion from office to residential use has resulted in considerable loss of office space. Completions and permissions based on Prior Approval for the last monitoring year are listed below. Completed conversions have been relatively low over the past year with 15 dwellings. Known office space loss for this year is over 13,000 square metres, with the potential of a further 20,000 sq metres loss with unstarted permissions.

2.69

TP Ref	Address	Permitted	Floorspace m2
5/2015/0181	28 Marlborough Road, St Albans	1	71
5/2015/2386	23A Albion Road, St Albans	2	155
5/2017/1655	30 & 32 Marlborough Road, St Albans	1	28
5/2015/0001	35 High Street, Sandridge	11	NA
Total Completed		15	254
5/2016/3422	Ziggurat House, Grosvenor Smug Oak Green Business Centre, Lye	125	9,953
5/2015/3575	Lane, Bricket Wood	48	665
5/2017/0210	81 Camp Road, St Albans	36	1,457
5/2016/1990	ASR House, Arden Grove, Harpenden Old Exchange House, Marford Road,	16	763
5/2017/0489	Wheathampstead	4	114
Total Started		229	12,952
5/2014/0063	Oak Court Business Centre, 14 Sandridge		
5/2017/2878	Park, Porters Wood , St Albans	19	880
5/2018/0177	Abbott House, Everard Close, St Albans	90	4,957
5/2016/3585	45 Grosvenor Road, St Albans Unit 2 St Peters House, 45 Victoria Street	83	5,254
5/2017/3081	, St Albans Hertfordshire House, Civic Close, St	27	1,028
5/2017/2329	Albans	21	1,322
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	1,303
5/2017/3252	62-72 Victoria Street, St Albans Station House 2-6 Station Approach	18	912
5/2016/1170	Harpenden	12	787
5/2017/0144	Stroud Wood Business Centre, Frogmore	10	500
5/2017/3015	60 Victoria Street, St Albans	9	360
5/2015/0500	First and Second Floors, 26 High Street Media House 2 Sandridge Park, Porters	8	505
5/2017/0699	Wood, St Albans	6	337
5/2016/1247			
5/2016/3579	1a Catherine Street St Albans 1 Marlborough Park, Southdown Road,	6	128
5/2017/3622	Harpenden	4	238
5/2017/3287	113 London Road, St Albans	4	250
5/2016/3705	49-51 Brewhouse Hill, Wheathampstead Alban House 12 Parkway, Porters Wood ,	4	185
5/2017/0704	St Albans	4	226

TP Ref	Address	Permitted	Floorspace m2
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	210
5/2017/2385	Lemsford House 14 Parkway, Porters Wood , St Albans	4	167
5/2017/3623	48 The Hill, Wheathampstead	3	108
5/2017/3100	135a, Hatfield Road, St Albans	2	107
5/2013/1382	Target House 257-263 High Street, London Colney	2	NA
5/2015/1360	2 Victor House, Barnet Road, St Albans	1	53
5/2017/3480	Clare Lodge 41 Hollybush Lane, Harpenden	1	215
5/2016/2343	First Floor Offices 9-10 Harding Parade, Station Road, Harpenden	1	57
Total with Prior Approval		364	20,089
To be Completed Total		593	33,041

2.70 Business Floorspace Stock

2.71 The latest position is presented below. The data was produced using previous Authority Monitoring Report (AMR), planning application monitoring and the latest Valuation Office Agency (VOA) statistical data which was released December 2016. The table shows the most recent VOA data on B Use class floor-space provision from 2005-2016.

2.72 B Use Class Floor-Space Stock Change 2005-2016

Year	Floor space in sq m		Total sq m
	Offices (B1)	Industrial: shed style premises including warehousing (B2/B8)	
2005	211,000	421,000	632,000
2006	211,000	424,000	635,000
2007	213,000	426,000	639,000
2008	212,000	422,000	634,000
2009	213,000	408,000	621,000
2010	214,000	404,000	618,000
2011	213,000	398,000	611,000
2012	210,000	394,000	604,000
2013	234,000	390,000	624,000
2014	230,000	389,000	619,000
2015	225,000	389,000	614,000
2016	223,000	392,000	615,000
2012-2016	2,609,000	4,857,000	7,466,000

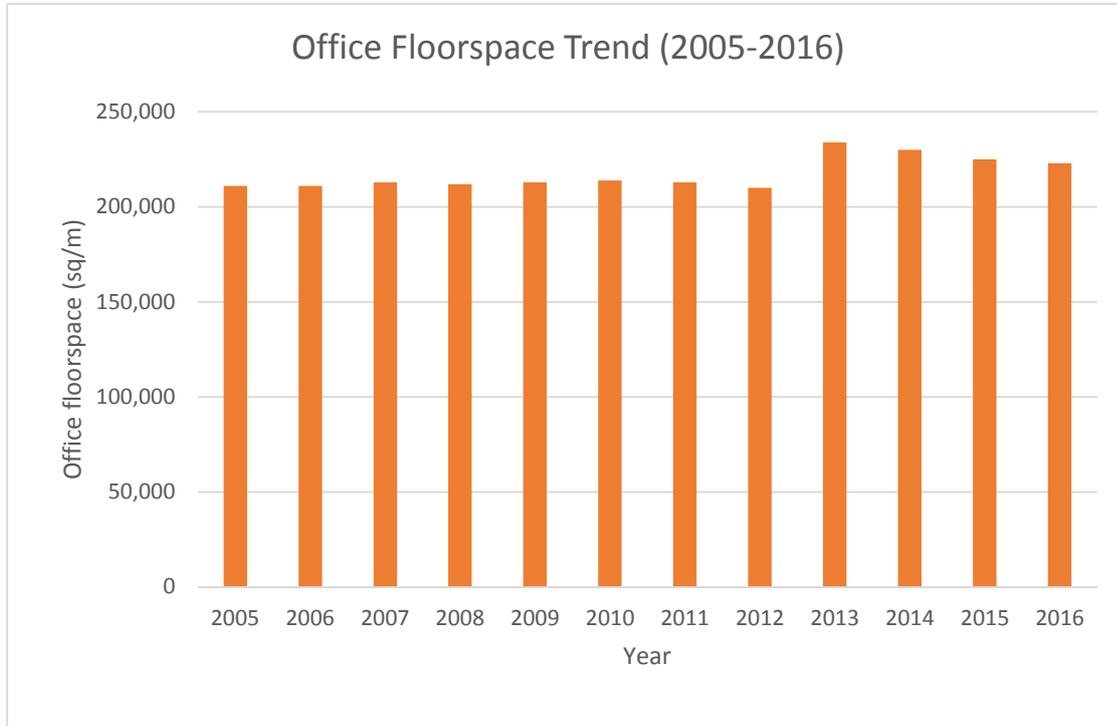
Source: VOA Data (2016)

2.73 The chart below shows a graphical representation of the office floor space trend from the table above. It is evident that there has been a surprising discontinuity in the trend to declining stock at 2013. From an understanding of the local situation and planning application data, (found in 'Prior Approval-

Office to Residential' section) this appears to be due to a VOA data collection and recording issue, rather than a real increase in office stock.

2.74 Nevertheless the VOA data does show a very significant decline in office stock with the most prominent decline being in 2015 where the floor-space available drops by 5,000 sq. m. This reflects the Permitted Development Rights (PDR) trend to residential conversions.

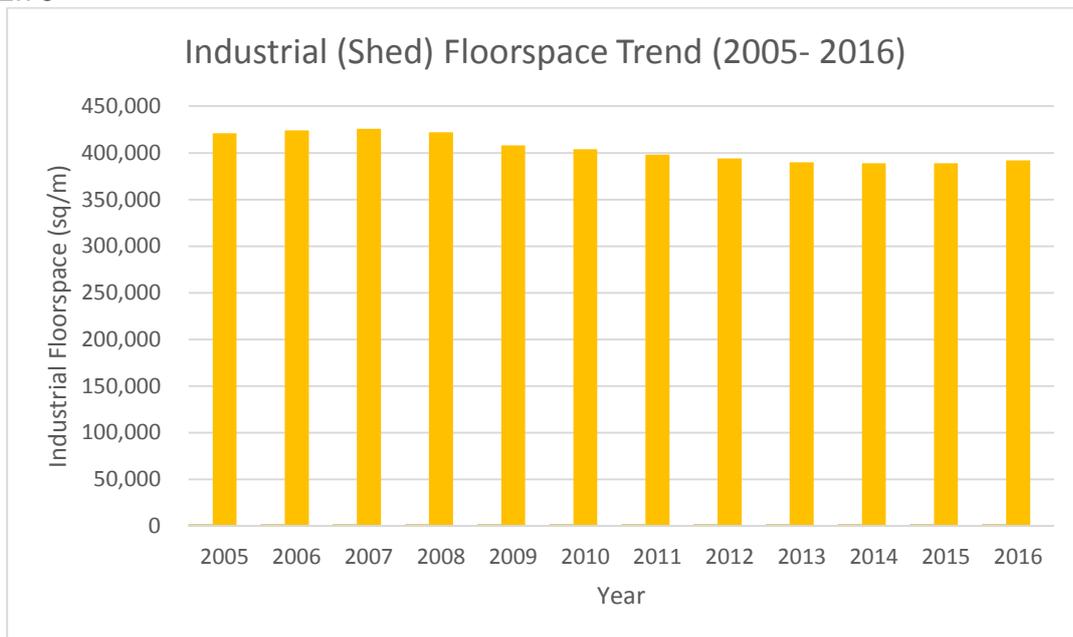
2.75



2.76 B Use Class Floor-Space Stock Change 2005-2016 (Office)

2.77 The chart below demonstrates the floor-space trend in Industrial (shed) style premises. Overall, this type of use class order has maintained a similar floor-space level with a slight decrease occurring between 2010 and 2015.

2.78



2.79 B use class differences in floor-space data based on different VOA data releases

Year	Office (B1)		Industrial (Shed)	
	TR 2016/ VOA data (2013)	VOA 2016	TR 2016/ VOA data (2013)	VOA 2016
2005	214,000	211,000	413,000	421,000
2006	218,000	211,000	417,000	424,000
2007	220,000	213,000	419,000	426,000
2008	219,000	212,000	415,000	422,000
2009	220,000	213,000	401,000	408,000
2010	225,000	214,000	396,000	404,000
2011	220,000	213,000	391,000	398,000
2012	217,000	210,000	387,000	394,000
2013		234,000		390,000
2014		230,000		389,000
2015		225,000		389,000
2016		223,000		392,000

Source: VOA 2013 (used for AMR 2016) /VOA 2016

- 2.80 As discussed above, there appears to be a significant difference in the office trend in 2013. This highlights a potential data inaccuracy which is worth acknowledging.
- 2.81 Table 2 above shows a comparison of the 2013 VOA data set (used in previous Local Plan Evidence- REF) and the latest (2016) floor-space VOA data released for both types of employment premises. With a focus on the 2012/13 period, office floor-space provision sees a sudden large and unexplained increase; by 24,000 sq. m, -whilst Industrial declines with -7,000 sq. m.
- 2.82 Taking into account the 2013 VOA statistical release, the industrial floor-space change there does not seem substantial as the average annual floor-space change is between 4,000-14,000 sq. m. This suggests that such a 4,000sq.m, is not significant and won't alter understanding of the Industrial premises stock and trends.
- 2.83 On the other hand, office space changes seem much more substantial. This is evidenced by the fact that the average annual floor-space changes for B1 premises found in 2013 data ranges between 2,000- 5,000 sq. m whilst the 2016 VOA data changes range from 1,000-2,000 sq. m in the period 2005-2012 with a rapid increase of 24,000 sq. m recorded in 2013. This anomalous result raises the question of the quality and accuracy level of the most recent VOA statistics, particularly for office premises, and highlights the need for a different approach for updating this type of premise information.
- 2.84 Due to the significant difference in the data, the 2013 VOA release will be retained as a base rate to update the office floor-space data in SADC monitoring. In terms of industrial, the most recent data will be used for

determining this information in order to ensure that the AMR reflects the latest national stock level released by the VOA (Government official source).

2.85 B Class Floor-Space Change 2004-2017 Stock- Estimate (sq. m)

Source Year	VOA			AMR		
	Shed	Office	Total	Shed	Office	Total
2004-base	428,000	214,000	642,000			
2012-base	394,000	217,000	611,000			
(2004-2012 change)	(-34,000)	(+3,000)	(-31,000)			
2012/3 change from 2012 base				-2,640	-6,277	-8,917
2013/4 change from 2012 base				-6,960	-3,349	-10,309
2014/5 change from 2012 base				989	11,604	-10,615
2015/6 change from 2012 base				-896	-3,988	-4,884
2016/7 change from 2012 base				-12,881	-15,810	-28,691
2017/8 change from 2012 base				-8,277	-5,595	-13,872
Combined 2012- 2018				-30,665	-23,415	-77,288
Combined 2018 (April 1st) base-estimate of stock	363,335	193,585	533,712			

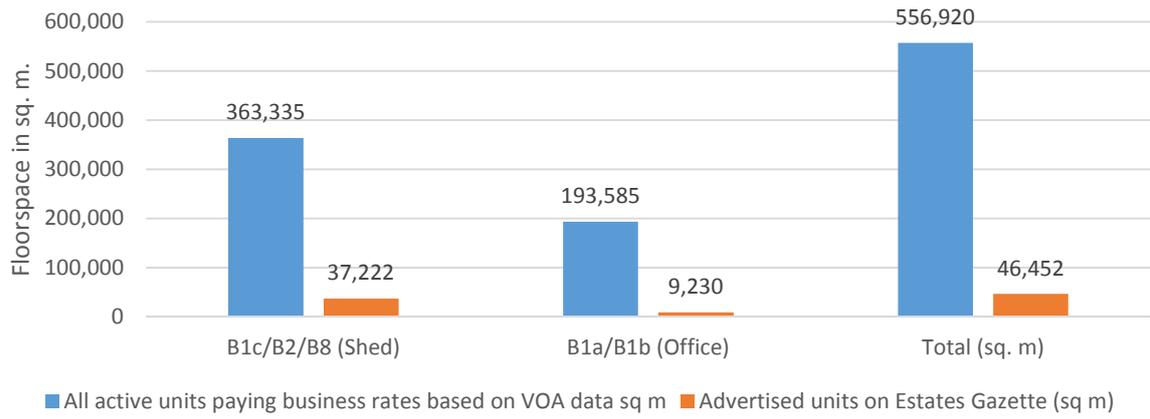
2.86 Recently there has been an acceleration in the decline in office stock due to PDR pressures. This is due to a consistent loss of floor-space from 2012-2018. The most substantial loss for both premises was 2016/17 where both lost more than 10,000 sq. m floor-space. This is due to the fact that the implementation of the Article 4 Permitted Development Order occurred in May 2016, raising the barrier for change of use.

2.87 Stock and Vacancy Estimates December 2018

Category	B1c/B2/B 8 (Shed)	B1a/B1b (Office)	Total (sq. m)
All active units paying business rates based on VOA data sq. m	363,335	193,585	556,920
Advertised units on Estates Gazette (sq. m)	37,222	9,230	46,452
Total (sq. m)	400,557	202,815	603,372
Vacancy Rate (%) ¹	9.3%	4.6%	7.7%

¹ Rounded up to 1dp.

Stock and Vacancy Estimates



Retail

2.88 Policy topic - Centres for retail services and leisure

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

2.90

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

		A1	A2	A3	A4	A5	B1a	D2	Total
Harpenden town centre	Gain	35	0	304	0	0	0	0	339
	Loss	-285	0	-41	0	0	-341	0	-667
	Net	-250	0	263	0	0	-341	0	-328
St Albans town centre	Gain	0	0	120	114	0	147	0	381
	Loss	-232	-131	-232	0	0	-282	0	-877
	Net	-232	-131	-112	114	0	-135	0	-496
Rest of District	Gain	10,821	0	153	0	10	3,469	854	15,307
	Loss	-1,196	-87	-240	-832	0	-3,496	-174	-6,025
	Net	9,625	-87	-87	-832	10	-27	680	9,282
Total	Gain	10,856	0	577	114	10	3,616	854	16,027
	Loss	-1,713	-218	-513	-832	0	-4,119	-174	-7,569
	Net	9,143	-218	64	-718	10	-503	680	8,458

2.91 For policy and monitoring purposes retail, services and leisure centres are divided into the following areas: Town Centre Key Shopping Areas, District Centres and Local Centres.

2.92 Even though the retail sector has generally declined in recent years, performance of centres in the District remains strong - few units remain vacant for long. The Key shopping areas have only 19 vacant units out of a possible 352, which is a vacancy rate of 5%. This rate can be regarded as normal 'frictional'. In a declining market this is a good sign of prosperity in St Albans.

2.93 The table below shows Key Shopping Areas, with total frontage lengths, number of vacant units, and percent frontage of each use class.

2.94

Address	No of units	Vacant Units	Frontage length m	% A1	% A2	% A3	% A4	% A5	% SG	% Mixed /Other
St Albans										
3-37 Chequer Street	13	0	106.9	44	32	16	0	0	7	0
2-38 Chequer Street	18	3	159.0	57	17	23	0	0	3	0
Christopher Place	20	1	211.7	81	0	19	0	0	0	0
3-21 French Row	8	0	53.5	75	25	0	0	0	0	0
1-13 George Street	12	0	76.1	78	0	22	0	0	0	0

Address	No of units	Vacant Units	Frontage length m	% A1	% A2	% A3	% A4	% A5	% SG	% Mixed /Other
18-28 George Street	13	1	85.0	79	0	21	0	0	0	0
The Maltings	45	0	461.7	89	2	4	0	0	0	5
1-37 Market Place	18	2	134.6	90	4	6	0	0	0	0
6-38 Market Place	11	2	87.5	83	6	0	0	0	0	11
1-85 St. Peter's Street	31	3	298.9	72	11	9	0	0	0	8
2-20 High Street	7	0	67.3	44	22	34	0	0	0	0
3-33 High Street	14	1	107.0	66	0	34	0	0	0	0
Total	210	13	1849.2	76	8	13	0	0	1	3
Harpenden										
1-3 Church Green	2	0	25.0	100	0	0	0	0	0	0
12-18 Church Green Row	4	1	75.9	88	12	0	0	0	0	0
2B-10 Leyton Road	11	1	64.9	87	7.2	5.4	0.0	0.0	0.0	0.0
1-3 Leyton Road	3	0	63.1	100	0.0	0.0	0.0	0.0	0.0	0.0
1-3 Leyton Green Road	3	0	23.0	100	0	0	0	0	0	0
1-61 High Street	42	3	361.3	56	15	2	6	2	0	20
2-72A High Street	34	1	316.0	33	32	18	16	1	0	0
The Leys	3	0	57.0	85	4	0	0	0	0	11
2a-34 Station Road	20	0	138.2	40	36	19	0	4	0	0
1-17A Station Road	10	0	76.5	81	4	9	0	6	0	0
1-12 Harding Parade	10	0	55.0	36	9	18	0	18	0	18
Total	142	6	1255.9	58	18	9	6	3	0	7
Overall Total	352	19	3,105	68	12	11	2	1	0	5

2.95 District Centres and Local Centres are listed below with vacancies and use class mix. These centres also perform very well with only 13 vacant units out of a total of 378, a vacancy rate of less than 4%.

2.96

Address	No of units	Vacant Units	A1	A2	A3	A4	A5	SG	Mixed /Other	
District Centres										
Southdown	37	1	24	2	3	0	3	0	5	
Verulam Estate	2	0	2	0	0	0	0	0	0	
Fleetville	98	3	52	9	10	2	15	3	7	
The Quadrant, Marshalswick	41	0	28	7	1	0	4	0	1	
London Colney	27	0	17	2	1	1	2	2	2	
Total	205	4	123	20	15	3	24	5	15	
Local Centres										
Redbourn	28	5	2	2	0	2	1	0	1	
Wheathampstead	27	1	3	3	1	2	1	0	0	

Address	No of units	Vacant Units	A1	A2	A3	A4	A5	SG	Mixed /Other
8-26 High Oaks Road	10	0	0	0	0	2	0	0	1
35-41a Abbey Avenue	5	0	0	0	0	0	0	0	1
23-29a Vesta Avenue	11	0	0	1	0	3	1	0	1
28-30 Abbots Avenue West	5	1	0	0	0	0	0	1	1
St. Brelades Place	8	0	0	1	0	2	0	0	0
2-36 Beech Road	11	0	0	0	0	3	2	0	0
15-23 Central Drive	5	2	0	0	0	0	0	0	1
38-52 Newhouse Park	8	0	1	0	0	3	1	0	0
191-205 Cell Barnes Lane	6	0	0	0	0	1	0	0	0
121-125 & 138-146 Lower Luton Road, Harpenden	3	0	0	0	0	0	0	1	1
81-97 Old Watford Road	6	0	0	0	0	2	0	0	0
95-127 Oakwood Road	9	0	1	1	0	0	0	0	1
2A Tippendell Lane & Watford Road	10	0	1	1	0	2	0	0	0
2-30 How Wood	13	0	1	0	0	2	0	0	0
Park Street Lane	8	0	0	0	1	2	0	0	3
TOTALS	173	9	9	9	2	26	6	2	9

2.97 There are other retail / service areas around the district, which although they are not within the shopping hierarchy, are still monitored. These are listed below with vacancies and use class mix. Here, too, vacancy rates are low, again less than 4% with 12 vacant units out of a possible 339.

2.98

Address	No of units	Vacant Units	A1	A2	A3	A4	A5	SG	Mixed /Other
St Albans – Peripheral to Central Area									
1-39 Catherine Street	11	0	7	0	2	0	1	0	1
8-28 Catherine Street & 93 St. Peter's Street	7	0	4	0	2	0	0	1	0
Heritage Close	8	0	6	0	2	0	0	0	0
1-23 Holywell Hill	12	1	8	0	1	0	0	0	3
2-34 Holywell Hill	15	1	6	5	4	0	0	0	0
1-9 London Road	5	0	3	1	0	0	0	1	0
2-46 London Road	18	2	10	5	0	1	1	0	1
61-85 St. Peter's Street	13	2	7	2	3	0	0	0	1
1 Spencer Street	1	0	1	0	0	0	0	0	0
1-11 The Colonnades Verulam Road/Upper Dagnall Street	6	0	2	0	3	0	0	0	1
41-63 Catherine Street	10	0	7	2	0	0	0	0	1
6-14 Hatfield Road	4	1	3	0	1	0	0	0	0

Address	No of units	Vacant Units	A1	A2	A3	A4	A5	SG	Mixed /Other
61-63 Lattimore Road & 80/80A Victoria Street	5	0	3	0	0	0	1	0	1
13-29 London Road & 1-9 Marlborough Road	9	0	4	4	0	0	1	0	0
67-89 London Road	6	0	3	1	1	0	1	0	0
92-164 London Road	30	3	15	1	5	1	6	1	1
113-117 London Road & 1-6 Francis Court	5	3	0	3	1	0	0	1	0
4 St. Peters Street-Forrester House & 1-9 Victoria Street	14	0	7	7	0	0	0	0	0
Lockey House - 30 St. Peters Street	7	2	1	4	2	0	0	0	0
95-101A St. Peters Street	5	0	1	1	2	0	0	0	1
109-117 St Peters Street	4	0	4	0	0	0	0	0	0
4A-24 Spencer Street	3	0	1	0	1	0	0	0	1
1-13 Verulam Road	5	0	3	0	2	0	0	0	0
2-6 Victoria Street	3	0	2	1	0	0	0	0	0
Victoria Parade & 95-143 Victoria Street	16	0	11	2	1	0	0	0	2
126 Victoria Street-Horn Of Plenty	3	0	1	0	0	2	0	0	0
145-161 Victoria Street	10	0	6	0	3	0	1	0	0
1-7 Waddington Road	5	0	3	0	2	0	0	0	0
Total	240	9	129	39	38	4	12	4	14
Harpenden – Peripheral to Central Area									
4-6 Church Green & 52-104 High Street	14	8	0	2	0	2	1	0	1
33-61 High Street	24	16	2	1	1	1	0	0	3
12-14 Leyton Road	3	3	0	0	0	0	0	0	0
65-73 High Street	7	4	1	1	0	0	0	0	1
1A-3 & 2-4 Vaughan Road and 1-3 Clayton House	8	3	0	4	0	0	0	0	1
Total	56	34	3	8	1	3	1	0	6
Out of Centre Areas									
19-23 & 40-42 Sandridge Road, St. Albans	1	1	0	0	0	0	0	1	0
399-421 & 444 Hatfield Road, St. Albans	11	6	1	3	0	1	0	6	0
211-217 & 243-249 Camp Road St. Albans	1	1	0	0	0	0	0	1	0
60, 61 & 63 Russet Drive, Hill End, St. Albans	7	4	0	1	0	0	0	4	1
381-397 Luton Road, Harpenden, St. Albans	4	2	0	0	0	0	0	2	2
95-105 Luton Road Harpenden, St. Albans	3	3	0	0	0	0	0	3	0

Address	No of units	Vacant Units	A1	A2	A3	A4	A5	SG	Mixed /Other
50-54 Westfield Road, Harpenden	3	3	0	0	0	0	0	3	0
103-107 Station Road, Harpenden	3	3	0	0	0	0	0	3	0
1-5 Shenley Lane, London Colney	3	1	0	1	0	1	0	1	0
19-27 Blackboy Wood, Bricket Wood	2	1	0	1	0	0	0	1	0
15 & 8-116 High Street, Colney Heath	5	2	0	0	0	1	0	2	2
Total	43	27	1	6	0	3	0	27	5

2.99 **Policy topic – Infrastructure**

2.100 The emerging Local Plan lists essential, development related, infrastructure proposals in an Infrastructure Delivery Schedule (IDS). More information is at Appendix 5. In addition the Council prepares and regularly updates a supporting Infrastructure Delivery Plan (IDP). The AMR provides a summary of developer funding for infrastructure and other types of contribution (e.g. land or provision in kind).

2.101 The information below is included in the AMR for the first time this year. Initially, for comparative purposes, information is provided for both the current monitoring year and the previous year; 2016 -17.

2.102 **13 - Financial contributions received through development (Planning obligations / Community Infrastructure Levy), by purpose**

2.103 Planning obligations (legally binding commitments, usually in the form of an agreement under Section 106 of the Planning Acts) are sometimes placed on developers gaining planning permission. They play an important role in mitigating the impact of development through the provision of funds or actions taken in association with the development. Funding can be required for a variety of uses such as libraries, education, transport and leisure. Total sums agreed or other commitments made during the monitoring year are summarised below. More detailed information can be found in appendix 4.

2.104 Over the last two financial years just over £1.5m has been paid to SADC and a further £1.1m to HCC, giving a total of just over £2.6m over two years. Total sums paid are listed below and detailed payments can be found in Appendix 4.

2.105

Received by SADC			
Year	Affordable Units/£	Parks, Sport, Leisure	Total
2017-18	£527,383.18	£249,184.59	£776,567.77
2016-17		£803,676.02	£803,676.02
Total	£527,383.18	£1,052,860.61	£1,580,243.79

Received by HCC				
Year	Libraries	Transport	Education, Youth	Total
2017-18	£39,707.54	£113,593.44	£212,316.21	£365,617.19
2016-17	£32,844.68	£225,779.00	£455,104.72	£713,728.40
Total	£72,552.22	£339,372.44	£667,420.93	£1,079,345.59

2.106 Obligations to the value of £1,831,286 were made during the financial year 2017–18. The monies will be received at various stages during the construction of the developments. Most of the contributions will go to HCC for transport, Education and Libraries, but almost £200,000 will be received by SADC for leisure uses. In addition 124 affordable housing units were secured. £127,901 has been agreed for the NHS.

2.107

Category	Total	Payee
Transport	£352,875	HCC
Education and Youth	£1,112,775	HCC
Libraries	£47,130	HCC
Total to HCC	£1,512,780	HCC
Health Care	£127,901	NHS
Parks, Leisure and Sport	£190,605	SADC
Total	£1,831,286	

2.108 Over £900,000 worth of obligations were made during 2016 – 17. £700,000 will be paid to SADC, including £495,000 in lieu of affordable housing at the Harpenden Hotel site. HCC secured just over £200,000. The total agreed for each use is listed below.

2.109

Category	Total	Payee
Transport	£146,600	HCC
Education and Youth	£41,531	HCC
Libraries	£18,048	HCC
Total to HCC	£206,179	HCC
Affordable Housing	£495,000	SADC
Parks, Leisure and Sport	£210,626	SADC
Total to SADC	£705,626	SADC
Total	£911,805	

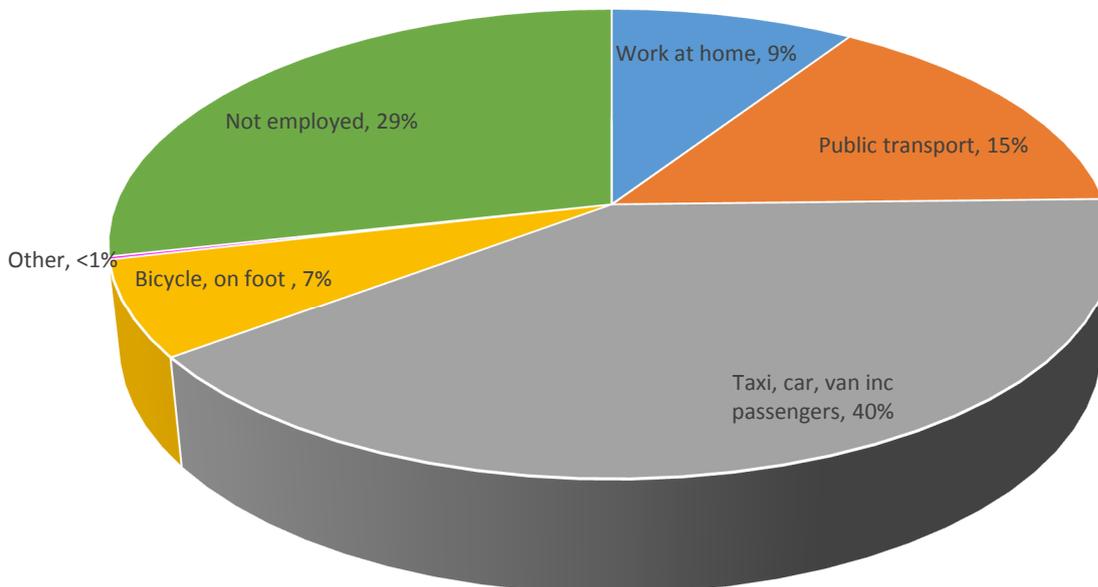
2.110 **Policy topic - Transport Strategy**

2.111 **14 - Journeys to work by modal choice (measured at census dates, or by local survey if available)**

2.112 The overall aim of local transport strategy is to reduce the number of car journeys and encourage other modes of transport. Analysis of data from the census indicates that in the District 40% of journeys to work are taken by car, van or taxi compared to 15% by public transport and 7% by bicycle or on foot. Even though the use of public transport seems low, in the rankings St Albans score quite highly for train journeys to work with national local authorities ranking of 13 out of 348 Local Authorities. This reflects the high number of commuters into London residing in St Albans. Change over time will be recorded when new census data is available.

2.113

Journeys to Work



2.114 Journeys to Work Data Table

Mode of Transport	People	%	Mode of Transport	People	%
Work mainly at or from home	9,221	9.2	Driving a car or van	37,230	37.3
Underground, metro, light rail, tram	632	0.6	Passenger in a car or van	2,118	2.1
Train	13,052	13.1	Bicycle	1,185	1.2
Bus, minibus or coach	1,682	1.7	On foot	5,422	5.4
Taxi	167	0.2	Other method of travel to work	231	0.2
Motorcycle, scooter or moped	438	0.4	Not in employment	28,485	28.5

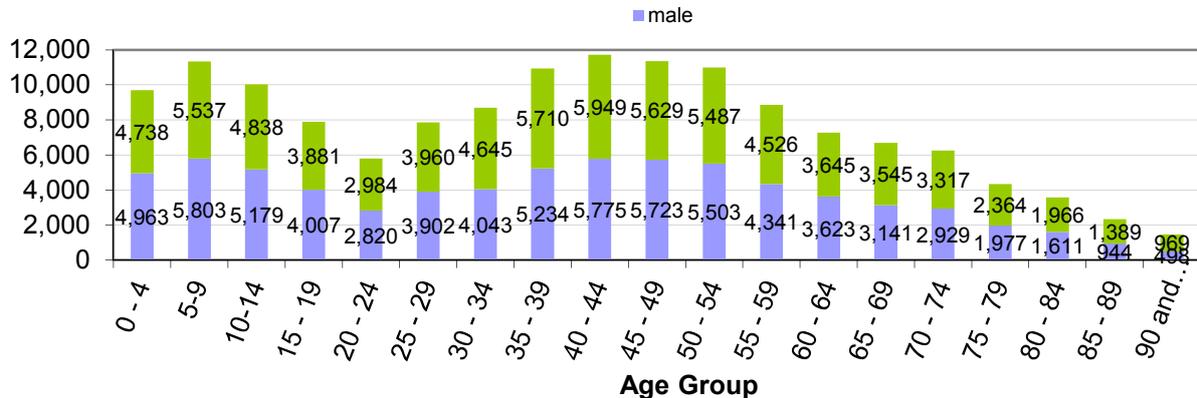
2.115 Rankings

Mode of Transport	Ranking	Mode of Transport	Ranking
Work mainly at or from home	75	Driving a car or van	224
Underground, metro, light rail, tram	63	Passenger in a car or van	243
Train	13	Bicycle	207
Bus, minibus or coach	244	On foot	216
Taxi	243	Other method of travel to work	303
Motorcycle, scooter or moped	213	Not in employment	319

- 2.116 **15 - Progress of delivery of transport infrastructure for 'Broad Locations for Development' as set out in the Infrastructure Delivery Schedule**
- 2.117 The IDS includes proposals for new transport infrastructure; fully or partly funded through development. Progress in respect of Local Plan Proposals will be reported in future years as the Plan is implemented. The IDS can be found in appendix 5.
- 2.118 **Policy topic - Education. Community, Leisure and Sports Facilities. Green Infrastructure.**
- 2.119 **16 - Delivery of additional forms of entry (by primary and secondary)
17 - Delivery of new community, leisure and sports facilities
18 - Quantity of new publically accessible open space provided (by type)
19 - Area of Green Belt (Hectares)**
- 2.120 Delivery of these facilities will recorded and listed as the Local Plan progresses. There is no data to record at present. Provision will be as set out in the IDS which can be found at Appendix 5.
- 2.121 **Policy topic - Metropolitan Green Belt**
- 2.122 The Green Belt prevents urban sprawl. The Green Belt area in St Albans in 2018 is 13,140 hectares. The Council attaches great importance to protecting it from inappropriate development. The Local Plan target is no net loss of Green Belt over the Plan period other than for the essential developments at the Broad Locations for development proposed in the Plan. The necessary provision of new housing and employment land in the Plan will result in a loss of 525.3 hectares of Green Belt (4% of the 2018 area)through removal of land from the Green Belt will result in the loss 525.3 hectares.

3 Contextual Indicators and Census Data

3.1 SADC Population Estimate June 2017



3.2 Population by Age

AGE	M	F	AGE	M	F	AGE	M	F
0-4	4,963	4,738	35-39	5,234	5,710	70-74	2,929	3,317
5-9	5,803	5,537	40-44	5,775	5,949	75-79	1,977	2,364
10-14	5,179	4,838	45-49	5,723	5,629	80-84	1,611	1,966
15-19	4,007	3,881	50-54	5,503	5,487	85-89	944	1,389
20-24	2,820	2,984	55-59	4,341	4,526	90 & Over	498	969
25-29	3,902	3,960	60-64	3,623	3,645	Total	72,016	75,079
30-34	4,043	4,645	65-69	3,141	3,545	All M + F	147,095	

Updated September 2018

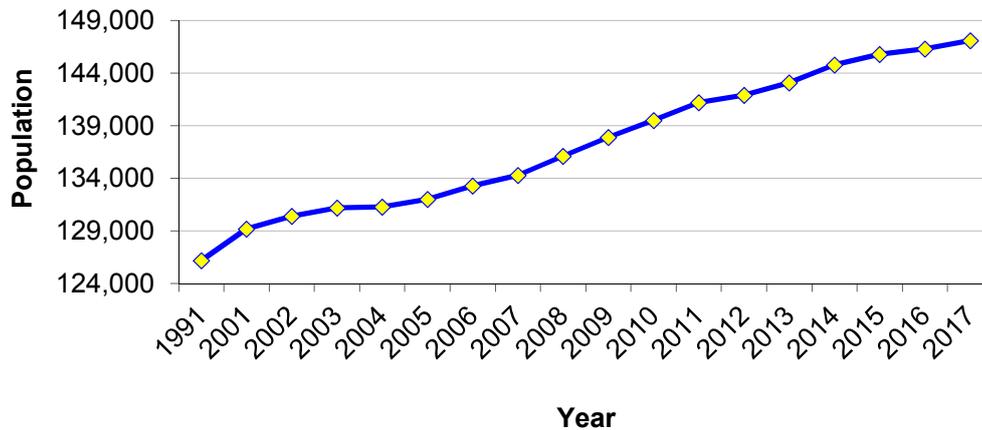
Source: National Statistics website: www.statistics.gov.uk

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3.3 Population Change

Year	Population	% Change	Year	Population	% Change
1991	126,200		2009	137,900	1.32
2001	129,200	2.38	2010	139,500	1.16
2002	130,400	0.93	2011	141,200	1.22
2003	131,200	0.61	2012	141,900	0.5
2004	131,300	0.08	2013	143,100	0.85
2005	132,000	0.53	2014	144,800	1.19
2006	133,300	0.98	2015	145,800	0.69
2007	134,300	0.75	2016	146,300	0.34
2008	136,100	1.34	2017	147,100	0.89
Increase since 1991				20,900	16.56
Increase since 2001				17,900	13.85

Population Change 1991 - 2017



Source: National Statistics website: www.statistics.gov.uk & ONS Census 1991

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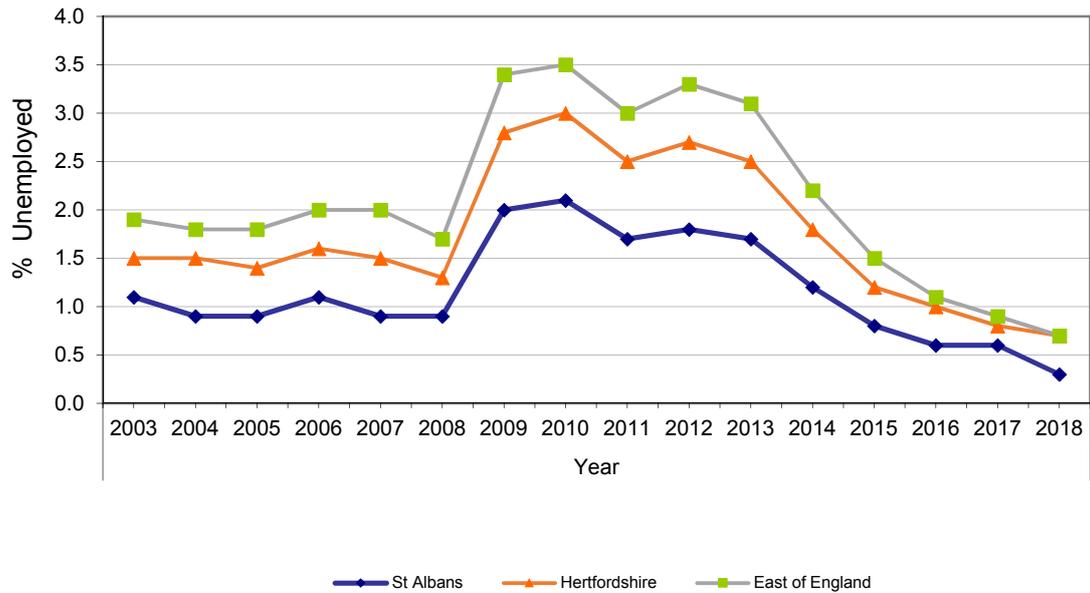
3.4 Ethnic Population of SACD (2011 Census)

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>

3.5 Unemployment Rate 2003-2018 (based on figures for March)

3.6 Unemployment can usefully be compared to County and Regional rates. Since 2010 local unemployment has followed a downward trend. Figures in SACD follow the Regional pattern, although the rate is considerably less; where unemployment stands at 0.7% in the East of England, in SACD it is 0.3. The data used to produce these statistics derives from the Claimant Count, not the Labour Force Survey.



3.7 Percent Unemployment 2003 - 2018

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
2017	0.6	0.8	0.9
2018	0.3	0.7	0.7

3.8 Average Earnings by Residence and Workplace

Earnings by Residence 2016			
Gross weekly pay	St Albans	East	Great Britain
Full-time workers	£755.80	£574.90	£552.70
Male full-time workers	£886.00	£622.90	£594.20
Female full-time workers	£688.40	£502.10	£494.40
Earnings by Workplace 2016			
Gross weekly pay	SACD	East	Great Britain
Full-time workers	£574.30	£545.50	£552.30
Male full-time workers	£615.70	£587.50	£594.10
Female full-time workers	£505.90	£478.40	£494.00

3.9 Self Build Register

3.10 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. To date only basic Register data has been collected, but in future further data will requested to ascertain the demographic profile of those who register and to understand needs and effective demand in more detail. Local Authorities have a duty to have enough plots available to meet local demand for self-build. During 2016-17 permission was granted on 19 sites for self build, with a further 19 during 2017-18. The new LP will support provision of land with planning permission for self build. Annual total register entries are listed in the table below. The first time period, for 2016, is from 1 April to 30 October. All subsequent years are measured from 31 October to the following 30 October.

Period	Registrations		
	Individuals	Associations	Persons in Association
2016	108	0	0
2016 - 2017	142	1	4
2017 - 2018	105	0	0
Total	355	1	4

APPENDIX 1

Information Underpinning the Housing Trajectory

1. This monitoring report contains a housing trajectory with base dates of 2018 to 2036. Estimates of future housing supply are detailed from 2018 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 2018

Description	Land Supply 1 April																		
	5 Year Land Supply																		Total
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	18-36
Under construction	97	156	158	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	487
With planning permission (full or reserved matters covering whole site)	27	68	105	76	114	108	118	50	50	16	0	0	0	0	0	0	0	0	732
Small Sites with permission	60	45	40	31															176
Conversions with permission	45	35	35	25															140
With outline permission with part(s) covered by reserved matters																			0
Outline only	0	0	0	0	29	50	35	35	18	0	0	0	0	0	0	0	0	0	167
Where full. Outline or reserved matters at post committee resolution or subject to S106 negotiations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
With application submitted	0	0	20	80	167	99	36	0	0	0	0	0	0	0	0	0	0	0	402
With pre-application discussions occurring	0	0	0	30	40	21	40	40	40	0	0	0	0	0	0	0	0	0	211
Allocation only	0	0	0	18	11	11	0	0	0	0	0	0	0	0	0	0	0	0	40
SHLAA Sites and other sites	0	0	0	0	0	0	30	80	25	0	0	0	0	0	0	0	0	0	135
Garage Sites Program	13	10	10	10	10	5	4	4	0	0	0	0	0	0	0	0	0	0	66
Windfall Allowance	57	86	97	103	114	114	114	114	114	114	114	114	114	114	114	114	114	114	1,939

	Land Supply 1 April																		
	5 Year Land Supply																		Total
Description	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	18-36
Office to Residential Prior Approval (10%discount)	249	186	47	33	20	0	0	0	0	0	0	0	0	0	0	0	0	0	535
Unanticipated delay factor*	-65	-65	-65	-65	-65	0	10	15	20	24	32	32	32	32	32	32	32	32	0
Total	483	521	447	417	440	408	387	338	267	154	146	5,030							

Total 5 year supply at 1.04.2017	2,308
Land supply at 902 dpa + 5%	2.41

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments
1. Under Construction																								
RH1	5/2016/3181 5/2016/1016 5/1973/0641 5/2014/1882	Tuffnells Way, Harpenden	118		101		10	7																Permission 1973 being built at slow rate. Permissions being updated. Greenfield
TBA1 10	5/2016/1829 5/2014/2917	James Marshall House, Leyton Road, Harpenden	38		0				38															PDL
TBA 60	5/2016/0669	Harpenden House Hotel	37		0	10	15	12																PDL
	5/2016/2285	Land Rear Of The Old Electricity Works, Campfield Road, St Albans	34		0		17	17																See also TBA89 below. PDL
	5/2017/1336	St Margarets Flats, 5 Crossway, Harpenden	11	-5	-5	11																		PDL
	5/2016/0037	The Barley Mow, PH Barley Mow Lane, St Albans, AL4 0RP	8	-1	-1	4	4																	PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments
TBA 1 Site A	5/2016/2857 5/2013/0406	Building Research Establishment (north & north east areas), Bucknalls Drive, Bricket Wood	100		0	20	30	30	20															Permitted under appeal. PDL
	5/2016/3141	81, Camp Road, St Albans	12		0	12																		PDL
	5/2016/2039	Betty Entwistle House, Holyrood Crescent, St Albans, AL1 2LS	40	-33	-33			40																PDL
TBA 67	5/2013/2794	Station Yard, Codicote Road, Wheathampstead	5		0		5																	Demolition of industrial unit PDL
	5/2015/3081	Stuart House, 149, London Road, St Albans, AL1 1TA	8		4	4																		PDL
TBA 100	5/2016/3751	2 Sun Lane Harpenden	6		0		6																	Allowed on appeal. PDL
TBA 118	5/2015/3663	86-92, Victoria Street, St Albans	6		0	6																		PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments	
1194	5/2015/1713 5/2009/2471 5/2014/0940	Beaumont School & land to north of, Winches Farm, Hatfield Road, St Albans	75		0	10	40	25																Reserved matters (5/2015/1713) GF	
	5/2015/3706	Former Museum Of St Albans, 9a, Hatfield Road, St Albans, AL1 3RR	10	0	0	10																			
	5/2016/1922	Avalon Hotel, 260, London Road, St Albans	7		0			7																	
	5/2016/3603	11, West Way & Land r/o 3-13 West Way, Harpenden	7	-1	-1		7																		
TBA 108	5/2015/0929	Land To Rear Of, Porters Wood House, Sandridge Park, Porters Wood, St Albans	10		0				10																PDL
RS8 7	5/2012/3128 5/2017/1469	London Road, Alma Road, (Evershed Site) St Albans	80		78		2																		Site owned by Spen Hill/Tesco. PDL
TBA 24	5/2016/3802	Beaumont Works, Sutton Road, St Albans	58		0	10	20	20	8																Adjacent to similar sites approved in recent years. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments
RC2 A	5/1996/0917 5/1981/1171 5/1995/1560 5/1971/2318	Forge End, Nokeside, Chiswell Green	84		5																			Vacant plots to allow future access to land beyond. No further construction anticipated. PDL
	5/2007/1019	13+15, Penn Road & R/O, Bluebell Close, How Wood	7		6																			No further construction anticipated. PDL
			761	-40	154	97	156	158	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2. With planning permission (full or reserved matters covering whole site)																								
TBA 87	5/2014/0905 5/2017/2438	Provence Private Hire, Heath Farm Lane	10		0				5	5														New permission following lapse of 5/2008/0314. S106 signed May 2016. PDL
TBA6 3	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	-8				7	7														S106 signed. PDL
TBA 61	5/2015/1788	Berkeley House, Barnet Road, London Colney	8		0						8													PDL
TBA1 09	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	0				4	5														Non resi part of development started 2016. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments	
	5/2017/2024	Goldring Court, Goldring Way, London Colney, AL2 1UN	6			6																		Part of Napsbury. PDL	
	5/2016/3805	103-105, St Peters Street, St Albans, AL1 3EP	13				13																		
TBA2	5/2015/0990	Harperbury Hospital (Kingsley Green)	20 6		0					10	30	50	50	50	16										Large scale redundant buildings. Permission Granted subject to S106. PDL
TBA 116	5/2017/0014 5/2013/3505	52, Victoria Street, St Albans	5		0					5															PDL
TBA 83	5/2015/0644 5/2015/3428 5/2017/0634	Radio Nurseries & 54 Oaklands Lane	28	-10	0					8	10														GB. GF.
TBA 120	5/2015/3344 5/2017/3155	Maryland Convent And Residential Home 29 Townsend Drive St Albans Hertfordshire	45		0			45																	Age restricted (over 55s) PDL
	5/2017/2099	115, London Road, St Albans, AL1 1LR	6			6																			
TBA 117	5/2015/2871 5/2016/3811	223a, Hatfield Road, St Albans	14		0	7	7																		PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments	
	5/2016/0331 5/2016/2469 5/2016/2761	221 and 221a, b & c, Hatfield Road, St Albans	14	-1	-1					14															next to Vintage Emporium. PDL
	5/2017/0916	Part Of Garage Block, Between Hughenden Road And The Ridgeway, St Albans	8				8																		
	5/2017/3593	98, Harper Lane, Shenley	8			8																			
RG1 1	5/2013/2589	Oaklands College, Smallford Campus, Hatfield Road, St Albans	348		0		40	60	60	60	60	68													Comprehensive redevelopment to provide new and refurbished college buildings, to residential. Allowed on appeal. GF
			74 4	- 2 1	-9	2 7	68	105	76	114	108	118	50	50	16	0	0	0	0	0	0	0	0	0	
4. With outline only																									
TBA 51	5/2013/2454 5/2017/0366	Jane Campbell House, Waverley Road, St Albans	29		0					14	15														Full Application refused. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments	
TBA 43	5/2014/3250	HSBC, Smug Oak Lane, Bricket Wood	138		0					15	35	35	35	18											Sold by HSBC to residential developer. Allowed on Appeal. PDL
			167	0	0	0	0	0	0	29	50	35	35	18	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																									
RS1 02		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 HCC following emergence of sinkhole in nearby area. PDL
			48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6. With application submitted																									
	5/2018/0509	Land Off Orchard Drive Park Street	30								10	20													Outline. GF
	5/2017/3086	Woodland Court Soothouse Spring St Albans	10							10															
	5/2017/3208	238 London road	14	-1						13															

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments	
	5/2017/0778	Linley Court Valley Road St Albans	28							10	18														
	5/2017/3185	60 Victoria Street, St Albans	8							8															In addition to 5/2017/3015 P A for 9
	5/2018/0130	Holly Lodge 12 Clarence Road Harpenden	8							8															COU from carehome. PDL
	5/2018/0441	Mandeville Health Centre Mandeville Drive St Albans	11								11														
TBA 14	5/2017/1060	Civic Centre (Whole, including Civic Centre South)	86		0				10	30	30	16													Herts House has 23 under Prior approval, listed below. Police Station site is vacated. PDL
TBA 33	5/2018/0474	Former Westfield Allotments, Harpenden	18		0					18															Vacant land. Ongoing discussions over most appropriate uses, including residential. GF
TBA 89	5/2018/0095	Old Electric Works, Campfield Road	73		0			20	33	20															Employment area. Previous approaches unacceptable. 5/2018/0095 for 107 pending. PDL
	5/2017/3209	Pan Autos Site, 22-24 Grove Road, Harpenden	43		0				23	20															PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments
TBA 70	5/2017/1149 Site B	Ziggurat House, (Car Park) St Albans	74		0				14	30	30													Further development of site for new build on car park. Scale and materials issues but substantial scale possible. 5/2017/1149 refused - under appeal. PDL
			403	-1	0	0	0	20	80	167	99	36	0	0	0	0	0	0	0	0	0	0	0	
7. With pre-application discussions occurring																								
TBA 41		London Colney Pastoral Centre	60		0				30	30														Redevelopment of former Convent. Sold to residential developers. Recent discussions for partial redevelopment to residential. Long lead time. Current uncertainty re viability.
TBA 27		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

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments
		21 Salisbury Avenue	11								11													Subsequently submitted, refused and under appeal
		Stables, Winslo House, Radlett Road	8																					
TBA 13		Land at Cherry Tree Lane, near Hemel Hempstead (Policy 26 – Land for Employment Development at North East Hemel Hempstead)	120		0							40	40	40										part of Spencer's Park site, supported by Dacorum, HCA and landowner. Partial permission for access. Forms part of East Hemel Broad Location. GF (not GB)
		Beaumont School & land to north of, Winches Farm, Hatfield Road, St Albans			0																			30 more in addition to 75 already permitted under 5/2009/2471 & 5/2014/0940. Falls within East St Albans broad location
			219	0	0	0	0	0	30	40	21	40	40	40	0	0	0	0	0	0	0	0	0	

8 Allocation only

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments
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					1 1	1 1													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	11	11	0	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), Bucknalls Drive, Bricket Wood	50		0																			Potential capacity for further 50. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments
TBA 71		North Orbital Road, St Albans	33		0																			Outline application 5/2013/3383 refused, appeal dismissed. Rear of Ayletts Nursery
RL9 74		72 High Street, London Colney	7		0																			Currently in employment use. Application for housing in 5/2006/1047 refused. PDL
TBA 4		80-82 Mount Pleasant Lane	6		0																			Owner submitted application , then withdrew & ceased communication. Site subsequently sold . GF
TBA 16		Cottonmill Youth Club	8		0																			Council owned. Residential use likely over time. Mostly derelict. PDL
TBA 23		63 High Street, Harpenden	8		0								8											Permission for office. Residential likely over time. PDL
TBA 50		The Cedars, part of St Albans City Hospital	12		0																			Residential use likely over time. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments	
TBA 52		London Colney Recreation Centre	32		0							10	22												New Leisure Centre recently opened. Residential likely over time. PDL
TBA 54		Former Station Yard and adj Land, Bricket Wood	12		0																				Residential use likely over time. PDL
		Centre of Applied Science, Woodcock Hill, St Albans	40		0							20	20												PDL area is approximately 1.2 ha. Estimated capacity @ 35 dw per ha. PDL
TBA 88		Pound Farm, Sandridge	10		0																				Mostly PDL
		Harpenden Memorial Hospital	55		0							30	25												
TBA 55		Butterwick Adult Training Centre, Hixberry Lane, St Albans	20		0																				Residential use likely over time. PDL
			293	0	0	0	0	0	0	0	0	30	80	25	0	0	0	0					0		
9. Garage Sites																									
TBA 30		SADC GarageCourt Programme	79		41	13	10	10	10	10	5	4	4											6	Rolling programme of redundant garage

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments	
			79	0	13	13	10	10	10	10	5	4	4	0	0	0	0	0				0		courts to be redeveloped. PDL	
13. Based on Office to Residential Prior Approval Under Construction																									
TBA 92	5/2013/1382	Target House, 257-263 High Street, London Colney	10		8		2																		Prior Approval. PDL
	5/2016/3514 5/2018/0177	Abbott House Everard Close St Albans	90		0	50	40																		PDL
TBA 107	5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, St Albans Site A	125		0	125																			Full PDL
	5/2017/0210	81 Camp Road St Albans	36		0		36																		In addition to 5/2016/3141 in section 1 above
	5/2016/1990	ASR House, Arden Grove, Harpenden	16		0	16																			
TBA 101	5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	19		0	19																			Was for 14. 5/2017/2878 granted for 5 more
TBA 104	5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood	48		0	10	10	10	18																Supersedes 15/2473 for 17 dwellings. PDL

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments	
			344	0	8	220	88	10	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
13 Based on Office to Residential Prior Approval with Permission																									
Discussions with land owners where possible. Not all permissions will be built. 90% assumption																									
TBA 99	5/2016/1170 5/2013/2021	Station House 2-6 Station Approach Harpenden	12		0					12															Full
TBA 14	5/2016/2834 5/2016/3635 5/2017/2329 5/2014/2428	Hertfordshire House, Civic Close, St Albans	21		0				11	10															Part of Civic Centre Site. 23 of assumed total of 70. See section 7. PDL
TBA 124	5/2015/0500	First and Second Floors, 26, High Street, St Albans	8		0	8																			
TBA 125	5/2016/2422	Porters House, 4, Porters Wood, St Albans	21		0	11	10																		
	5/2017/0144	Stroud Wood Business Centre Frogmore St Albans	10		0		10																		
	5/2016/3585	45, Grosvenor Road, St Albans	83		0		42	41																	
	5/2017/3081	Unit 2 St Peters House, 45 Victoria Street , St Albans, AL1 3WZ	27			13	14																		
	5/2016/1247 5/2016/3579	1a, Catherine Street, St Albans, AL3 5BJ	6						6																

Ref	Permission	Site Name	Est Units to be Built	Losses	Net Comp	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Comments	
	5/2017/3252	62-72, Victoria Street, St Albans, AL1 3XH	18				18																		
	5/2017/3015	60 Victoria Street, St Albans, AL1 3XH	9				9																		5/2017/3185 pending for 8 more
	5/2017/0699	Media House 2 Sandridge Park Porters Wood St Albans	6		0		6																		Approved 28/04/2017
			221	0	0	32	109	41	17	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		90% of Total =				29	98	37	15	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Based on Office to Residential Prior Approval with application submitted																									
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Total Office to Resi	565	0	8	249	186	47	33	20	0	0	0	0	0	0	0	0	0	0	0	0	0		

APPENDIX 2

Historic Tables

BD1: Total amount of additional floorspace – by type

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	2,124	0	579	2,968	412	7,438
	Net	-544	-811	-1,789	168	-579	-2,227	-412	-6,194
2011-12	Gain	0	0	708	0	0	198	307	1,213
	Loss	0	190	2,161	0	46	860	36	3,293
	Net	0	-190	-1,453	0	-46	-662	271	-2,080
2012-13	Gain	0	0	420	977	651	590	43	2,681
	Loss	0	0	6,697	1,153	1,342	758	1,648	11,598
	Net	0	0	-6,277	-176	-691	-168	-1,605	-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
2016-17	Gain	0	0	539	163	58	0	1,092	1,852
	Loss	0	2,074	16,349	3,489	219	2,757	5,655	30,543

	Net	0	-2,074	15,810	-3,326	-161	-2,757	-4,563	-28,691
2012-17 fig 29	Gain	0	1,019	2,852	4,190	2,888	2,932	8,286	22,167
	Loss	0	2,091	44,899	5,108	5,054	14,580	13,851	85,583
	Net	0	-1,072	42,047	-918	2,166	11,648	-5,565	-63,416
Total 2004-17	Gain	34,556	1,854	23,243	9,033	3,482	4,498	22,219	98,885
	Loss	15,066	5,989	64,830	30,539	9,406	45,034	34,486	205,350
	Net	19,490	-4,135	41,587	21,506	5,924	40,536	-12,267	-106,465

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

Source: SACDC and Hertfordshire County Council

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
16-17	358	46	404	89
01-17	5,585	769	6,354	88

Affordable Housing Completions

Year	Completions			Percent Affordable	
	Annual Total	Affordable			
		Policy 7A/8	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	17	19	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
16-17	340	38	21	59	17
Total	8,770	1,148	426	1,574	18
Dw per Annum	381	50	19	68	18

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

Year		Use Class							TOTAL
		B0	B1	B1a	B1b	B1c	B2	B8	
Total 2004- 2010	Gain	34,556	835	13,782	3,035	594	0	6,635	59,437
	Loss	10,238	86	1,577	362	1,909	20,822	12,290	47,284
	Net	24,318	749	12,205	2,673	-1,315	-20,822	-5,655	12,153
Total 2010- 2015	Gain	0	0	555	1,081	2,074	1,094	2,222	7,026
	Loss	0	286	4,176	1,346	4,175	1,470	5,791	17,244
	Net	0	-286	-3,621	-265	-2,101	-376	-3,569	-10,218
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
2016- 2017	Gain	0	0	0	0	58	58	0	116
	Loss	0	2,074	1,811	3,489	219	1,722	5,109	14,424
	Net	0	-	-1,811	-	-161	-1,664	-5,109	-14,308
			2,074		3,489				
Total 2004- 2017	Gain	34,556	835	14,337	4,116	2,726	1,152	10,727	68,449
	Loss	10,238	2,446	7,564	5,197	6,303	24,014	25,033	80,795
	Net	24,318	-	6,773	-	-3,577	-22,862	-	-12,346
			1,611		1,081		14,306		

APPENDIX 3

Employment land Availability by Type

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
5/2016/3811	223a, Hatfield Road, St Albans, AL1 4TB	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	39	0.000
5/2016/3811	223a, Hatfield Road, St Albans, AL1 4TB	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	33	0.000
5/2016/3811	223a, Hatfield Road, St Albans, AL1 4TB	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	39	0.000
5/2016/3811	223a, Hatfield Road, St Albans, AL1 4TB	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	83	0.000

Ref	Address	Description	Floorspace Area	
5/2016/3811	223a, Hatfield Road, St Albans, AL1 4TB	bedroom, ten, two bedroom and two, three bedroom flats Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	61	0.000
5/2016/3811	223a, Hatfield Road, St Albans, AL1 4TB	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	78	0.000
5/2017/2360	Hertfordshire House, Civic Close, St Albans, AL1 3JZ	COU of part of the basement and ground floor to a flexible commercial use (A1/A2/A3/B1/D1), replacement of the roof top plant room to create two residential units and alterations to the exterior of the building including infill at ground floor a	87	0.000
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden, AL5 3PG	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	150	0.000
5/2017/2915	69b High Street, Harpenden, AL5 2SL	COU B1 to B1 and D1 (medical)	9	0.000
B1 Business Total			1,783	0.193
B1a Offices				

Ref	Address	Description	Floorspace	Area
5/2010/1588	Porters Wood House & Oak Court Business Centre, Porters Wood, St Albans, AL3 6PQ	Change of use from Class B1a (office), Class B1b (research and development) and Class B8 (storage or distribution) to Class B1a (office), two storey side and two storey rear extension following demolition of single storey workshop to rear, alterations to	764	0.198
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
5/2016/1245	Sandridgebury Farm, Sandridgebury Lane, St Albans, AL3 6JB	Prior Approval - Change of use of agricultural barn to Class B1(a)(office) and Class D2(assembly and leisure)	58	0.020
5/2016/2178	160-162, London Road, St Albans, AL1 1PQ	COU of existing shop unit from A1 to become flexible use A1, A2,B1(a)	9	0.001
5/2016/3029	119 Hatfield Road, St Albans, AL1 4JS	Partial demolition and extension of existing structure to create part single part two storey building to use as Class A2 / B1(a)	24	0.002
5/2016/3692	82, High Street, Harpenden, AL5 2SP	Change of use of first floor from Class B8 (storage and distribution) and part single, part two storey rear extension to create two, one bedroom flats and alterations to openings. Change of use of outbuilding to Class B1a (office) and alterations to open	58	0.000

Ref	Address	Description	Floorspace	Area
5/2016/3852	40-42 London Road, St Albans, AL1 1NG	Demolition of existing building and construction of replacement building consisting of two ground floor Class A1 (retail) units, two first floor Class B1 (office) units and second floor storage	555	0.000
5/2017/0014	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 Class A1 (retail) fronting Victoria Street and ancillary Class A1 (retail) or Class B1(a) (office) at ground floor of retained building to rear, c	68	0.007
5/2017/0108	Ayres End House Ayres End Lane AL5 1AL, Harpenden, AL5 1AL	Part COU of premises to Class B1	694	0.000
5/2017/2388	Unit 5a, Brick Knoll Park, St Albans, AL1 5UG	Creation of new office accommodation incorporating front and side extension with raising and alterations to the roof to create new first and second floors, alterations to materials and openings of elevations	356	0.320
5/2018/0115	14 Alban Park, Hatfield Road, St Albans, AL4 0JJ	Two storey rear extension	52	0.003
B1a Offices Total			2,754	0.590
B1b Research and Development				
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	0.080
5/2016/2495	Building Research Establishment, Bucknalls Lane, Garston, WD25 9XX	Construction of a replacement building for research and development purposes and	555	0.055

Ref	Address	Description	Floorspace Area	
		creation of additional car parking following demolition of seven existing buildings	629	0.135
B1b Research and Development Total				
B1c Light Industry				
5/2016/1603	Selectaglaze, Alban Park, Hatfield Road, St Albans, AL4 0JJ	Front and rear extensions and additional parking	546	0.030
B1c Light Industry Total				
			546	0.030
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	0.300
5/2016/2179	St Albans Enterprise Centre, Long Spring, St Albans, AL3 6EN	Construction of a two storey business unit	502	0.050
5/2016/3131	1, High Street, Redbourn, AL3 7LE	Single storey side extension	43	0.004
5/2017/2628	Vehicle Storage Compound, Shenley Lane, London Colney, AL2 1DG	Construction of new pre-delivery inspection centre building following demolition of existing buildings	998	0.000
			1,808	0.354
B8 Storage and Distribution				

Ref	Address	Description	Floorspace	Area
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 331,655 Sqm With A Maximum Height Of 20 Metres Together With Associated Road, Rail And Other Infrastructure Works Including Parking For Up To 1602 Cars And 617 Lorries With Earth Mounding, Tree Planting And A New Park Street/Frogmore Relief Road. Includes Additional Landscape And Other Works On Further Sites To Provide Public Access To Open Land And Community Forest. The Overall Proposals Involve Some 419 Hectares	331,665	94.000
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	623	0.060
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden, AL5 3PG	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	260	0.000

Ref	Address	Description	Floorspace	Area
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden, AL5 3PG	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	110	0.000
			332,658	94.060
All Use Classes Total			340,178	95.362
All Use Classes Total Excluding Rail Freight Interchange			8,513	1.362

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			358,278	99.732
Permitted and Allocated Total Excluding Rail Freight Interchange			26,613	5.732

APPENDIX 4

Planning Agreements

2017-18

Agreements Signed 2017-18

All agreements requiring financial contributions from developers or with notable requirements are listed below. Concurrent builds and superseded agreements are not included as no financial contributions are involved. Deeds of Variation are not included unless contributions are altered.

Ref	Location	Payable to SADC		Payable to HCC		NHS		Notable Other (non-financial)
		Affordable Units/£	Parks, Sport, Leisure	Libraries	Transport	Education, Youth	Health Care	
5/2016/3802	Beaumont Works Sutton Road	4	£55,825		£25,625			
5/2016/3386	Griffiths Way St Albans				£250,000			
5/2015/0990	Harperbury Hospital Lane	100					£127,901	
5/2015/0989	Harperbury Hospital Lane			£35,387	£31,000	£1,062,167		
5/2017/0366	Jane Campbell House	10	£36,093	£4,244	£26,250	£41,167		
5/2016/2888	Maryland Convent Townsend Drive	10	£48,933	£6,113	£20,000			
5/2016/3805	103 & 105 St Peters Street		£20,486					
5/2016/3811	223a Hatfield Road St Albans		£15,780					
	221 & 221a,b,c Hatfield Road		£13,488	£1,386				

Ref	Location	Payable to SADC		Payable to HCC		NHS		Notable Other (non-financial)
		Affordable Units/£	Parks, Sport, Leisure	Libraries	Transport	Education, Youth	Health Care	
5/2017/3590	Radio Nurseries & 54 Oaklands Lane							Parkland planting Developer must build a library
5/2017/0634								
5/2017/2626	Redbourn Library Lamb Lane							
Total		£1,831,286	124	£190,605	£47,130	£352,875	£1,103,33 4	£9,441

Payments Received 2017-18

Ref	Location	Received by SADC		Received by HCC		
		Affordable Units/£	Parks, Sport, Leisure	Libraries	Transport	Education, Youth
5/2014/1374	The Gym, Ellis House, St Albans			£608.36		£3,469.86
5/2013/0885	Oaklands College, City Centre Campus, St Albans			£3,209.13	£11,125.00	£35,597.49
5/2012/1023	Oaklands College City Campus Site C, St Albans			£8,711.00		£66,289.00
5/2014/1930	Partridge Road Garages, Partridge Road, St Albans			£23,658.97		
5/2014/1931	Ladies Grove Garages, Ladies Grove, St Albans			£6,324.87		
5/2014/1932	Blundell Close Garages, Blundell Close, St Albans			£13,057.63		
5/2015/3344	Maryland Convent, 29 Townsend Drive, St Albans			£65,590.03	£27,705.00	
5/2015/2973	Langley Grove Garages, Langley Grove, St Albans			£15,303.69	£8,291.34	£3,622.92

Ref	Location	Received by SADC			Received by HCC	
		Affordable Units/£	Parks, Sport, Leisure	Libraries	Transport	Education, Youth
5/2016/1341	55 Victoria Street, St Albans		£14,621.40		£7,798.44	
5/2016/0669	Harpenden House Hotel, Southdown Road, Harpenden	£527,383.18	£52,648.82	£7,721.89		£1,559.17
5/2016/3673	The Camp, PH Camp Road, St Albans		£25,596.00		£16,170.00	
5/2013/2724	The Willows Lowbell Lane, London Colney		£48,732.64	£2,192.23	£13,922.00	£40,615.37
5/2017/0366	Jane Campbell House, Waverley Road, St Albans		£53,830.13	£6,305.37	£36,873.00	
				£39,707.5	£113,593.	£61,162.40
	Total	£527,383.18	£249,184.59	4	44	£212,316.21

2016-2017

Agreements signed 2016-17

Ref	Location	Payable to SADC		Payable to HCC			
		Affordable Units/£	Parks, Sport, Leisure	Libraries	Transport	Education, Youth	Notable Other (non-financial)
5/2015/3081	149 London Road St Albans		£11,141			£37,536	
5/2015/3468	The Camp PH 149 Camp Road St Albans	9	£15,983		£10,225		
5/2015/3116	Bundell Close Garages 211-213 Camp Road St Albans		£3,738 £2,520				

5/2016/0318					
5/2015/1072	Jane Campbell House Waverley Road	10	£37,338	£3,646	£2,625
5/2015/3344	Maryland Convent Townsend Drive	16	£50,565	£6,392	£20,000
5/2015/0722	Land at Copsewood Chiswell Green				£76,000
5/2016/1341	55 Victoria Street St Albans		£11,272		£5,500
5/2016/0669	Harpenden House Hotel Southdown Rd	£495,000	£49,416	£5,953	£32,250
5/2015/2973	Langley Grove Garages Langley Grove		£11,798	£2,057	£2,793
5/2016/2285	Old Electric Works Campfield Road	12	£16,855		
		47			
Total		/£495,000	£210,626	£18,048	£146,600
					£41,531

Payments Received 2016-17

Ref	Location	Received by SADC		Received by HCC		
		Affordable Units/£	Parks, Sport, Leisure	Libraries	Transport	Education, Youth
5/2013/3078	Lea Industrial Estate Lower Luton Road		£113,980.80	£9,120.07	£130,192.00	£96,029.34
5/2010/1659	Napsbury Church Goldring Way		£39,964.99	£4,829.87		£22,564.53
5/2014/3377	Beaufort House, 23 Grosvenor Road		£79,869.33	£6,312.20	£26,500.00	£13,908.38
5/2013/3115	Former Nurses Home Shenley Lane		£32,861.53			
5/2012/2831	Chester Nursery, 42 Oaklands Lane, St Albans			£5,408.88	£37,299.00	£196,046.48
5/2012/3128	Former Evershed Print Works, Alma Road, St Albans			£478.40		£9,355.48
5/2014/1932	Blundell Close Garages, St Albans			£727.07	£7,427.00	£14,682.25
5/2014/1930	Partridge Road Garages, St Albans			£1,352.13	£13,521.00	£29,692.53
5/2014/1931	Ladies Grove Garages			£311.31	£3,810.00	£4,635.80
5/2015/0310	Quality Hotel, 232-236 London Road, St Albans			£3,619.00		
5/2015/3081	149 London Road St Albans		£13,623.85			£45,901.17
5/2016/1351	143 London Road St Albans		£10,251.21			
5/2016/0318	211-213 Camp Road St Albans		£2,520.00			
5/2014/2917	James Marshall House Leyton Road		£495,000.00			

Ref	Location	Received by SADC		Received by HCC		
		Affordable Units/£	Parks, Sport, Leisure	Libraries	Transport	Education, Youth
5/2014/0163	Telford Road Garages Telford Road		£8,103.71	£685.75	£7,030.00	£22,288.76
5/2015/2203	The Baton PH 334 The Ridgeway		£7,500.00			
	Total		£803,676.02	£32,844.68	£225,779.00	£455,104.72

Appendix 5

Infrastructure Delivery Schedule

East Hemel Hempstead (North) Broad Location	East Hemel Hempstead (South) Broad Location	North Hemel Hempstead Broad Location	East St Albans Broad Location	North St Albans Broad Location	North East Harpenden Broad Location	North West Harpenden Broad Location	West of London Colney Broad Location	West of Chiswell Green Broad Location	Park Street Garden Village Broad Location	Other Non BL development	TOTAL	Funding source(s): landowner/ developer (D) / S106 &/or CIL (S&C) / other (O)	Key delivery stakeholder(s): landowner/ developer (D); LA; HCC; Other (O)	Est Cost	Est delivery phase by yr 5 / by yr 10 / by yr 15 Linked to trajectory								
Transport Infrastructure: * Estimate for 4 x SLP proposed locations. Other BL tbc £ to be confirmed as costed schemes become available. *** contributions towards transport infrastructure from non BL dev £TBC											Y ***	D; S&C; O	£72.5m * by10/by15										
Strategic - LTP4 major scheme * Linked to EHHC. £ See LTP / GTP for estimates. **S&C beyond site area may contribute to transport infrastructure where it has a strategic role serving a wider area. Delivery & funding to include transport agencies & providers											Y*	Y*		D; S&C**; O	D; HCC; O	see above	by10/by15						
Local highway - on & off site											Y	Y	Y	Y	Y	Y	Y	Y	Y	D; S&C	D; HCC	see above	by10/by15
Sustainable travel - public transport											Y	Y	Y	Y	Y	Y	Y	Y	Y	D; S&C	D; HCC	see above	by10/by15
Sustainable travel - walking + cycling on & off site											Y	Y	Y	Y	Y	Y	Y	Y	Y	D; S&C	D; HCC	see above	by10/by15

East Hemel Hempstead (North) Broad Location	East Hemel Hempstead (South) Broad Location	North Hemel Hempstead Broad Location	East St Albans Broad Location	North St Albans Broad Location	North East Harpenden Broad Location	North West Harpenden Broad Location	West of London Colney Broad Location	West of Chiswell Green Broad Location	Park Street Garden Village Broad Location	Other Non BL development	TOTAL	Funding source(s): landowner/ developer (D) / S106 &/or CIL (S&C) / other (O)	Key delivery stakeholder(s): landowner/ developer (D); LA; HCC; Other (O)	Est Cost	Est delivery phase by yr 5 / by yr 10 / by yr 15 Linked to trajectory
Education: Land provided at nil cost to HCC. *S&C beyond site area may provide additional funding where planned school capacity exceeds onsite school population. *** contributions towards education infrastructure from non BL dev £TBC															
										Y		D; S&C*	D; HCC		by10/by15
Primary (assumes £7.5m per primary school) Est 2 Ha per primary school. * Site and appropriate contribution. ** 'All- through ' school															
1 x 3fe	1 x 3fe 1 x 2fe	1 x 2fe	1 x 2fe	1 x 2fe	1 x 2fe *	1 x 2fe *	1 x 2fe **	1 x 2fe *	1 x 3fe 1 x 2fe		27 fe	D; S&C	D; HCC	£90m	by10/by15
Secondary (assumes £35m per secondary school) Est 12-15 Ha per secondary school. To be provided in GB location next to housing areas except PSGV. ** 'All-through' school															
1 x 6-8fe		1 x 6-8fe					1 x 6-8fe **		1 x 6-8fe		24 fe - 32 fe	D; S&C	D; HCC	£140m	by10/by15
Early Years Est for nursery provision.															
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D; S&C	D; HCC	£3.6m	by10/by15
Green Infrastructure: CMO = community management organisation required Land provided at nil cost Commuted sum for maintenance required £TBC Playing field stakeholder - sports clubs*** contributions towards green infrastructure from non BL dev £TBC															
CMO	CMO	CMO	CMO	CMO					CMO	Y		D; S&C	D; CMO; O	£TBC	by10/by15
Strategic open space *Includes country park															
Y*	Y*	Y*	Y	Y	Y				Y*			D; S&C	D	£12.3m	by10/by15
Local open space / play space															
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D; S&C	D	£12.3m	by10/by15

East Hemel Hempstead (North) Broad Location	East Hemel Hempstead (South) Broad Location	North Hemel Hempstead Broad Location	East St Albans Broad Location	North St Albans Broad Location	North East Harpenden Broad Location	North West Harpenden Broad Location	West of London Colney Broad Location	West of Chiswell Green Broad Location	Park Street Garden Village Broad Location	Other Non BL development	TOTAL	Funding source(s): landowner/ developer (D) / S106 &/or CIL (S&C) / other (O)	Key delivery stakeholder(s): landowner/ developer (D); LA; HCC; Other (O)	Est Cost	Est delivery phase by yr 5 / by yr 10 / by yr 15 Linked to trajectory									
Community Facilities: Includes Council Leisure Centre upgrade / reprovision & Museum upgrade / reprovision																								
*** contributions towards community infrastructure from non BL dev £TBC											Y	S&C												
Health sq m est floorspace provided onsite Estimated floorspace & cost for onsite GP provision. Assumes NHS does not have existing GP capacity nearby. Contributions to offsite HCT & hospital provision TBC. Delivery stakeholder NHS											394	573	358	299	263	181	139	105	87	549	2,948	D; S&C	D; O	£7.6m by10/by15
Other community provision Multi function community buildings and land are encouraged which is likely to require multi stakeholder working for delivery & funding. Proposals may consider joint use of education grounds or premises where appropriate											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D; S&C; O	D; O; HCC	£12.3m by10/by15
Neighbourhood Centre / Local Centre .sq m est net floorspace at groundfloor Estimated net floorspace required at ground floor. Provision of centres may require land at nil value											990	1,440	900	750	660					1,380	6,120	D; S&C	D	by10/by15
SUDS											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D; S&C	D	£TBC by10/by15
Energy Strategy / Renewable energy											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D; S&C	D	£61.5m by10/by15
Digital Infrastructure Delivery stakeholder to include communications providers											Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D	D; O; HCC	£TBC by10/by15

East Hemel Hempstead (North) Broad Location	
East Hemel Hempstead (South) Broad Location	
North Hemel Hempstead Broad Location	
East St Albans Broad Location	
North St Albans Broad Location	
North East Harpenden Broad Location	
North West Harpenden Broad Location	
West of London Colney Broad Location	
West of Chiswell Green Broad Location	
Park Street Garden Village Broad Location	
Other Non BL development	
TOTAL	
Funding source(s): landowner/ developer (D) / S106 &/or CIL (S&C) / other (O)	
Key delivery stakeholder(s): landowner/ developer (D); LA; HCC; Other (O)	
Est Cost	
Est delivery phase by yr 5 / by yr 10 / by yr 15 Linked to trajectory	

NOTES: The IDS provides an overview of key infrastructure requirements and does not provide a full list of all schemes. See IDP for more information. Both IDP & IDS are 'live' documents which shall be updated at appropriate intervals as & when further information becomes available. The IDS and IDP should be read in conjunction with emerging viability work.