



St Albans City and District

Authority's Monitoring Report 2021

(1 April 2020 to 31 March 2021)

Monitoring the 'saved' policies in the City and District of St Albans
District Local Plan Review 1994 (Adopted 30 November 1994)

December 2021

(Base Date 31/03/2021)



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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 2021 and generally does not include subsequent information (available before the date of publication in December 2021). The general monitoring period in this AMR is from 1 April 2020 to 31 March 2021.
- 1.2 Although the Localism Act 2011 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 current adopted Local Plan ¹ for St Albans City and District (SACD) is the District Local Plan Review 1994 ² (Adopted 30 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 ³. The current statutory Development Plan for SACD is made up of the following six documents:
- District Local Plan Review 1994 (Saved Policies) ^{2 3}
 - Harpenden Neighbourhood Plan 2018-2033 (Made February 2019) ⁴
 - Sandridge Neighbourhood Plan 2019-2036 (Made July 2021) ⁵
 - Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (Adopted November 2012) ⁶
 - Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (Adopted July 2014) ⁷
 - Hertfordshire Minerals Local Plan Review 2002-2016 (Saved Policies) (Adopted March 2007) ⁸
- 1.4 The Council withdrew the St Albans City and District Local Plan 2020-2036 Publication Draft 2018 from examination in November 2020 ⁹. Following this, the Council commenced preparation of a new Local Plan 2020-2038 in January 2021 ¹⁰. Therefore, the AMR for 2020/2021 is focused on monitoring the 'saved' policies in the District Local Plan Review 1994.
- 1.5 Since the publication of the National Planning Policy Framework ¹¹ (NPPF) in March 2012 (revised July 2021), '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.



Legal and Regulatory Requirements

- 1.6 The requirement to prepare a Monitoring Report each year originated in the Planning and Compulsory Purchase Act 2004 (Part 2, Section 35). This requirement was amended by the Localism Act 2011 (Part 6, Chapter 1, Section 113). Section 113 of the Localism Act 2011 requires every local planning authority to prepare a monitoring report. Section 35(2) of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) states:

(2) [Every local planning authority must prepare reports containing] such information as is prescribed as to—

(a) the implementation of the local development scheme;

(b) the extent to which the policies set out in the local development documents are being achieved.

Section 35(3) of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) states:

(3) [A report under subsection (2) must—

(a) be in respect of a period—

(i) which the authority considers appropriate in the interests of transparency,

(ii) which begins with the end of the period covered by the authority's most recent report under subsection (2), and

(iii) which is not longer than 12 months or such shorter period as is prescribed;]

(c) be in such form as is prescribed;

(d) contain such other matter as is prescribed.

Section 35(4) of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) states:

[(4) The authority must make the authority's reports under this section available to the public.]

- 1.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out regulations for Authorities' Monitoring Reports. Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 states:



34.—(1) *A local planning authority's monitoring report must contain the following information—*

- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;*
- (b) in relation to each of those documents—*
 - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;*
 - (ii) the stage the document has reached in its preparation; and*
 - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and*
- (c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.*

(2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—

- (a) identify that policy; and*
- (b) include a statement of—*
 - (i) the reasons why the local planning authority are not implementing the policy; and*
 - (ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.*

(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

- (a) in the period in respect of which the report is made, and*
- (b) since the policy was first published, adopted or approved.*



(4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.

(5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

(6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

(7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.

(8) In this regulation "neighbourhood development order" has the meaning given in section 61E of the Town and Country Planning Act 1990.

Neighbourhood Planning

- 1.8 The Localism Act 2011 also introduced Neighbourhood Plans as a new, optional, part of the statutory Development Plan, and complementary to Local Plans. Monitoring of Neighbourhood Plan progress will be reported alongside Local Plan work. As set out in Part 8, Regulation 34(4) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR will report any neighbourhood development plans that have been made by the Council.
- 1.9 Following a 'Yes' vote at referendum on 7 February 2019, the Harpenden Neighbourhood Plan ⁴ was made at Full Council on 20 February 2019. This covers the neighbourhood area of Harpenden Town and Harpenden Rural Parish. In addition, following a 'Yes' vote at referendum on 6 May 2021, the Sandridge Neighbourhood Plan ⁵ was made at Full Council on 14 July 2021. This covers the neighbourhood area of Sandridge Parish. Both the made Harpenden Neighbourhood Plan and made Sandridge Neighbourhood Plan now form part of the Development Plan for SACD, and are material considerations in deciding planning applications in the two neighbourhood areas.



- 1.10 Once approved, other Neighbourhood Plans will form part of the Development Plan for SADC. Further details of documents for Neighbourhood Planning and the made Harpenden and Sandridge Neighbourhood Plans can be found on the Neighbourhood Planning page ¹³ of the Council's Planning Policy website.

Local Development Scheme

- 1.11 The Planning and Compulsory Purchase Act 2004 (Chapter 5, Part 2, Section 15) requires each local planning authority to prepare and maintain a Local Development Scheme (LDS). A LDS sets out a timetable (often a three year work programme) for the preparation of Development Plan Documents. As set out in Section 35(2) of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), the AMR is required to report on the implementation of the LDS.
- 1.12 A new LDS was adopted and published by the Council on 25 January 2021, outlining the timetable for the production of the new Local Plan (2020-2038) ¹⁴. It covers the period from 2020 to 2023 and is included below:

Figure 1: SADC Local Development Scheme 2020-2023 (January 2021)

	New Local Plan Evidence Base and Duty to Cooperate	Regulation 18 Consultation	Regulation 19 Pre - Submission Consultation	Submission	Examination	Adoption
Local Plan	December 2020	January / February 2022	November / December 2022	Spring / Summer 2023	Summer / Autumn 2023	End 2023

- 1.13 As set out in Part 8, Regulations 34(1)(a) and 34(1)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR will report on the new LDS timetable and the stage the new Local Plan has reached in its preparation. For the 2020/2021 monitoring year, the New Local Plan 2020-2038 was at the first stage of its preparation, with the production of the new Local Plan evidence base and Duty to Cooperate processes commencing in December 2020. As at 1 April 2021, the new Local Plan preparation is in accordance with the new LDS timetable above.



Duty to Co-operate

- 1.14 In accordance with the Localism Act 2011, 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.
- 1.15 Part 8, Regulation 34(6) of the Town and Country Planning (Local Planning) (England) Regulations 2012, states:
- “(6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.”*
- 1.16 A summary of the Council's work on DtC is reported in the AMR.
- 1.17 The public bodies included in this are set out in The Town and Country Planning (Local Planning) (England) Regulations 2012. In the context of SADC, current Duty to Co-operate bodies are considered in the table below. However, these may be updated in future to include additional bodies as necessary.

Figure 2: SADC Current Neighbouring & Nearby Local Planning Authorities and Prescribed Bodies Subject to the Duty to Cooperate

Neighbouring & Nearby Local Planning Authorities	Prescribed Bodies
Hertfordshire County Council	The Environment Agency
Dacorum Borough Council	Historic England
Hertsmere Borough Council	Natural England
North Hertfordshire District Council	The Mayor of London
Three Rivers District Council	The Civil Aviation Authority
Watford Borough Council	Homes England
Welwyn Hatfield Borough Council	Herts Valleys Clinical Commissioning Group
Central Bedfordshire Council	NHS England
Luton Borough Council	Office of Rail and Road
	Transport for London
	Highways England
	Highways Authority (Hertfordshire Highways)
	The Marine Management Organisation



- 1.18 Local Planning Authorities must have regard to the activities of the Hertfordshire Local Economic Partnership (LEP) and Hertfordshire Local Nature Partnership (LNP); although the bodies are not subject to the formal requirements of the DtC.
- 1.19 As part of the new Local Plan preparation, SADC has undertaken Duty to Cooperate meetings with all neighbouring and nearby authorities as listed in Figure 1. These meetings took place from January to March 2021. Notes of these meetings were published at the Council's Local Plan Advisory Group meeting on 15 June 2021 ¹⁵ (see Appendix 1 to Appendix 9, Duty to Cooperate Meeting Notes).
- 1.20 SADC also wrote to relevant prescribed bodies set out in figure 1 in February 2021.
- 1.21 In addition, the Council is working closely with four neighbouring authorities (Dacorum Borough Council, Hertsmere Borough Council, Three Rivers District Council and Watford Borough Council) as part of the South West Hertfordshire (SW Herts) area. The five authorities and Hertfordshire County Council have commenced work on a Joint Strategic Plan (JSP) for the South West Hertfordshire area ¹⁶. It is intended that the SW Herts JSP will set the strategic framework and priorities across the area, within which individual local plans will be prepared, covering some strategic matters such as housing, employment and infrastructure. The SW Herts group of authorities agreed a Memorandum of Understanding for strategic planning in February 2018. The SW Herts group have prepared a Statement of Community Involvement for consultation in 2022. A draft Statement of Common Ground has also been progressed in this same period and agreed by all participating authorities.



2 Monitoring Framework

- 2.1 The AMR Monitoring Framework, as shown below, sets out core measures and indicators of progress in implementation of the current adopted Local Plan. Specifically, these are the 'saved' policies in the District Local Plan Review 1994 and where relevant, policies in the NPPF.

Figure 3: AMR Monitoring Framework

Policy Topic	Measures / Indicators	Target
Housing	1 – Net additional dwellings completed	NPPF standard methodology (for relevant period)
	2 – Five year land supply (estimated dwelling numbers)	Five year land supply against NPPF standard methodology (for relevant period)
	3 – Number / percentage of additional dwellings built on previously developed land	No target set
	4 – Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split	No target set
	5 – Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split	No target set
	6 – Number / Percentage of gross dwellings completed as affordable	200 affordable dwellings per annum / 35%
	7 – Affordable housing completions by type	No target set
Gypsies, Travellers and Travelling Show People	8 – Net additional pitches	No target set
Employment Land	9 – 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 Article 4 Directions employment areas lost to non-employment uses
	10 – New employment development land (hectares) immediately available (outline permission)	No target set



Policy Topic	Measures / Indicators	Target
Centres for Retail, Services and Leisure	11 – Change in retail / service / leisure floor space stock (by centre / frontage and by type - retail / food and drink / other services)	No target set
Transport Strategy	12 – Journeys to work by modal choice (measured at census dates, or by local survey if available)	No target set
Metropolitan Green Belt	13 – Area of Green Belt (Hectares)	No target set

- 2.2 The statutory annual Authority’s Monitoring Report (AMR) will be prepared on the basis of this Framework, but will also include other contextual information on economic, social and environmental change in the District.



Quick Reference Tables

- 2.3 Each topic is measured below with results and a target achievement for the previous monitoring year 2020/21. 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

1 – Net additional dwellings completed

Settlement Category	Net Additional Dwellings Completed	Percent of Total (%)
Towns (excluded from the Green Belt)	173	34
Specified Settlements (excluded from the Green Belt)	33	6
Green Belt Settlements (located within the Green Belt)	3	1
Metropolitan Green Belt	307	59
Overall Total	516	100

Target: NPPF standard methodology (for relevant period)

516 Net additional dwellings completed

NPPF standard methodology based target of 1,070 dwellings per annum (892 dwellings per annum + 20% Buffer) for 2020/2021 not met

2 – Five year land supply (estimated dwelling numbers)

Year	Estimated Net Dwellings
2021/22	430
2022/23	507
2023/24	682
2024/25	416
2025/26	315
Total	2,351

Target: Five year land supply against NPPF standard methodology (for relevant period)

Five year land supply (2021/22 to 2025/26) at 1 April 2021 = **2,351 net dwellings**

NPPF Standard Methodology:

Five year land supply at 1,070 dwellings per annum (892 dwellings per annum + 20% Buffer) at 1 April 2021 = **2.2 years**

Five year land supply of 2,351 net dwellings for period 2021/22 to 2025/26, against NPPF standard methodology based target of 1,070 dwellings per annum (892 dwellings per annum + 20% Buffer) for 2021/22 to 2025/26; Target not met



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

Net Additional Dwellings	Previously Developed Land			Greenfield	Total
	New Build	Conversions	Total	New Build	
Number	368	79	447	69	516
Percentage	71	15	87	13	100

No Target Set

447 additional dwellings (net) / 87% of additional dwellings (net) built on previously developed land



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

Tenure / Sector	Bed Size (Number of Gross Dwelling Completions)					Percent of Total (%)
	1 Bed	2 Bed	3 Bed	4+ Bed	Total	
Affordable Rent	33	82	10	0	125	21
Social Rent	29	16	0	0	45	8
Affordable Home Ownership	4	18	6	0	28	5
Total Affordable Housing	66	116	16	0	198	33
Market Housing	53	128	111	106	398	67
Total All Sectors	119	244	127	106	596	100

N.B. Unknown bed size for 8 dwellings (gross)

Tenure / Sector	Bed Size (Percentage of Gross Dwelling Completions)				
	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Affordable Rent	26	66	8	0	100
Social Rent	64	36	0	0	100
Affordable Home Ownership	14	64	21	0	100
Total Affordable Housing	33	59	8	0	100
Market Housing	13	32	28	27	100
Total All Sectors	20	41	21	18	100

N.B. Unknown bed size for 8 dwellings (gross)

No Target Set

Dwelling Completions (Market): 1 Bed (13%), 2 Bed (32%), 3 Bed (28%), 4+ Bed (27%)

Dwelling Completions (Affordable): 1 Bed (33%), 2 Bed (59%), 3 Bed (8%), 4+ Bed (0%)

Dwelling Completions (All Sectors): 1 Bed (20%), 2 Bed (41%), 3 Bed (21%), 4+ Bed (18%)



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

Dwelling Type	Number of Dwellings Completed (Gross)			Market / Affordable Split (%)	
	Market Housing	Affordable Housing	Total	Market Housing (%)	Affordable Housing (%)
Detached House	118	0	118	100	0
Semi-Detached House	74	4	78	95	5
Terraced House	75	42	117	64	36
Bungalow	7	0	7	100	0
Apartment (Flat / Maisonette)	106	152	258	41	59
Studio	17	0	17	100	0
Mobile or Temporary Dwelling	0	0	0	0	0
Dwelling Equivalent	9	0	9	100	0
Total	406	198	604	67	33

N.B. Dwelling equivalent for 9 dwellings (gross)

No Target Set

6 – Number / Percentage of gross dwellings completed as affordable

	Total Affordable Housing	Total Market Housing	Total
Number of gross dwellings completed	198	406	604
Percentage of gross dwellings completed (%)	33	67	100

Target: 200 affordable dwellings per annum / 35% of gross dwellings completed as affordable

198 gross affordable dwellings completed / 33% of gross dwellings completed as affordable

Target Not Met



7 – Affordable housing completions by type

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Affordable Home Ownership	
Number of affordable gross dwellings completed	125	45	28	198
Percentage of affordable gross dwellings completed (%)	63	23	14	100

No Target Set

63% Affordable Rent / 23% Social Rent / 14% Affordable Home Ownership

Policy Topic: Gypsies, Travellers and Travelling Show People

8 – Net additional pitches

Net Additional Pitches

0 net additional pitches granted planning permission by the Council in 2020/2021 monitoring year:

- Frogmore Home Park, Frogmore (1 replacement mobile home, permission reference 5/2020/2896)

No Target Set



Policy Topic: Employment Land

9 – Change in employment (B use class – B1 / B2 / B8) floor space (m²) stock (by type – office / industrial and warehousing ‘shed’ – and by main employment location)

Location	Floor Space	Employment (B Use Class) Floor Space (m ²)							Lost to Non-Employment (B) Uses
		B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total	
Article 4 Directions - Employment Areas	Gain	87	0	0	0	0	0	87	0
	Loss	0	1,303	0	0	0	1,923	3,226	1,303
	Net	87	-1,303	0	0	0	-1,923	-3,139	-1,303
Rest of District	Gain	80	1,054	0	212	1,263	207	2,816	0
	Loss	80	1,210	0	0	550	1,299	3,139	2,734
	Net	0	-156	0	212	713	-1,092	-323	-2,734
Total	Gain	167	1,054	0	212	1,263	207	2,903	0
	Loss	80	2,513	0	0	550	3,222	6,365	4,037
	Net	87	-1,459	0	212	713	-3,015	-3,462	-4,037

Target: No employment floor space on Article 4 Directions employment areas lost to non-employment uses

1,303 square metres of employment floor space lost to non-employment (non-B) uses in Article 4 Directions employment areas.

Target Not Met



10 – New employment development land (hectares) immediately available (outline permission)

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m ²)
B1	Business	0.186	1,783
B1(a)	Offices	0.928	7,428
B1(b)	Research and Development	0.055	555
B1(c)	Light Industry	0.000	165
B2	General Industry	0.050	1,629
B8	Storage and Distribution	0.600	334,313
E	Commercial, Business and Service	1.250	7,417
Total		3.069	353,290

0.28 hectares of the immediately available employment land includes outline permissions

No Target Set



Policy Topic: Centres for Retail, Services and Leisure

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

Location	Retail / Service / Leisure Use Class Floor Space (m ²)								
	Floor Space	A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	B1(a) Offices	D2 Assembly & Leisure	Total
St Albans City Centre	Gain	680	220	309	186	0	74	36	1,505
	Loss	318	0	0	0	0	426	0	744
	Net	362	220	309	186	0	-352	36	761
Harpenden Town Centre	Gain	0	40	0	273	0	0	0	313
	Loss	40	0	0	0	0	80	169	289
	Net	-40	40	0	273	0	-80	-169	24
Rest of District	Gain	8,084	0	120	24	204	980	3,786	13,198
	Loss	369	57	0	198	0	2,007	1,453	4,084
	Net	7,715	-57	120	-174	204	-1,027	2,333	9,114
Total	Gain	8,764	260	429	483	204	1,054	3,822	15,016
	Loss	727	57	0	198	0	2,513	1,622	5,117
	Net	8,037	203	429	285	204	-1,459	2,200	9,899

No Target Set



Policy Topic: Transport Strategy

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

St Albans District – Mode of Travel to Work	Percent of Trips (%)	
	2015	2018
Bus	0.0	1.7
Car as driver	56.6	54.9
Car as passenger	3.2	3.8
Cycle	2.5	7.2
Motorcycle	0.7	0.0
Other	0.0	0.0
Train	32.9	21.3
Tube	0.4	0.8
Walk	3.7	10.3
Total (%)	100.0	100.0

No Target Set

Sources: Hertfordshire County Travel Survey 2015 (Table D.35) ^{30 31} and 2018 (Table D.27) ³²

Policy Topic: Metropolitan Green Belt

13 – Area of Green Belt (Hectares)

District Area of Green Belt (Hectares)
13,140 hectares (to nearest 10 hectares)

No Target Set



Housing

Policy Topic: Housing

1 – Net additional dwellings completed

- 3.1 During the monitoring year 2020/21, a total of 604 (gross) dwellings were completed with a total of 88 demolitions, resulting in 516 net dwelling completions. The table below shows the number of dwellings and percentage of the overall total completed in each settlement. The settlement hierarchy is based on saved policies in the current adopted local plan, the District Local Plan Review 1994. Specifically, Saved Policy 1 – Metropolitan Green Belt and Saved Policy 2 – Settlement Strategy. The majority of development (59% of net additional dwelling completions) was located within the Metropolitan Green Belt.
- 3.2 HCC undertake annual primary housing monitoring site surveys, on behalf of SADC, to record residential permissions and the number of dwellings which have been granted, started and completed.
- 3.3 8 (net) C3 Use Class dwellings (from C2 Use Class dwelling equivalents) were included in the total net completions figure for the monitoring year 2020/21. The Government published updated Planning Practice Guidance (PPG) on ‘Housing for older and disabled people’¹⁷ in June 2019. Additional updates to the PPG on ‘Housing supply and delivery’¹⁸ were published in July 2019. With reference to the PPG updates above, the Council has included all student accommodation and housing provided for older people (including care homes and residential institutions), as part of the housing land supply in the 1 April 2021 baseline Housing Trajectory. A dwelling equivalent ratio of 1.8 has been applied to care homes in C2 Use Class and a dwelling equivalent ratio of 2.5 has been applied to student accommodation. This is shown in Appendix 1 – Housing Trajectory Schedule (see non-conventional permissions).
- 3.4 The overall figure of 516 net additional dwellings completed for 2020/2021 is lower than the figure of 1,070 dwellings per annum (892 dwellings per annum plus 20% Buffer), calculated using the standard methodology. The NPPF standard methodology based target for 2020/2021 has therefore not been met.



Table 1: Net Additional Dwellings Completed, by Settlement Category / Settlement (2020/21)

Policy Reference	Settlement Category / Settlement	Net Additional Dwellings Completed	Percent of Total (%)
Towns (excluded from the Green Belt)		173	34
T.1	St Albans	135	26
T.2	Harpenden	38	7
Specified Settlements (excluded from the Green Belt)		33	6
SS.1	Bricket Wood	4	1
SS.2	Chiswell Green	3	1
SS.3	How Wood	6	1
SS.4	London Colney	10	2
SS.5	Park Street/Frogmore	0	0
SS.6	Redbourn	9	2
SS.7	Wheathampstead	1	<1
Green Belt Settlements (located within the Green Belt)		3	1
GBS.1	Annables, Kinsbourne Green	0	0
GBS.2	Colney Heath (3 parts)	0	0
GBS.3	Folly Fields	0	0
GBS.4	Gustard Wood	0	0
GBS.5	Lea Valley Estate	0	0
GBS.6	Radlett Road (Frogmore)	0	0
GBS.7	Sandridge	2	<1
GBS.8	Sleapshyde	0	0
GBS.9	Smallford	1	<1
Metropolitan Green Belt		307	59
Overall Total		516	100

- 3.5 A further table and chart illustrating historic net additional dwelling completions are included below. The data covers the period from when the District Local Plan Review 1994 was first adopted to present, from 1994/95 to 2020/21. An average of 397 net dwellings per year have been completed in the District between 1994/95 and 2020/21. The average delivery over the past 5 years (between 2016/17 and 2020/21) has been 460 net dwellings per year.

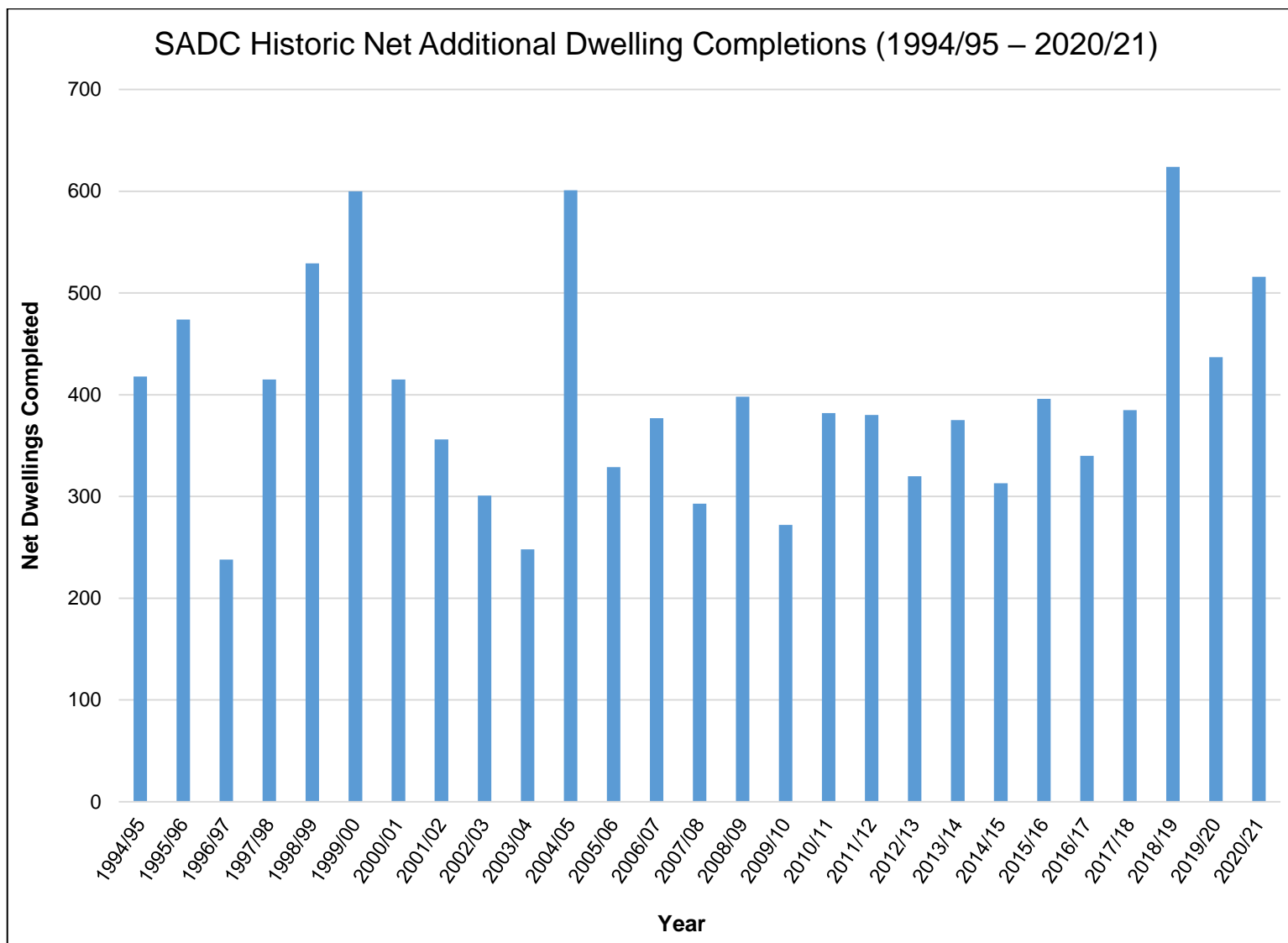


Table 2: SADC Historic Net Additional Dwelling Completions (1994/95 – 2020/21)

Monitoring Year	Net Dwelling Completions, Annual Total
1994/95	418
1995/96	474
1996/97	238
1997/98	415
1998/99	529
1999/00	600
2000/01	415
2001/02	356
2002/03	301
2003/04	248
2004/05	601
2005/06	329
2006/07	377
2007/08	293
2008/09	398
2009/10	272
2010/11	382
2011/12	380
2012/13	320
2013/14	375
2014/15	313
2015/16	396
2016/17	340
2017/18	385
2018/19	624
2019/20	437
2020/21	516
Total	10,732
Average per year (1994/95 to 2020/21)	397
Average per year (2016/17 to 2020/21)	460

Sources: SADC and Hertfordshire County Council



Figure 4: Chart of SADC Historic Net Additional Dwelling Completions (1994/95 – 2020/21)

2 - Five year land supply (estimated dwelling numbers)

- 3.6 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 2021.
- 3.7 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 housing land supply calculations (this should now be related to NPPF 2021 paragraph 11, which refers to ‘objectively assessed needs’ as well as paragraphs 61 and 74 which refer to ‘local housing need’) ¹¹.
- 3.8 The standard method for assessing local housing need is set out in Planning Practice Guidance on ‘Housing and economic needs assessment’ ¹⁹, updated in December 2020. It involves applying a formula consisting of four steps. First, 2014 based household projection figures ²⁰ are used to calculate average annual household growth in the District over the ten year period from 2021 to 2031 (637 dwellings) as the set baseline. Second, the most recent District median workplace-based affordability ratio ²¹ for 2020 (16.12) is applied as an adjustment to take account of affordability. Third, a cap of 40% above the projected annual average household growth for the District over the ten year period 2021-2031 in step one is applied to limit the level of any increase the authority faces. Fourth, a 35% uplift is then applied for urban local authorities in the top 20 cities and urban centres list. The District is not included in the urban local authorities in the top 20 cities and urban centres list, therefore step 4 does not apply to SADC. Using these inputs, the standard method gives an outcome for the District of an average of **892 new households / dwellings per annum**.
- 3.9 The Council has not taken a decision on whether or not this 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 new Local Plan.
- 3.10 NPPF 2021 paragraphs 74 and 76 set out that ‘Housing Delivery Test’ (HDT) results will be applied each year for plan-making authorities ¹¹. The HDT is a percentage measurement of the number of net homes delivered against the number of homes required by the HDT, over a three year period.
- 3.11 Results from the 2020 Housing Delivery Test for SADC ²² (published in January 2021) indicated a HDT measurement of 63%. This result was calculated for the period 2017/18 to 2019/20, with 1,493 net homes delivered against the HDT housing requirement of 2,372 dwellings. As housing delivery for the District was below 85% of the Government’s new assessed housing requirement, at this time a 20% buffer as set out in NPPF 2021 paragraph 74c ¹¹ has been applied to the Council’s 5 year housing land supply calculation. In accordance with NPPF 2021 paragraph 76, the Council prepared the St Albans Housing Delivery Test Action Plan 2021 ²³. The HDT Action Plan analyses the key reasons for historic under-performance against the Government’s new assessed housing requirement and identifies measures the



Council intends to undertake to increase/maintain the delivery of new housing in the District.

- 3.12 The Council has updated its 5 year housing land supply schedule and considers that, at a baseline date of 1 April 2021 and including the relevant 20% buffer, there is approximately:

5 year housing land supply at 1,070 Dwellings Per Annum (892 Dwellings per Annum + 20% Buffer) at 1 April 2021: 2.2 years supply

- 3.13 This baseline figure looks forward in time only. There is no definitive approach to or timeframe over which any “surplus” or “shortfall” in past delivery should be measured. Therefore, the Council cannot demonstrate a 5 year housing land supply as set out in the NPPF 2021 Paragraph 74. Paragraph 11 of the NPPF 2021 is therefore engaged ¹¹.
- 3.14 Details of the currently anticipated housing trajectory that makes up the housing land supply position from 2020/21 to 2037/38 is set out below, and in further detail at Appendix 1 – Housing Trajectory Schedule.



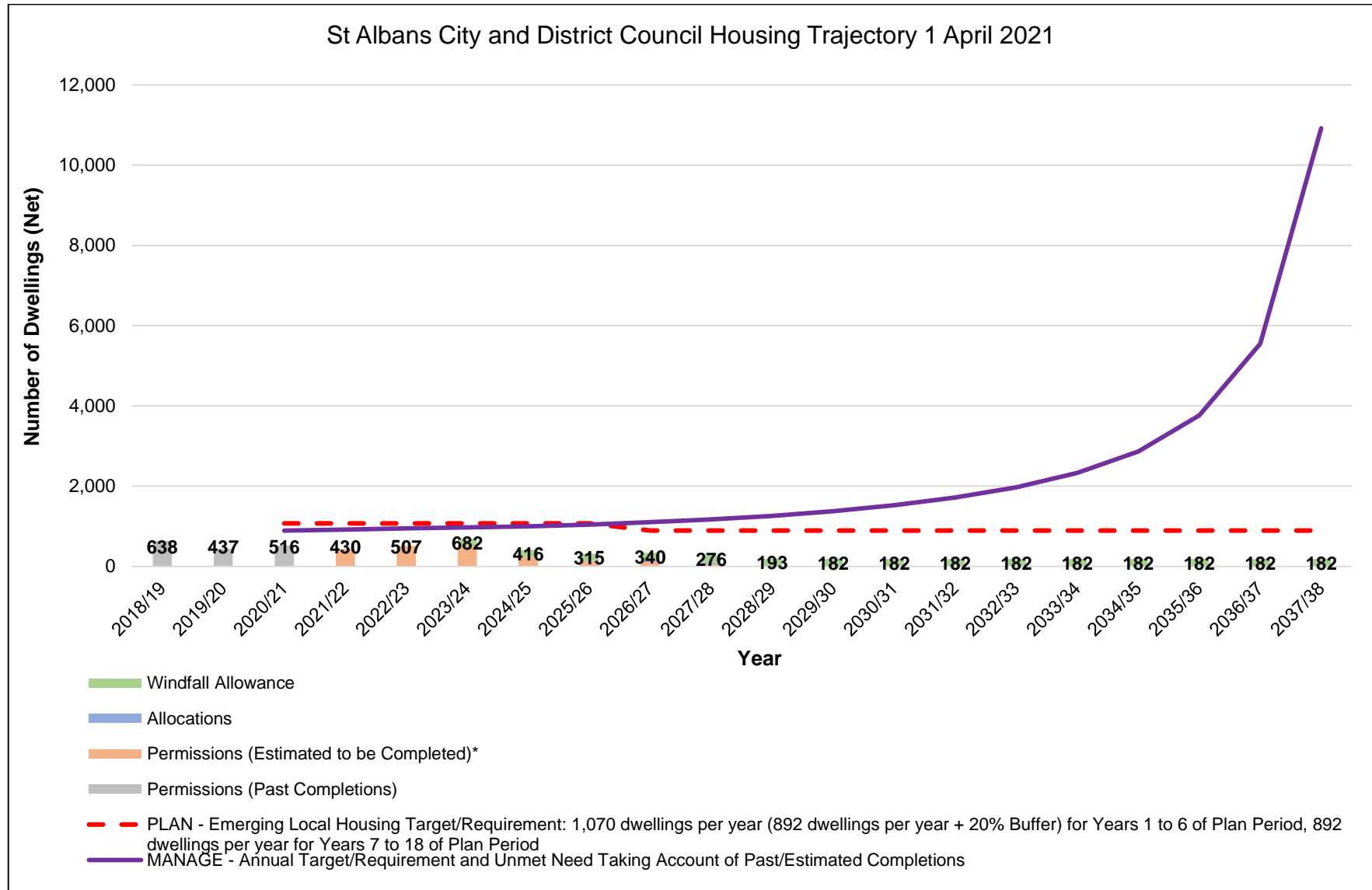
Table 3: Housing Trajectory Data (1 April 2021)

Year	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	2036/37	2037/38	Total	
Permissions (Past Completions)	638	437	516																		1,591	
Total Estimated Completions (Permissions*, Allocations & Windfall Allowance)				430	507	682	416	315	340	276	193	182	182	182	182	182	182	182	182	182	4,797	
Cumulative Completions (Total Past Completions & Total Estimated Completions)	638	1,075	1,591	2,021	2,528	3,211	3,627	3,942	4,282	4,557	4,750	4,932	5,114	5,296	5,478	5,660	5,842	6,024	6,206	6,388	6,388	
PLAN - Emerging Local Housing Target/Requirement: 1,070 dwellings per year (892 dwellings per year + 20% Buffer) for Years 1 to 6 of Plan Period, 892 dwellings per year for Years 7 to 18 of Plan Period			1,070	1,070	1,070	1,070	1,070	1,070	892	892	892	892	892	892	892	892	892	892	892	892	892	17,124
MONITOR - Number of Dwellings Above or Below the Cumulative Target/Requirement			521	-119	-682	-1,069	-1,723	-2,478	-3,031	-3,647	-4,346	-5,056	-5,766	-6,476	-7,186	-7,896	-8,606	-9,316	-10,208	-11,100	-11,100	
MANAGE - Annual Target/Requirement and Unmet Need Taking Account of Past/Estimated Completions			892	914	944	973	994	1,038	1,099	1,168	1,257	1,375	1,524	1,716	1,971	2,329	2,866	3,761	5,550	10,918	2,294	

*Includes 5% discount on un-started permissions for small sites (1 to 4 dwellings)



Figure 5: Chart of Housing Trajectory (1 April 2021)



*Includes 5% discount on un-started permissions for small sites (1 to 4 dwellings)



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

- 3.15 The majority of housing development in the District takes place on previously developed land (PDL), with a variety of previous uses. For 2020/21, a total of 447 additional dwellings (net) were built on PDL, accounting for 87% of total net additional dwellings built in the monitoring year. Only 13% of net additional dwelling completions (69 net dwellings) during 2020/21 were not built on previously developed land. Use Class D1 Non-Residential Institutions and Other (Use Class D2 Assembly and Leisure and Mixed Use) were the greatest contributors during the 2020/21 monitoring year. Each represented 28% of the existing land use of net additional dwellings completed. No target is set for the number / percentage of additional dwellings built on previously developed land.

Table 4: Additional Dwellings (Net) Built on Previously Developed Land (2020/2021)

Previous Use Class	Number of Additional Dwellings Built (Net)					Percent of Total (%)
	Previously Developed Land			Greenfield		
	New Build	Conversions	Total	New Build	Total	
A - Retail/Services (A1, A2, A3, A4, A5)	1	6	7	0	7	1
B - Employment (B1, B1(a), B1(b), B1(c), B2, B8)	16	23	39	0	39	8
C3 Residential	89	5	94	16	110	21
C - Other (C1, C2, C4)	36	6	42	0	42	8
D1 Non-Residential Institutions	93	0	93	50	143	28
Sui Generis	4	26	30	0	30	6
Agricultural	0	0	0	1	1	<1
Other (D2 & Mixed Use)	129	13	142	2	144	28
Total	368	79	447	69	516	100
Percent of Total (%)	71	15	87	13	100	

- 3.16 Future AMRs will monitor the previous use class of additional dwellings with reference to the updated Use Classes Order, which came into force on 1 September 2020.



- 3.17 A table outlining historic gross dwelling completions on previously developed land is included below. The data covers the period from 2001/02 to 2020/21. An average of 400 gross dwellings per year have been completed on previously developed land in the District between 2001/02 and 2020/21. On average, 88% of gross dwelling completions per year were completed on previously developed land in the District between 2001/02 and 2020/21.

Table 5: SADC Historic Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2020/21)

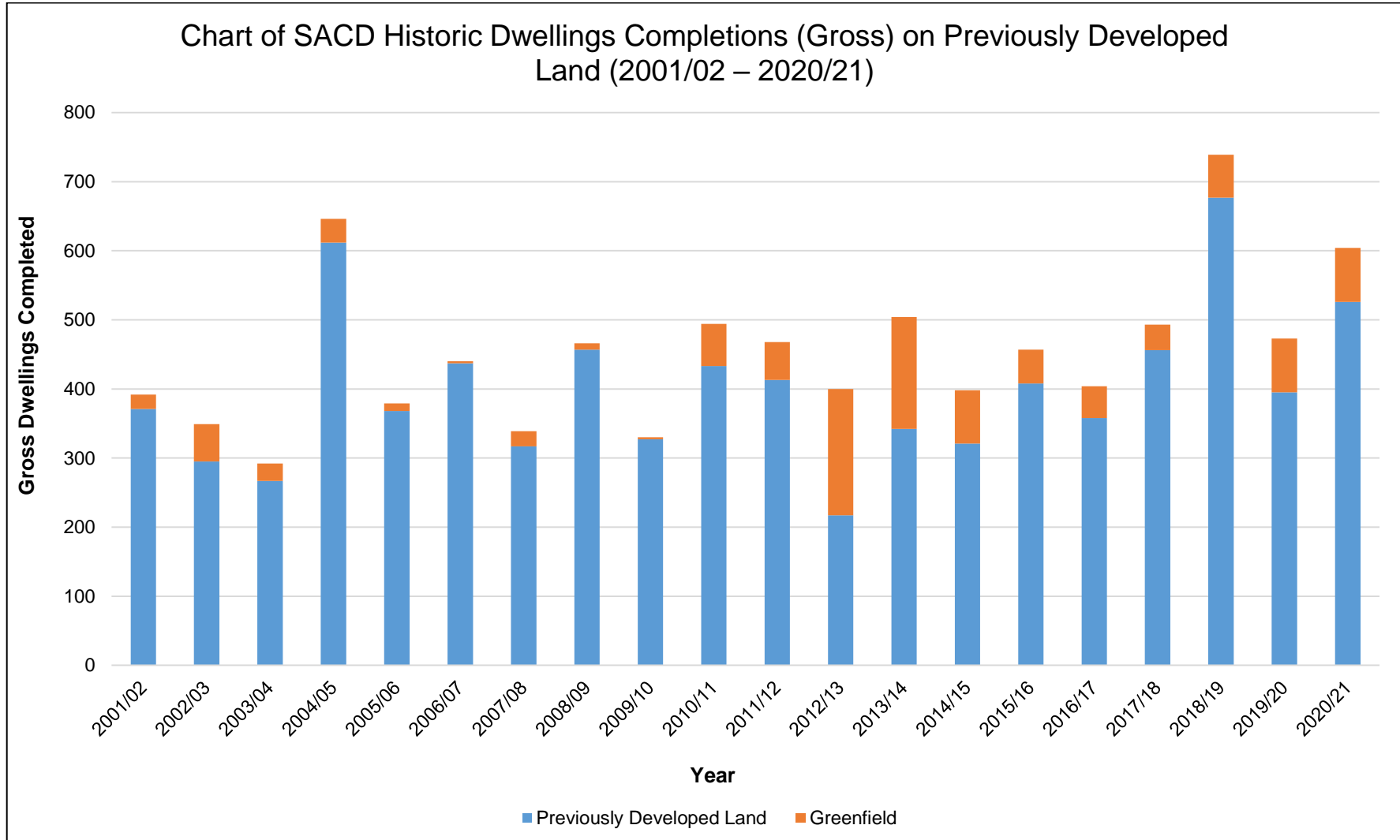
Monitoring Year	Dwelling Completions (Gross)			
	Previously Developed Land	Greenfield	Total	Percent Previously Developed Land (%)
2001/02	371	21	392	95
2002/03	295	54	349	85
2003/04	267	25	292	91
2004/05	612	34	646	95
2005/06	368	11	379	97
2006/07	437	3	440	99
2007/08	317	22	339	94
2008/09	457	9	466	98
2009/10	327	3	330	99
2010/11	433	61	494	88
2011/12	413	55	468	88
2012/13	217	183	400	54
2013/14	342	162	504	68
2014/15	321	77	398	81
2015/16	408	49	457	89
2016/17	358	46	404	89
2017/18	456	37	493	92
2018/19	677	62	739	92
2019/20	395	78	473	84
2020/21	526	78	604	87
Total 2001/02 to 2020/21	7,997	1,070	9,067	~
Average per year 2001/02 to 2020/21	400	54	453	88

N.B. Previously Developed Land / Greenfield status of 1 additional dwelling (gross) not known for 2018/19. Previously Developed Land / Greenfield status of 2 additional dwellings (gross) for 2019/20 not known. Total (gross dwelling completions) for 2018/19 period is 739 dwellings; total (gross dwelling completions) for 2019/20 period is 475 dwellings.

Sources: SADC and Hertfordshire County Council



Figure 6: Chart of SACD Historic Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2020/21)



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

- 3.18 For housing size in 2020/21, provision across all housing sectors illustrated that 2 bedroom dwellings represented the largest size group with 41% of gross dwelling completions. 3 bedroom dwellings accounted for the second largest size group, representing 21% of gross dwelling completions. This was followed by 1 bedroom dwellings (20% of gross dwelling completions), with 4+ bedroom dwellings accounting for the smallest size group (18% of gross dwelling completions). Market housing represented the majority of gross dwelling completions for all sizes of housing (67% of gross dwelling completions), compared with affordable housing (33% of gross dwelling completions). No target is set in the AMR monitoring framework for the size of housing completed.

Table 6: Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces), on Market / Affordable Split (2020/2021)

Tenure / Sector	Bed Size (Number of Gross Dwelling Completions)					Percent of Total (%)
	1 Bed	2 Bed	3 Bed	4+ Bed	Total	
Affordable Rent	33	82	10	0	125	21
Social Rent	29	16	0	0	45	8
Affordable Home Ownership	4	18	6	0	28	5
Total Affordable Housing	66	116	16	0	198	33
Market Housing	53	128	111	106	398	67
Total All Sectors	119	244	127	106	596	100

N.B. Unknown bed size for 8 dwellings (gross)

Table 7: Percentage Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces) (2020/2021)

Tenure / Sector	Bed Size (Percentage of Gross Dwelling Completions)				
	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Affordable Rent	26	66	8	0	100
Social Rent	64	36	0	0	100
Affordable Home Ownership	14	64	21	0	100
Total Affordable Housing	33	59	8	0	100
Market Housing	13	32	28	27	100
Total All Sectors	20	41	21	18	100

N.B. Unknown bed size for 8 dwellings (gross)



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

- 3.19 There is no target set in the AMR Monitoring Framework for the type of housing completed. For the 2020/21 monitoring year, the highest proportion of dwelling completions were for apartments (including flats and maisonettes) amounting to 43% of total (gross) dwelling completions (258 gross dwellings) in the District. Detached houses represented the second highest proportion of dwelling completions, accounting for 20% of the District's total (gross) dwelling completions (118 gross dwellings). This was followed by terraced houses (19% of total gross dwelling completions, 117 gross dwellings), semi-detached houses (13% of total gross dwelling completions, 78 gross dwellings), studios (3% of total gross dwelling completions, 17 gross dwellings) and bungalows (1% of total gross dwelling completions, 7 gross dwellings). Dwelling equivalents were recorded for 9 gross dwellings (less than 2% of total gross dwelling completions). Zero gross mobile or temporary dwellings were completed in the monitoring year.
- 3.20 Market housing represented either all or the majority of gross dwelling completions, compared with affordable housing, for the following dwelling types: detached houses, terraced houses, semi-detached houses, studios, dwelling equivalents and bungalows. Affordable housing accounted for the majority of gross dwelling completions (59% of total gross dwelling completions, 152 gross dwellings) for apartments (including flats and maisonettes), compared with market housing (41% of total gross dwelling completions, 106 gross dwellings).

Table 8: Dwelling Completions (Gross) by Dwelling Type, on Market / Affordable Split (2020/2021)

Dwelling Type	Number of Dwellings Completed (Gross)			Market / Affordable Split (%)	
	Market Housing	Affordable Housing	Total	Market Housing (%)	Affordable Housing (%)
Detached House	118	0	118	100	0
Semi-Detached House	74	4	78	95	5
Terraced House	75	42	117	64	36
Bungalow	7	0	7	100	0
Apartment (Flat / Maisonette)	106	152	258	41	59
Studio	17	0	17	100	0
Mobile or Temporary Dwelling	0	0	0	0	0
Dwelling Equivalent	9	0	9	100	0
Total	406	198	604	67	33

N.B. Dwelling equivalent for 9 dwellings (gross)



6 – Number / Percentage of gross dwellings completed as affordable

- 3.21 Out of the 604 gross dwellings completed in 2020/21, 198 dwellings (33%) were affordable housing. Of the affordable homes completed, 77% were apartments (152 gross dwellings), 21% were terraced houses (42 gross dwellings) and 2% were semi-detached houses (4 gross dwellings). The current adopted local plan target of 200 affordable dwellings per annum is set out in the District Local Plan Review 1994, Saved Policy 7A – Affordable Housing in Towns and Specified Settlements. The current adopted local plan affordable housing target is therefore not met. Additionally, the Council's Supplementary Planning Guidance on Affordable Housing ¹² (2004) outlines that the Council will seek, by negotiation, a target of 35% affordable housing on suitable sites. The current adopted local plan affordable housing percentage target is also not met.

Table 9: Gross Dwelling Completions – Affordable Housing and Market Housing (2020/2021)

	Total Affordable Housing	Total Market Housing	Total
Number of gross dwellings completed	198	406	604
Percentage of gross dwellings completed (%)	33	67	100

- 3.22 A table illustrating historic net affordable housing completions through District Local Plan Review 1994 saved policies is included below. It refers to Saved Policy 7A – Affordable Housing in Towns and Specified Settlements and Saved Policy 8 – Affordable Housing in the Metropolitan Green Belt. The data covers the period from when these saved policies were first adopted in the current adopted local plan to present, from 1994/95 to 2020/21. An average of 73 net affordable dwellings per year have been completed in the District between 1994/95 and 2020/21. On average, 18% of net dwelling completions in the District per year were affordable housing between 1994/95 and 2020/21. The majority (77%) of net affordable housing completed in the District between 1994/95 and 2020/21, was granted with reference to saved affordable housing policies 7A and 8 in the District Local Plan Review 1994.



Table 10: Historic Affordable Housing Completions C3 Use Class (Net) Through District Local Plan Review 1994 Policies (1994/95 – 2020/21)

Monitoring Year	Dwelling Completions (Net)				Percent Affordable (%)
	Annual Total	Affordable Housing			
		Policy 7A/8	Other Policy	Total	
1994/95	418	26	70	96	23
1995/96	474	125	45	170	36
1996/97	238	8	49	57	24
1997/98	415	35	-41	-6	-1
1998/99	529	58	66	124	23
1999/00	600	32	-7	25	4
2000/01	415	4	26	30	7
2001/02	356	44	20	64	18
2002/03	301	26	19	45	15
2003/04	248	0	7	7	3
2004/05	601	206	37	243	40
2005/06	329	18	10	28	9
2006/07	377	0	10	10	3
2007/08	293	17	19	36	12
2008/09	398	85	7	92	23
2009/10	272	119	10	129	47
2010/11	382	102	13	115	30
2011/12	380	12	8	20	5
2012/13	320	75	30	105	33
2013/14	375	27	-69	-42	-11
2014/15	313	8	62	70	22
2015/16	396	83	14	97	24
2016/17	340	38	21	59	17
2017/18	385	95	11	106	28
2018/19	624	71	11	82	13
2019/20	437	24	7	31	7
2020/21	516	177	-8	169	33
Total (1994/95 to 2020/21)	10,732	1,515	447	1,962	~
Average per year (1994/95 to 2020/21)	397	56	17	73	18



7 – Affordable housing completions by type

- 3.23 Out of the total of 198 gross affordable dwellings completed in 2020/21, the majority were for affordable rent (125 gross dwellings), representing 63% of affordable gross dwelling completions. This was followed by 45 social rent gross dwellings (23% of affordable gross dwellings completions) and 28 affordable home ownership gross dwellings (14% of affordable gross dwellings completions). No target is set in the AMR monitoring framework for the type of affordable housing completed.

Table 11: Gross Dwelling Completions, by Affordable Housing Type (2020/2021)

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Affordable Home Ownership	
Number of affordable gross dwellings completed	125	45	28	198
Percentage of affordable gross dwellings completed (%)	63	23	14	100

Table 12: Affordable Housing Completions (Gross), by Planning Permission (2020/2021)

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings Completed (Gross)
5/2013/2589	Oaklands College, Smallford Campus, St Albans	Affordable Rent	34
		Affordable Home Ownership	28
5/2015/0990	Land At Harperbury Hospital, Harper Lane, Shenley, Radlett	Affordable Rent	42
5/2015/1713	Beaumont School and land to north of Winches Farm, Hatfield Road, St Albans	Affordable Rent	18
5/2017/0778	Linley Court, Valley Road, St Albans	Affordable Rent	28
5/2017/3001	Wavell House, Cell Barnes Lane, St Albans	Social Rent	24
5/2018/2080	Land adj Beaumont School, Oakwood Drive, St Albans	Affordable Rent	3
5/2018/3132	Mereden Court, Tavistock Avenue, St Albans	Social Rent	18
5/2019/0971	2 Upper Lattimore Road, St Albans	Social Rent	3
Total Affordable Dwellings Completed (Gross)			198



3.24 As at 1 April 2021, a total of 325 affordable dwellings (gross) have been granted planning permission and are yet to be completed. Over half (55%) of the affordable housing commitments are for affordable rent (178 gross dwellings), with 29% for affordable home ownership (94 gross dwellings) and 16% for social rent (53 gross dwellings). A table of affordable housing planning permissions which are yet to be completed is included below:

Table 13: Affordable Dwellings (Gross) with Planning Permission to be Completed (at 1 April 2021)

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings to be Completed (Gross)
5/2013/2589	Oaklands College, Smallford Campus, Hatfield Road, St Albans	Affordable Rent	38
		Affordable Home Ownership	21
5/2015/0990	Land at Harperbury Hospital, Harper Lane, Shenley	Affordable Rent	26
5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane, Hemel Hempstead	Affordable Rent	43
		Affordable Home Ownership	14
5/2017/1149	Car Park, Grosvenor Road, St Albans	Affordable Home Ownership	9
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	Affordable Rent	26
		Affordable Home Ownership	11
5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	Affordable Rent	4
5/2018/1319	Land adj. to 179 - 187 High Street, London Colney	Social Rent	4
5/2018/2080	Land adj. Beaumont School, Oakwood Drive, St Albans	Affordable Rent	6
		Affordable Home Ownership	5
5/2018/2118	Former HSBC Training Centre, Smug Oak Lane, Bricket Wood	Affordable Rent	10
		Affordable Home Ownership	12
5/2018/2806	Radio Casa, Oaklands Lane, Smallford	Affordable Home Ownership	3
5/2019/1799 5/2021/0611	Former London Colney Recreation Centre, Alexander Road, London Colney	Affordable Rent	7
		Affordable Home Ownership	4
5/2019/1845	Former Westfield Allotment Site, Beeching Close, Harpenden	Affordable Rent	2
		Social Rent	12
		Affordable Home Ownership	10



Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings to be Completed (Gross)
5/2019/2322	Nicholas House, Cairns Close, St Albans	Affordable Rent	8
5/2019/2365	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	Social Rent	4
5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	Affordable Rent	8
		Affordable Home Ownership	5
5/2020/1773	Civic Centre Opportunity Site (South), Victoria Street, St Albans	Social Rent	33
Total Affordable Rent Dwellings to be Completed (Gross)			178
Total Social Rent Dwellings to be Completed (Gross)			53
Total Affordable Home Ownership Dwellings to be Completed (Gross)			94
Total Affordable Dwellings to be Completed (Gross)			325



Policy Topic: Gypsies, Travellers and Travelling Show People

8 – Net additional pitches

- 3.25 There are several existing Gypsy and Traveller sites in St Albans District. No target is set in the AMR monitoring framework for net additional pitches. In the 2020/2021 monitoring year, planning permission was granted for a total of zero net additional pitches. In addition, zero gross mobile or temporary dwellings were completed in 2020/2021. No target is set in the monitoring framework for the provision of pitches for Gypsies, Travellers and Travelling Show People. Planning permission was granted by the Council for the replacement of an existing mobile home at the Frogmore Home Park caravan site in Frogmore (permission reference 5/2020/2896).

HCC Gypsy and Traveller Sites

- 3.26 HCC's Gypsy and Traveller Service ²⁴ manages and maintains accommodation for Gypsy and Traveller families on three permanent sites in the District, located at: Barley Mow (Tyttenhanger), Ver Meadows (Redbourn) and Watling Street (Park Street). These three sites have previously been granted permanent planning permission and include a total of 40 residential pitches. HCC funds its Gypsy Service through rent collections at these sites. The three Gypsy and Traveller sites in the District managed by HCC are categorised and listed in the table below:

Table 14: Public Gypsy and Traveller Sites with Permanent Planning Permission Managed by HCC (1 April 2021)

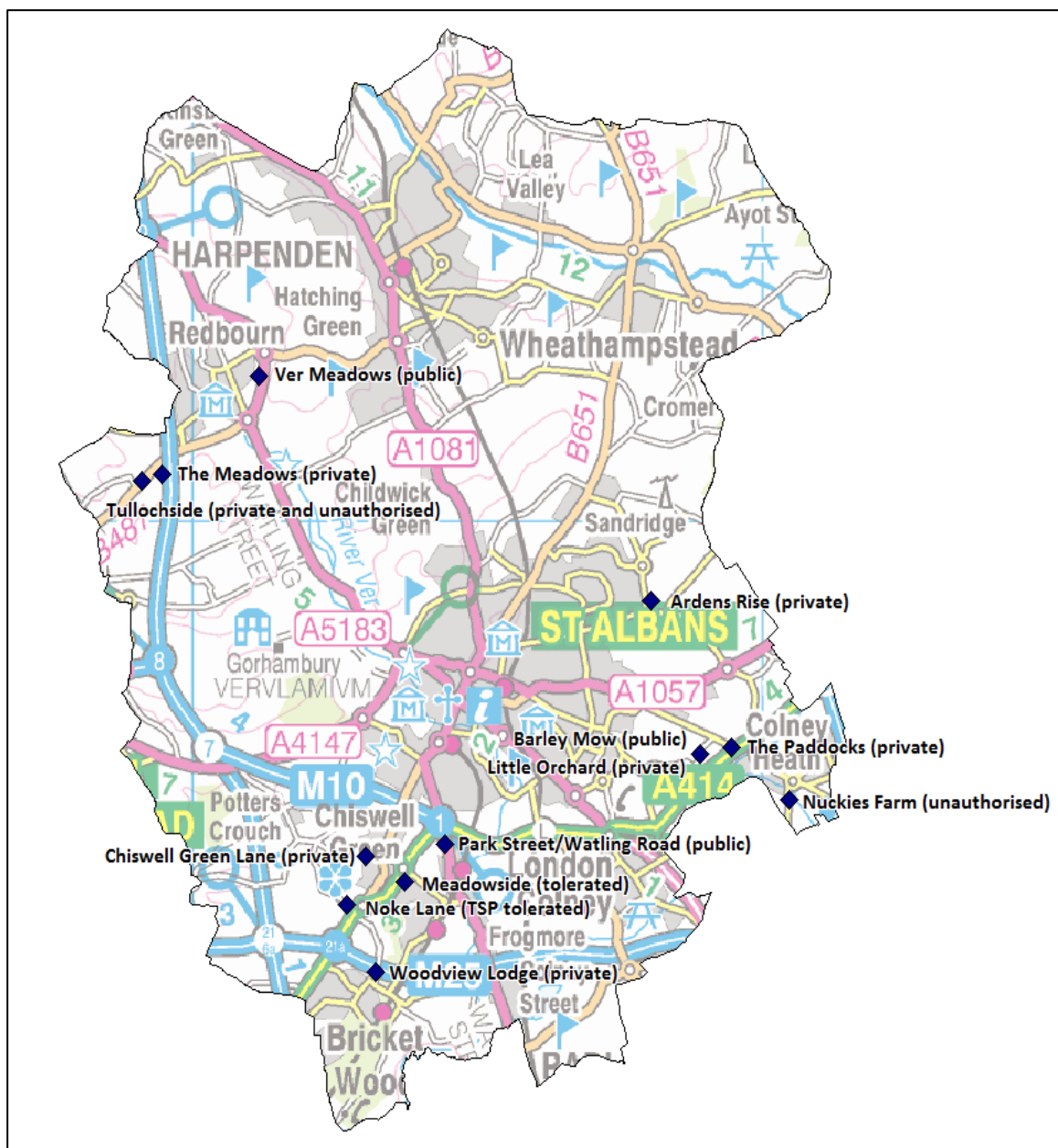
Planning Permission Reference Number(s)	Site Name	Number of Pitches		
		Residential	Transit	Total
5/1992/1357 5/1987/0335 5/1985/1712	The Barley Mow, Barley Mow Lane, Tyttenhanger Green	15	0	15
5/1987/0338	Ver Meadows, Redbourn Bypass, Redbourn	15	0	15
5/1990/1009 5/1987/0336	Watling Street, Park Street	10	0	10
	Total	40	0	40

Sources: SADC Planning Application History and HCC Gypsy and Traveller Service ²⁴



- 3.27 A map illustrating the geographical distribution of existing Gypsy and Traveller sites in the District can be seen below:

Figure 7: Distribution of Existing Gypsy and Traveller Sites in St Albans District



Source: SADC Gypsy and Traveller Accommodation Assessment (GTAA) Update January 2019
25

N.B. It should be noted that the description and planning status of some sites may have subsequently been updated, since the study was published in January 2019.



Private Housing Licensed Gypsy and Traveller Sites

3.28 In addition, four private Gypsy and Traveller sites in the District are licensed by the Council's Housing Department and have previously been granted permanent planning permission (either by SADC as the Local Planning Authority or allowed at appeal by the Planning Inspectorate). As of July 2021, a total of 64 pitches were recorded at four private licensed Gypsy and Traveller sites in the District with permanent planning permission, comprising 31 static/mobile pitches and 33 touring pitches. Data on the number and types of pitches is sourced from the Council's most recent caravan count undertaken in July 2021. Details of these sites are included in the table below:

Table 15: Private Licensed Gypsy and Traveller Sites with Permanent Planning Permission (July 2021)

Planning Permission Reference Number(s)	Site Name	Number of Static / Mobile Pitches	Number of Touring Pitches	Total Number of Pitches
5/2008/1995 5/2009/0578 5/2015/0767 5/2015/2756	Arden's Rise, House Lane, St Albans ^c	12	1	13
5/1988/0958 5/1988/0959 5/1988/0960 5/1988/0961 5/1988/0962 5/1988/0963 5/1988/2363 5/1991/0632 5/1991/0633 5/1991/0634 5/1991/0635 5/1998/0568 5/2002/1718	The Paddocks, Colney Heath Lane, Colney Heath ^d	7	7	14
5/2002/1791 5/2010/2087 5/2018/2725	Tullochside Farm, Hemel Hempstead Road, Redbourn ^e	8	24	32
5/1978/0058 5/1981/0151 5/1989/1187 5/1994/0173 5/1998/1488 5/1999/0852 5/2000/1975 5/2005/1871	Noke Nurseries, Noke Lane, Chiswell Green	4	1	5
	Total	31	33	64

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (July 2021)

^c Arden's Rise, St Albans is partially authorised. Application 5/2019/2463 at Land Rear Of Ardens Rise, House Lane, St Albans for change of use of land to residential caravan site for five gypsy families with one static caravan/mobile home each (retrospective) refused on 10/03/2020. Appeal lodged for refused application 5/2019/2463; appeal decision pending as of November 2021.

^d The Paddocks, Colney Heath is authorised.

^e Tullochside Farm, Redbourn is authorised.



Private Unlicensed Gypsy and Traveller Sites

3.29 Furthermore, there are four Gypsy and Traveller sites in the District which have been granted permanent planning permission that are not licensed by the Council's Housing Department. As of July 2021, a total of 38 pitches were recorded in the annual caravan count at four unlicensed Gypsy and Traveller sites with permanent planning permission. This included 29 static/mobile pitches and 9 tourer pitches. It is important to note that the number of pitches recorded at some sites in the caravan count may differ from the number of pitches granted permanent planning permission. For instance, Woodview Lodge has permanent planning permission granted at appeal for a total of 11 pitches, although a total of 16 pitches were recorded at this site in the July 2021 caravan count. Additionally, the number of static/mobile pitches recorded in the July 2021 caravan count at 73 Chiswell Green Lane is estimated to be higher than the number of static/mobile pitches granted permanent planning permission. Further data relating to these sites is set out in the table below:

Table 16: Unlicensed Gypsy and Traveller Sites with Permanent Planning Permission (July 2021)

Planning Permission Reference Number(s)	Site Name	Number of Static / Mobile Pitches	Number of Tourer Pitches	Total Number of Pitches
5/2006/1574 5/2012/1364 5/2018/0048	Nuckies Farm, Coursers Road, Colney Heath ^d	5	2	7
5/1985/1712 5/1987/0335 5/1992/1357	Little Orchard, Barley Mow Lane, Colney Heath	1	3	4
5/2002/1846	73 Chiswell Green Lane, Chiswell Green ^e	7	4	11
5/2002/1287 5/2008/2522 5/2014/2418 5/2015/0665	Woodview Lodge, Lye Lane, Bricket Wood ^f	16	0	16
Total		29	9	38

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (July 2021)

^d Nuckies Farm, Colney Heath is authorised. Permission 5/2018/0048 at Nuckies Farm, Coursers Road, Colney Heath for Retention of use of land as a residential Gypsy caravan site, including the stationing of six caravans of which no more than three are static caravans/mobile homes allowed at appeal on 15/11/2019.

^e 73 Chiswell Green Lane, Chiswell Green is authorised. Land adjacent to 73 Chiswell Green Lane, Chiswell Green is unauthorised.

^f Woodview Lodge, Bricket Wood is partially authorised. Application 5/2020/1121 at Woodview Lodge, Lye Lane for change of use of land to extend existing residential gypsy caravan site to accommodate an additional four caravans (to total 15 caravans on site) (retrospective) refused on 08/12/2020. Appeal lodged for refused application 5/2020/1121; appeal decision pending as of November 2021.



- 3.30 As of July 2021, there are three additional Gypsy and Traveller sites in the District which are not licensed by the Council's Housing Department and do not have permanent planning permission. A total of 4 pitches were observed at Meadowside in Chiswell Green in the annual caravan count, comprising 3 static/mobile pitches and 1 tourer pitch. A total of 3 pitches were recorded at Hoofprints in Bricket Wood, including 2 static/mobile pitches and 1 tourer pitch. Land adjacent the Mill House in Colney Heath was not included in the annual caravan count. Details of these sites are included in the table below:

Table 17: Unlicensed Gypsy and Traveller Sites without Permanent Planning Permission (July 2021)

Site Name	Number of Static / Mobile Pitches Recorded	Number of Tourer Pitches Recorded	Total Number of Pitches Recorded
Meadowside, Orchards Drive, Chiswell Green ^g	3	1	4
Hoofprints, Lye Lane, Bricket Wood ^h	2	1	3
Land adjacent the Mill House, Coursers Road, Colney Heath ⁱ	N/A	N/A	N/A
Total	5	2	7

Source: SADC Housing Department Caravan Count (July 2021)

- 3.31 Until adoption of a new Local Plan, evidence from the recent Gypsy and Traveller Accommodation Needs Assessment (GTANA) ²⁵ may be useful for the consideration of relevant planning applications.
- 3.32 The St Albans City and District Council GTANA was first completed in September 2015, with an update in January 2019. 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 updated study is March 2018.

^g Considered to be lawful due to passage of time.

^h Additional site with a single mobile home at Land rear of Hoofprints, Bricket Wood. Appeal lodged against Enforcement Notice ENF/2021/00001 at Land Rear of Hoofprints, Lye Lane for the laying of tarmac on the land to the rear of Hoofprints in conjunction with the use of the land for the stationing of a mobile home. Appeal lodged against Enforcement Notice ENF/2021/00002 at Land Rear of Hoofprints, Lye Lane for change of use of the land to the rear of Hoofprints cottage for the stationing of a mobile home. Both appeals not yet decided as of November 2021.

ⁱ Application 5/2020/1124 at Land Adjacent The Mill House, Coursers Road, Colney Heath for change of use of land to residential for gypsy traveller families and stationing of four static and four touring caravans refused on 18/03/2021. Appeal lodged for refused application 5/2020/1124; appeal decision pending as of November 2021.



- 3.33 The updated GTAA identifies a need for 72 additional pitches for households that met the planning definition. This is made up of 13 concealed or doubled-up households or adults; 3 households who are living on an unauthorised pitch; 15 teenage children who will be in need of a pitch of their own in the next 5 years; 31 from new household formation using a formation rate of 2.05% derived from the household demographics; 1 household who are looking to move to a site from bricks and mortar; and 14 households who are looking to move into the area who are currently being forced to live on the roadside due to a lack of room for pitches on family sites. The need figure of 72 pitches also takes into account a supply of 4 pitches which are likely to be vacated by households seeking to move to bricks and mortar from public sites and 1 pitch on a public site due to be vacated by a household seeking to move to a site in another area.
- 3.34 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.
- 3.35 DLUHC published an updated Planning Policy for Traveller Sites (PPTS) ²⁶ paper in August 2015. This updated the March 2012 document of the same name. The key change is the new definition for a Gypsy, Traveller or Travelling Showperson, which now does not include persons who have ceased to travel permanently. The GTANA indicates how this new policy can affect assessment of need significantly.



Business and Employment

Policy Topic: Employment Land

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

- 4.1 For the monitoring year 2020/2021, a total net loss of 3,462 square metres of employment (B Use Class) floor space stock was recorded in the District. The total employment floor space net change figure included a gross gain of 2,903 square metres and a gross loss of 6,365 square metres of B Use Class floor space. A total net loss of 3,139 square metres of employment floor space was observed in the District’s employment areas, where national permitted development rights for changes of use from office, light industrial, storage and distribution to residential are withdrawn under Article 4 Directions. Out of the total net loss of floor space above, a net loss of 1,303 square metres of employment (B Use Class) floor space was lost to non-employment (B) uses in the employment (Article 4 Directions) areas. Therefore, the target of no employment floor space on Article 4 Directions employment areas lost to non-employment uses has not been met. Meanwhile, a smaller net loss of 323 square metres of B Use Class floor space was recorded in the rest of the District. The gross loss of 6,365 square metres of employment floor space includes 4,037 square metres lost to non-employment (non-B Use Class) uses.
- 4.2 With reference to the specific types of employment floor space stock, total net losses occurred for two out of the six B Use Classes. A net loss of 1,459 square metres of Offices B1(a) Use Class floor space was recorded, with 1,303 net square metres lost in Employment (Article 4 Directions) areas and 156 net square metres lost in the rest of the District. A further total net loss of 3,015 square metres of floor space for Storage and Distribution B8 Use Class was observed, with 1,923 net square metres lost in Employment (Article 4 Directions) areas and 1,092 net square metres lost in the rest of the District.
- 4.3 In contrast, a total net gain of 87 square metres of Business B1 Use Class floor space was observed in Employment (Article 4 Directions) areas. Total net gains of floor space were also recorded for B1(c) Light Industry Use Class (net gain of 212 square metres) and B2 General Industry Use Class (net gain of 713 square metres), both in the rest of the District. No change occurred in floor space stock for Research & Development B1(b) Use Class.
- 4.4 Future AMRs will monitor employment floor space stock with reference to the updated Use Classes Order. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. It amends the previous Town and Country Planning (Use Classes) Order 1987 (as amended).



Table 18: Change in Employment (B Use Class – B1 / B2 / B8) Floor Space Stock, by Type (Office / Industrial / Warehousing) and by Main Employment Location (2020/2021)

Location	Floor Space	Employment (B Use Class) Floor Space (m ²)							
		B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total	Lost to Non-Employment (B) Uses
Article 4 Directions - Employment Areas	Gain	87	0	0	0	0	0	87	0
	Loss	0	1,303	0	0	0	1,923	3,226	1,303
	Net	87	-1,303	0	0	0	-1,923	-3,139	-1,303
Rest of District	Gain	80	1,054	0	212	1,263	207	2,816	0
	Loss	80	1,210	0	0	550	1,299	3,139	2,734
	Net	0	-156	0	212	713	-1,092	-323	-2,734
Total	Gain	167	1,054	0	212	1,263	207	2,903	0
	Loss	80	2,513	0	0	550	3,222	6,365	4,037
	Net	87	-1,459	0	212	713	-3,015	-3,462	-4,037

- 4.5 A table outlining historic employment (B Use Classes) floor space gains and losses in the District is included in the table below. The data covers the period from 2004/05 to 2020/21. Overall, there has been a net loss of 134,396 square metres of employment floor space in the District, during the period from 2004/05 to 2020/21.



Table 19: SACD Historic Floor Space Gains and Losses for Employment (B Use Classes), 2004/05 – 2020/21

Year	Floor Space	Employment Use Class Floor Space (m ²)							Total
		B0 Mixed Employment	B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	
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	14,595
	Net	17,183	0	6,720	-7,911	-525	-221	-4,484	10,762
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	-3,349	330	118	-7,500	92	-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



Year	Floor Space	Employment Use Class Floor Space (m ²)							
		B0 Mixed Employment	B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
	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
2017/18	Gain	0	1,430	3,616	0	680	2,920	4,245	12,891
	Loss	0	1,710	4,119	4,812	4,040	8,462	3,620	26,763
	Net	0	-280	-503	-4,812	-3,360	-5,542	625	-13,872
2018/19	Gain	0	0	90	0	546	949	821	2,406
	Loss	0	726	9,512	0	38	1,732	877	12,885
	Net	0	-726	-9,422	0	508	-783	-56	-10,479
2019/20	Gain	0	9	740	0	133	0	0	882
	Loss	0	154	300	0	344	0	202	1,000
	Net	0	-145	440	0	-211	0	-202	-118
2020/21	Gain	0	167	1,054	0	212	1,263	207	2,903
	Loss	0	80	2,513	0	0	550	3,222	6,365
	Net	0	87	-1,459	0	212	713	-3,015	-3,462
Total 2004/05 to 2020/21	Gain	34,556	3,460	28,743	9,033	5,053	9,630	27,492	117,967
	Loss	15,066	8,659	81,274	35,351	13,828	55,778	42,407	252,363
	Net	19,490	-5,199	-52,531	-26,318	-8,775	-46,148	-14,915	-134,396

N.B. B0 is used where mixed B1, B2 and B8 uses are proposed but no floor space split has been allocated.

Sources: SADC and Hertfordshire County Council

- 4.6 In addition, a table illustrating historic floor space gains and losses for employment (B Use Classes) in employment/regeneration areas designated in the District Local Plan Review 1994 can be seen in the table below. The data covers the period from 2004/05 to 2020/21. Overall, there has been a net loss of 15,384 square metres of employment floor space recorded in employment areas, during the period from 2004/05 to 2020/21.



Table 20: Historic Floor Space Gains and Losses for Employment (B Use Classes) in Employment/Regeneration Areas Designated in the District Local Plan Review 1994 (2004/05 – 2020/21)

Year	Floor Space	Employment Use Class Floor Space (m2)							
		B0 Mixed Employment	B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
Total 2004/05 to 2009/10	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 2010/11 to 2014/15	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
2015/16	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
2016/17	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	-2,074	-1,811	-3,489	-161	-1,664	-5,109	-14,308
2017/18	Gain	0	1,430	2,089	0	0	2,920	3,987	10,426
	Loss	0	1,710	1,106	0	776	2,380	3,416	9,388
	Net	0	-280	983	0	-776	540	571	1,038
2018/19	Gain	0	0	0	0	546	502	0	1,048
	Loss	0	682	284	0	0	681	404	2,051
	Net	0	-682	-284	0	546	-179	-404	-1,003
2019/20	Gain	0	0	0	0	0	0	0	0
	Loss	0	54	0	0	0	0	0	54
	Net	0	-54	0	0	0	0	0	-54
2020/21	Gain	0	0	0	0	0	0	207	207
	Loss	0	0	1,303	0	0	0	1,923	3,226
	Net	0	0	-1,303	0	0	0	-1,716	-3,019
Total 2004/05 to 2020/21	Gain	34,556	2,265	16,426	4,116	3,272	4,574	14,921	80,130
	Loss	10,238	4,892	10,257	5,197	7,079	27,075	30,776	95,514
	Net	24,318	-2,627	6,169	-1,081	-3,807	-22,501	-15,855	-15,384

N.B. B0 is used where mixed B1, B2 & B8 uses are proposed but no floor space split has been allocated.

Sources: SADC and Hertfordshire County Council



10 – New employment development land (hectares) immediately available (outline permission)

- 4.7 As at 1 April 2021, 3.069 hectares of new employment development land (B Use Classes and E Use Class) is immediately available in the District, with 353,290 square metres of employment land (B Use Classes and E Use Class) granted permission remaining outstanding. Of the immediately available employment land, 0.280 hectares includes outline permissions. Most of the available employment floor space is located at the Radlett Strategic Rail Freight Interchange (SRFI) site in Park Street for Storage and Distribution B8 Use Class uses, which covers 331,665 square metres. The SRFI is a major scheme in the Green Belt granted permission by the Secretary of State (planning permissions 5/2009/0708 and 5/2016/3006). However, land at the site is primarily owned by HCC. Excluding the SRFI, the total immediately available area of employment floor space decreases to 21,625 square metres.
- 4.8 Over 40% (1.25 hectares) of the immediately available employment land is for Use Class E Commercial, Business and Service. Use Class B1(a) Offices represented 30% (0.9 hectares) of the immediately available employment land, Use Class B8 Storage and Distribution accounted for 20% (0.6 hectares) and Use Class B1 Business represented 6% (0.2 hectares). Over half of the outstanding employment floor space is for use as Offices with 10,491 square metres or 1.3 hectares of new B1(a) Use Class land immediately available. A detailed list of new immediately available employment land can be seen in Appendix 3.

Table 21: Employment Land Availability by Type – Use Classes B1, B1(a), B1(b), B1(c), B2, B8 and E (1 April 2021)

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m ²)
B1	Business	0.186	1,783
B1(a)	Offices	0.928	7,428
B1(b)	Research and Development	0.055	555
B1(c)	Light Industry	0.000	165
B2	General Industry	0.050	1,629
B8	Storage and Distribution	0.600	334,313
E	Commercial, Business and Service	1.250	7,417
Total		3.069	353,290

- 4.9 Future AMRs will also monitor employment land availability with reference to the updated Use Classes Order, which came into force on 1 September 2020.



- 4.10 The map and accompanying table below shows the remaining employment areas allocated in the current adopted Local Plan, and employment areas with Article 4 Directions. These accommodate the majority of business premises in the District. In nine areas, national permitted development rights for changes of use from office / light industrial / storage and distribution to residential are withdrawn under Article 4 Directions. There are nineteen remaining allocated employment areas in the District Local Plan Review 1994, under Saved Policy 20 – Development in Employment Areas. Historically, employment land in the District has been lost to other uses, mainly to housing. Changes in planning regulations from May 2013 onwards to permit changes of use from B1a office use class to C3 residential use class under Prior Approval has led to further loss. Designated employment areas in the current adopted Local Plan and employment areas with Article 4 Directions will generally be protected from loss to other uses.



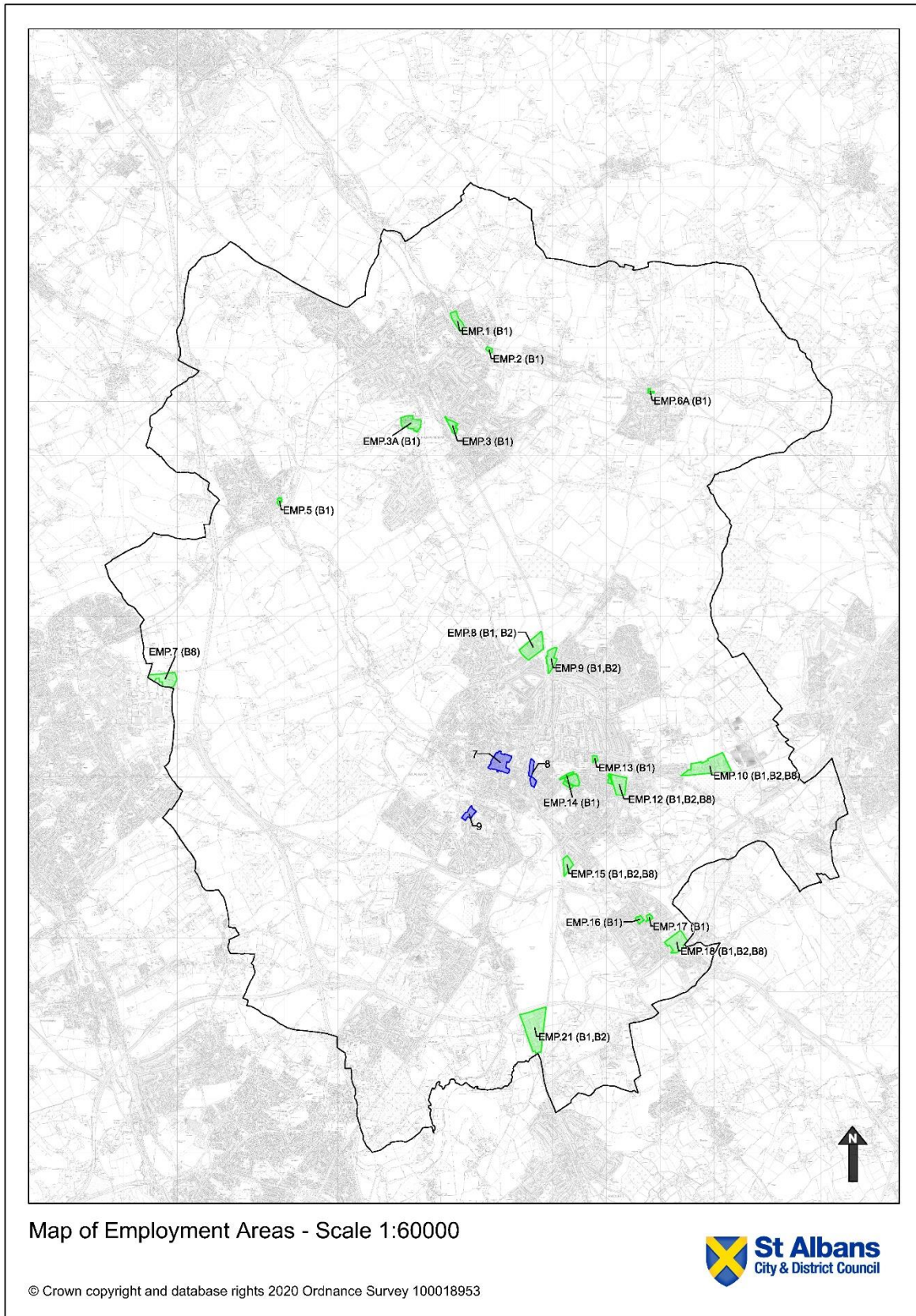
Figure 8: Key to Map of Employment Areas

Employment Areas	
Article 4 Directions – Employment Areas	
Note: National permitted development rights for changes of use from office / light industrial / storage and distribution to residential are withdrawn under Article 4 Directions. Referred to in AMR as Article 4 Directions Areas.	
1	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans (EMP.10)
2	Brick Knoll Park (part east of Ashley Road), St Albans (EMP.12)
3	Coldharbour Lane, Harpenden (EMP.1)
4	North Orbital Trading Estate, Napsbury Lane, St Albans (EMP.15)
5	Porters Wood/Soothouse Spring, St Albans (EMP.8)
6	Southdown Industrial Estate, Southdown Road, Harpenden (EMP.3)
7	St Albans City Core, St Albans
8	St Albans City Station, St Albans
9	St Albans Abbey Station, St Albans
District Local Plan Review 1994 – Employment Areas	
Remaining allocated employment areas in District Local Plan Review 1994 (Saved Policy 20 – Development in Employment Areas)	
EMP.1	Coldharbour Lane, Harpenden
EMP.2	Batford Mill Industrial Estate, Harpenden
EMP.3	Southdown Industrial Estate, Southdown Road, Harpenden
EMP.3A	Rothamsted Experimental Station (Rothamsted Research), Harpenden
EMP.5	Redbourn Industrial Park, Redbourn
EMP.6A	Station Road, Wheathampstead
EMP.7	North of Buncefield, Hemel Hempstead
EMP.8	Porters Wood/Soothouse Spring, St Albans
EMP.9	Council Depot and Adjoining Land, St Albans Road, Sandridge
EMP.10	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans
EMP.12	Brick Knoll Park, Ashley Road, St Albans
EMP.13	Executive Park and Adjoining Land, Hatfield Road, St Albans
EMP.14	Camp Road/Campfield Road, St Albans
EMP.15	North Orbital Trading Estate, Napsbury Lane, St Albans
EMP.16	Wellington Road, London Colney
EMP.17	The Hertfordshire Business Centre, Alexander Road, London Colney
EMP.18	Riverside Estate, London Colney
EMP.20	Watling Street, Frogmore
EMP.21	Colney Street Industrial/Warehousing Estate, Colney Street

N.B. District Local Plan Review 1994 Employment Areas: EMP.4 The Mill, East Common (Redbourn), EMP.6 Codicote Road (Wheathampstead), EMP.11 Longacres, Hatfield Road (St Albans) and EMP.19 Former Halsey's Sawmill, Barnet Road (London Colney) are no longer monitored. These previous four allocated employment areas have been converted to residential use.



Figure 9: Map of Employment Areas



- 4.11 District Local Plan Review 1994, Saved Policy 19 – Overall Employment Strategy and Saved Policy 20 – Development in Employment Areas, safeguards land for employment. The table below includes the remaining active Employment Areas as designated in the District Local Plan Review 1994. These areas have been monitored for vacancy rates^j and current uses^k. In light of the Covid-19 pandemic, the vacancy rate remains marginally low, with an average vacancy rate of 14% reported. Employment areas with relatively high recorded vacancy rates included: Southdown Industrial Estate and former Gas Works in Harpenden (vacancy rate of 37%), Batford Mill Industrial Estate in Harpenden (vacancy rate of 33%) and Redbourn Industrial Park in Redbourn (vacancy rate of 33%).
- 4.12 The following Employment Areas are not monitored as they have subsequently been converted to residential use: EMP.4 The Mill, East Common, Redbourn; EMP.6 Codicote Road, Wheathampstead; EMP.11 Longacres, Hatfield Road, St Albans and EMP.19 Former Halsey's Sawmill, Barnet Road, London Colney. Subject to site access, EMP.3A Rothamsted Experimental Station in Harpenden (now known as Rothamsted Research) will be monitored in future AMRs. District Local Plan Review 1994, Saved Policy 24 – Unallocated Employment Sites, accepts redevelopment of sites for B1 uses.
- 4.13 The following Office Clusters, St Albans Abbey Station, St Albans City Station and St Albans City Core are not designated in the District Local Plan Review 1994. These however, have become important Office Cluster areas. These areas are subject to Article 4 Directions, under Article 4(1) of the Town and Country Planning (General Permitted Development Order) (England) Order 2015. This restricts the change of use from Class B1(a) (now known as Class E(g)(i)) to Class C3 (dwelling house) through permitted development rights. These Office Cluster areas will be monitored in future AMRs.
- 4.14 The Building Research Station (now known as the Building Research Establishment), Garston and Woodcock Hill, Sandridge are not designated Employment Areas within the District Local Plan Review 1994. However, these sites are important areas of employment in the District, providing high-tech research and innovation. Subject to site access, these sites will also be monitored in future AMRs.

^j Vacant units undergoing refurbishment/redevelopment have not been marked as vacant. They have been coded separately in the respective column and will be monitored for occupancy after the development is completed.

^k The uses and vacancy data set out in Table 22 have been coded based on both desktop and site surveys for the purposes of the AMR. Where the use is unknown due to the unit being vacant, the previous use when previously occupied has been recorded. The data contained is subject to a margin of error and units have been coded based on their primary uses. There may be ancillary/mixed uses which complement the primary business activity such as Trade Counters and Offices. However, for simplicity the primary use has been recorded.



Table 22: District Local Plan Review 1994 Employment Areas, Vacant Units & Use Class (August 2021)

Site Reference	Location	Total Number of Units	Total Number of Vacant Units	Number of Units Undergoing Refurbishment	Business / Industrial / Sui Generis / Other Use Class, Number of Units							Vacancy Rate, Percent (%)
					E(g)(i) Offices	E(g)(ii) Research & Development	E(g)(iii) Industrial processes	B2 General Industry	B8 Storage & Distribution	Sui Generis	Other Uses	
EMP.1	Coldharbour Lane, Harpenden	53	9	2	30	0	2	2	6	2	11	17
EMP.2	Batford Mill Industrial Estate, Harpenden	24	8	0	13	0	0	4	4	2	1	33
EMP.3	Southdown Industrial Estate and former Gas Works (part), Southdown Road, Harpenden	41	15	0	10	0	3	7	15	0	6	37
EMP.5	Redbourn Industrial Park, Redbourn	9	3	0	0	0	4	5	0	0	0	33
EMP.6A	Station Road, Wheathampstead	8	0	0	7	0	0	0	0	0	1	0
EMP.7	North of Buncefield, Hemel Hempstead	2	0	0	0	0	0	0	2	0	0	0
EMP.8	Porters Wood/Soothouse Spring, St Albans	159	15	0	93	1	8	12	27	4	14	9
EMP.9	Council Depot and Adjoining Land, St Albans Road, Sandridge	34	0	0	8	1	4	5	7	4	5	0
EMP.10	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans	67	6	0	16	1	3	13	15	9	10	9
EMP.12	Brick Knoll Park, Ashley Road, St Albans	29	6	0	2	0	1	1	11	11	3	21
EMP.13	Executive Park and Adjoining Land, Hatfield Road, St Albans	15	1	0	1	0	4	0	6	1	3	7
EMP.14	Camp Road/Campfield Road, St Albans	31	4	0	3	0	0	2	19	1	6	13
EMP.15	North Orbital Trading Estate, Napsbury Lane, St Albans	27	3	0	0	3	2	9	11	2	0	11
EMP.16	Wellington Road, London Colney	10	1	1	1	0	0	3	4	1	1	10



Site Reference	Location	Total Number of Units	Total Number of Vacant Units	Number of Units Undergoing Refurbishment	Business / Industrial / Sui Generis / Other Use Class, Number of Units							Vacancy Rate, Percent (%)
					E(g)(i) Offices	E(g)(ii) Research & Development	E(g)(iii) Industrial processes	B2 General Industry	B8 Storage & Distribution	Sui Generis	Other Uses	
EMP.17	The Hertfordshire Business Centre, Alexander Road, London Colney	46	5	0	38	1	0	1	0	1	5	11
EMP.18	Riverside Estate, London Colney	8	2	0	0	2	0	1	4	1	0	25
EMP.20	Watling Street, Frogmore	35	5	0	15	0	2	3	13	1	1	14
EMP.21	Industrial/Warehousing Estate, Colney Street	42	2	0	1	2	1	7	30	1	0	5
Total		640	85	3	238	11	34	75	174	41	67	~
Average Vacancy Rate, Percent (%)												14

N.B. refurbished units under construction are not counted as vacant



Prior Approval – Office to Residential

- 4.15 The introduction of permitted development rights for conversion from office to residential use has resulted in considerable loss of Office B1(a) Use Class floor space in the District over previous years. Completions and permissions based on office to residential Prior Approvals for the previous monitoring year (2020/2021) are listed below. Completed conversions have been relatively low over the past year with 11 dwellings converted from office to residential use. Known office floor space loss for the previous year is approximately 1,466 square metres. A further loss of 5,910 square metres of Office B1(a) Use Class floor space could take place from office to residential Prior Approvals which are yet to be completed. This includes the potential conversion of office floor space to 117 residential (C3 Use Class) dwellings.

Table 23: Office to Residential – Prior Approvals Started and Completed (2020/2021)

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings Completed in Year	Number of Dwellings to be Completed	Total B1(a) Offices Floor Space Lost (m ²)
5/2013/1382	Target House, 257-263 High Street, London Colney	10	1	0	1,022
5/2017/3015	60 Victoria Street, St Albans	9	9	0	360
5/2019/1211	3 Waxhouse Gate, High Street, St Albans	1	1	0	84
Total		20	11	0	1,466
Total Office to Residential Prior Approvals, Number of Dwellings Completed in 2020/2021		11 dwellings			
Total B1(a) Offices Floor Space Lost to Residential Use from Completed Prior Approvals		1,466m²			



Table 24: Office to Residential – Prior Approvals with Permission to be Completed (1 April 2021)

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings to be Completed	Total B1(a) Offices Floor Space to be Lost (m ²)
5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	7	880
5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	19	12	787
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	6	1,303
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	3	210
5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4	4	167
5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27	27	1,028
5/2017/3252	62-72 Victoria Street, St Albans	18	18	912
5/2019/3064	117 Hatfield Road, St Albans	3	3	60
5/2019/3189	Ground Floor Rear Office, 117 Hatfield Road, St Albans	1	1	81
5/2020/1095	Crown House, 1a Crown Street, Redbourn	4	4	360
5/2020/2179	22 Station Road, Harpenden	2	2	122
Total		117	87	5,910
Total Office to Residential Prior Approvals, Number of Dwellings with Permission at 1 April 2021		117 dwellings		
Total Office to Residential Prior Approvals, Number of Dwellings with Permission to be Completed at 1 April 2021		87 dwellings		
Total B1(a) Offices Floor Space to be Lost to Residential Use from Prior Approvals with Permission to be Completed		5,910m²		



Business Floor Space Stock

- 4.16 As at 31 March 2021, the Valuation Office Agency (VOA) recorded a total of 196,000 square metres of office sector floor space in the District, along with a total of 429,000 square metres of industrial sector floor space. Between 2000/01 and 2020/21, a reduction of 32,000 square metres of office sector floor space was observed in the District; industrial sector floor space stock decreased by 13,000 square metres during the same period. The table below shows the most recent VOA data on Business floor space provision for the office and industrial sectors from 2000/01 to 2020/21.

Table 25: Employment (Office and Industrial Sectors) Floor Space Stock Change (2000/01 – 2020/21)

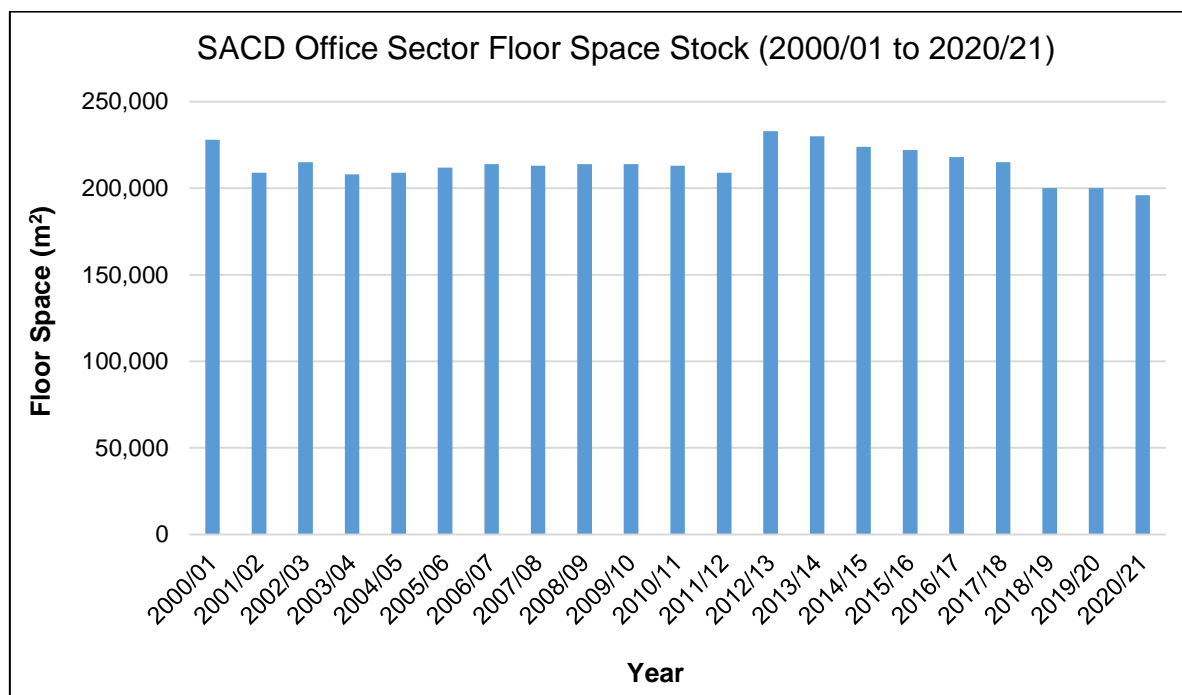
Year	Floor Space Stock (m ²)		
	Office Sector	Industrial Sector	Total
2000/01	228,000	442,000	670,000
2001/02	209,000	440,000	649,000
2002/03	215,000	459,000	674,000
2003/04	208,000	455,000	663,000
2004/05	209,000	447,000	656,000
2005/06	212,000	433,000	645,000
2006/07	214,000	435,000	649,000
2007/08	213,000	434,000	647,000
2008/09	214,000	421,000	635,000
2009/10	214,000	415,000	629,000
2010/11	213,000	411,000	624,000
2011/12	209,000	406,000	615,000
2012/13	233,000	402,000	635,000
2013/14	230,000	402,000	632,000
2014/15	224,000	401,000	625,000
2015/16	222,000	405,000	627,000
2016/17	218,000	407,000	625,000
2017/18	215,000	408,000	623,000
2018/19	200,000	407,000	607,000
2019/20	200,000	419,000	619,000
2020/21	196,000	429,000	625,000
2000/01 to 2020/21 Change	-32,000	-13,000	-45,000

Source: Non-Domestic Rating – Stock of Properties including Business Floor Space, 2021 (VOA) ²⁷



- 4.17 The chart below illustrates a graphical representation of office sector floor space stock change between 2000/01 and 2020/21. A decline in office floor space stock (estimated loss of 37,000 square metres of floor space) is observed in the District from 2012/13 to 2020/21.

Figure 10: Chart of Office Sector Floor Space Stock Change (2000/01 – 2020/21)



Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2021 (VOA) ²⁷

- 4.18 The chart below demonstrates floor space stock change in the industrial sector between 2000/01 and 2020/21. A decrease in industrial sector floor space stock (estimated loss of 58,000 square metres of floor space) is recorded in the District from 2002/03 to 2014/15, with a small increase (estimated gain of 22,000 square metres of floor space) occurring over the previous six years.



Figure 11: Chart of Industrial Sector Floor Space Stock Change (2000/01 – 2020/21)



Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2021 (VOA) ²⁷

- 4.19 The table below combines the estimated floor space stock of both the office sector and industrial sector, published by the VOA in July 2021, with employment floor space stock data recorded from the most recent monitoring period, 2020/2021. This is combined to establish an estimate of business floor space stock in the District at 1 April 2021.

Table 26: Employment Floor Space Stock Estimate at 1 April 2021

Year	VOA Business Floor Space Stock 2021 (m ²)			AMR Employment Floor Space Stock Change 2020/2021 (m ²)		
	Office Sector	Industrial Sector	Total	Offices (Use Class B1a)	Industrial (Use Classes B1c, B2 & B8)	Total
2020/21	196,000	429,000	625,000	-1,459	-2,090	-3,549



Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2021 (m ²)			
Date	Offices	Industrial	Total
1 April 2021	194,541	426,910	621,451

Sources: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2021 (VOA) ²⁷ and AMR 2021 Change in Employment Floor Space Stock 2020/2021 (Table 18)

- 4.20 With reference to the business floor space estimates above for 1 April 2021, a small decrease (estimated loss of 1,459 square metres of floor space) in office sector floor space has been calculated. In previous years, a significant decline in office floor space stock occurred due to pressures from permitted development rights involving the conversion of office floor space to residential use. This has stabilised in recent years. In addition, several existing office to residential prior approvals have been completed or are near completion, whilst other permissions have lapsed or may lapse in future. On the other hand, a small decrease (estimated loss of 2,090 square metres of floor space) in industrial sector floor space has also been calculated.
- 4.21 The table and chart below show employment floor space stock and estimated vacancy rates, using data from business floor space estimates in Table 26 above. Data reveals an estimated vacancy rate of 12% for the office sector and an estimated vacancy rate of 9.3% for the industrial sector, with an estimated total vacancy rate of 10.1% for both sectors.

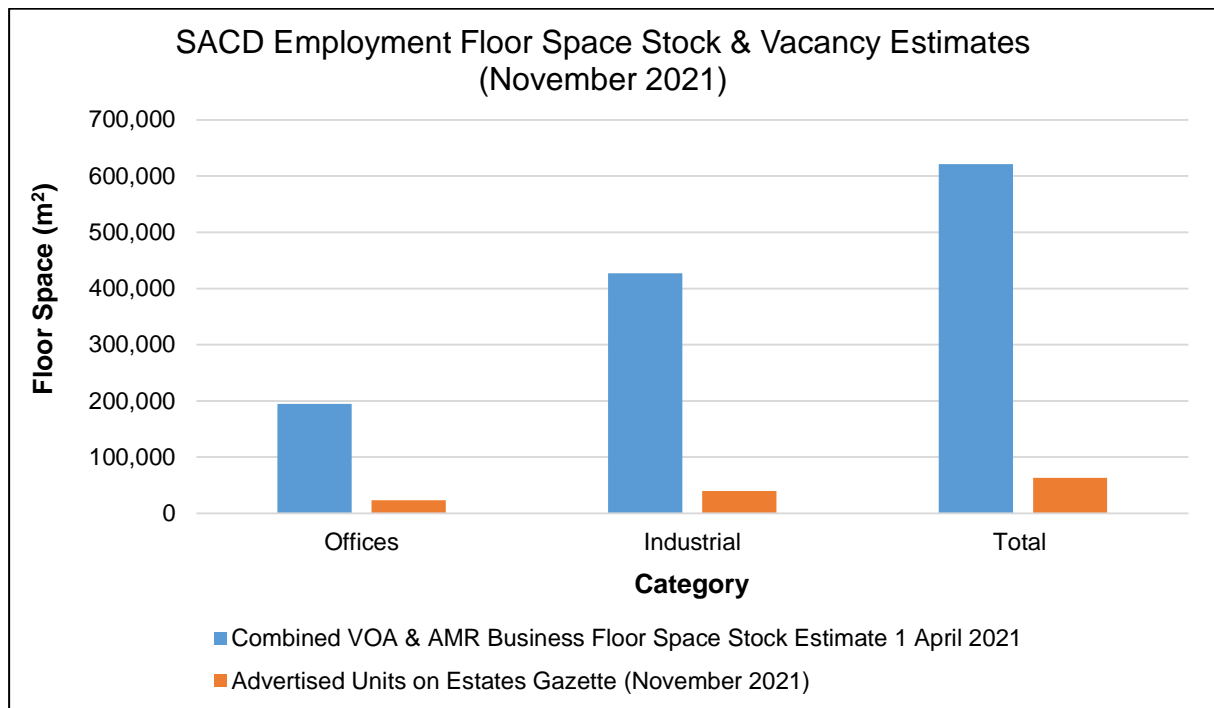
Table 27: Employment Floor Space Stock and Vacancy Estimates (November 2021)

Category	Floor Space (m ²)		
	Offices	Industrial	Total
Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2021	194,541	426,910	621,451
Advertised Units on Estates Gazette (November 2021)	23,403	39,673	63,076
Estimated Vacancy Rate (%)	12.0	9.3	10.1

Sources: AMR Employment Floor Space Stock Estimate at 1 April 2021 (Table 26) and Property Link – Estates Gazette (November 2021) ²⁸



Figure 12: Chart of Employment Floor Space Stock and Vacancy Estimates (November 2021)



Sources: AMR Employment Floor Space Stock Estimate at 1 April 2021 (Table 26) and Property Link – Estates Gazette (November 2021) ²⁸



Policy Topic: Centres for Retail, Services and Leisure

- 5.1 With the aim of delivering appropriate retail, services, leisure, and other commercial development, these kinds of developments are directed towards designated centres.

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

- 5.2 For the monitoring year 2020/2021, a total net gain of 9,899 square metres of retail, services and leisure floor space stock was recorded in the District. This included total net gains of retail, service and leisure floor space stock in St Albans City Centre (net gain of 761 square metres), Harpenden Town Centre (net gain of 24 square metres) and the rest of the District (net gain of 9,899 square metres).
- 5.3 In terms of the types of retail, services and leisure floor space stock, there was an overall net gain of 8,037 square metres of Shops A1 Use Class floor space in the District, with a net gain of 362 square metres in St Albans City Centre, a net loss of 40 square metres in Harpenden Town Centre and a net gain of 7,715 square metres in the rest of the District. Additionally, smaller net gains of floor space were recorded in the District for: Financial & Professional Services A2 Use Class, Restaurants & Cafes A3 Use Class, Drinking Establishments A4 Use Class and Hot Food Takeaways A5 Use Class. Furthermore, a net gain of 2,200 square metres of Assembly & Leisure D2 Use Class floor space was observed in the District. In contrast, a net loss of 1,459 square metres of Offices B1 (a) Use Class floor space was recorded in the District, with net losses in St Albans City Centre, Harpenden Town Centre and the rest of the District.
- 5.4 Future AMRs will monitor retail / service / leisure floor space stock with reference to the updated Use Classes Order, which came into force on 1 September 2020.



Table 28: Change in Retail / Service / Leisure Floor Space Stock, by Centre / Frontage and by Type – Retail / Food and Drink / Other Services (2020/2021)

Location	Retail / Service / Leisure Use Class Floor Space (m ²)								
	Floor Space	A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	B1(a) Offices	D2 Assembly & Leisure	Total
St Albans City Centre	Gain	680	220	309	186	0	74	36	1,505
	Loss	318	0	0	0	0	426	0	744
	Net	362	220	309	186	0	-352	36	761
Harpenden Town Centre	Gain	0	40	0	273	0	0	0	313
	Loss	40	0	0	0	0	80	169	289
	Net	-40	40	0	273	0	-80	-169	24
Rest of District	Gain	8,084	0	120	24	204	980	3,786	13,198
	Loss	369	57	0	198	0	2,007	1,453	4,084
	Net	7,715	-57	120	-174	204	-1,027	2,333	9,114
Total	Gain	8,764	260	429	483	204	1,054	3,822	15,016
	Loss	727	57	0	198	0	2,513	1,622	5,117
	Net	8,037	203	429	285	204	-1,459	2,200	9,899

5.5 For policy and monitoring purposes, retail, services and leisure centres are divided into a hierarchy of four categories of centres in accordance with the shopping hierarchy in the current adopted Local Plan. District Local Plan Review 1994, Saved Policy 51 – Shopping and Services Uses, Overall Strategy sets out the District's existing retail, services and leisure centres hierarchy:

- **A) Minor Sub-Regional Centre:** St Albans City Centre
- **B) Minor District Centre:** Harpenden Town Centre
- **C) Neighbourhood Centres:** 7 Centres
- **D) Local Centres:** 26 Centres

5.6 Retail monitoring surveys of retail, services and leisure centres in the District were undertaken in July and August 2021, due to government restrictions as a result of the Covid-19 pandemic.

5.7 This AMR monitors use classes and vacancies in the District's retail, services and leisure centres, with reference to the updated Use Classes Order. This came into force on 1 September 2020.

5.8 Even though the retail sector has generally declined in recent years, performance of St Albans City Centre and Harpenden Town Centre remains relatively strong. In 2020, monitoring surveys recorded 69 vacant units out of a



total of 612 units in both centres, representing a vacancy rate of over 11%. The number of vacancies in St Albans City Centre and Harpenden Town Centre in 2021 decreased to 57 vacant units out of a total of 614 units, leading to a vacancy rate of over 9%.

- 5.9 The tables below show St Albans City Centre and Harpenden Town Centre, with the number of vacant units and number of units for each retail, services and leisure use class.



Table 29: Minor Sub-Regional Centre & Minor District Centre – St Albans City Centre & Harpenden Town Centre Retail / Service / Leisure Frontages, Vacant Units & Use Class (July 2021)

Minor Sub-Regional Centre / Minor District Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
			E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
St Albans City Centre	440	45	277	64	52	0	8	1	6	7	15	8	2
Harpenden Town Centre	174	12	101	23	27	2	3	0	2	4	8	2	2
Total	614	57	378	87	79	2	11	1	8	11	23	10	4

- 5.10 Monitoring surveys indicate a substantial fall in the number of vacant units in St Albans City Centre between 2020 and 2021. In August 2020, 55 vacant units were recorded out of a total of 440 units, representing a vacancy rate of over 12%. The number of monitored vacant units decreased noticeably to 45 units in July 2021, leading to a vacancy rate of over 10% in St Albans City Centre. Frontages with relatively high numbers of vacancies include: The Maltings, 2A-38 Chequer Street and Christopher Place.
- 5.11 District Local Plan Review 1994, Saved Policy 52 – Shopping Development in St Albans City Centre sets out the Primary Shopping Frontages, Secondary Shopping Frontages and Class ‘A’ Frontages in St Albans City Centre. Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and percentage use class for St Albans City Centre are included below:



Table 30: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
PSF 1	3-37 Chequer Street	107	13	1	9	1	3	0	0	0	0	0	0	0	0
PSF 2	2A-38 Chequer Street	159	19	5	10	2	6	0	0	0	0	0	0	1	0
PSF 3	Christopher Place (inner courtyard only)	212	21	4	16	4	0	0	0	0	1	0	0	0	0
PSF 4	3-21 French Row	54	8	0	5	3	0	0	0	0	0	0	0	0	0
PSF 5	1-13 George Street	76	11	2	8	2	0	0	0	0	0	1	0	0	0
PSF 6	18-28 George Street	85	13	2	11	1	0	0	0	0	0	1	0	0	0
PSF 7	The Maltings	462	46	6	42	2	2	0	0	0	0	0	0	0	0
PSF 8	1-37 Market Place	135	18	1	12	3	2	0	1	0	0	0	0	0	0
PSF 9	6-38 Market Place	88	11	1	8	2	1	0	0	0	0	0	0	0	0
PSF 10	1-57 St Peters Street	183	18	2	15	3	0	0	0	0	0	0	0	0	0
PSF 11	2-20 High Street	67	7	0	4	1	2	0	0	0	0	0	0	0	0
PSF 12	3-33 High Street	107	14	1	11	3	0	0	0	0	0	0	0	0	0
	Total	1,735	199	25	151	27	16	0	1	0	1	2	1	0	0



Table 31: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Percentage Use Class (July 2021)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)											
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
PSF 1	3-37 Chequer Street	107	13	69	8	23	0	0	0	0	0	0	0	0	0
PSF 2	2A-38 Chequer Street	159	19	53	11	32	0	0	0	0	0	0	5	0	0
PSF 3	Christopher Place (inner courtyard only)	212	21	76	19	0	0	0	0	5	0	0	0	0	0
PSF 4	3-21 French Row	54	8	63	38	0	0	0	0	0	0	0	0	0	0
PSF 5	1-13 George Street	76	11	73	18	0	0	0	0	0	0	9	0	0	0
PSF 6	18-28 George Street	85	13	85	8	0	0	0	0	0	0	8	0	0	0
PSF 7	The Maltings	462	46	91	4	4	0	0	0	0	0	0	0	0	0
PSF 8	1-37 Market Place	135	18	67	17	11	0	6	0	0	0	0	0	0	0
PSF 9	6-38 Market Place	88	11	73	18	9	0	0	0	0	0	0	0	0	0
PSF 10	1-57 St Peters Street	183	18	83	17	0	0	0	0	0	0	0	0	0	0
PSF 11	2-20 High Street	67	7	57	14	29	0	0	0	0	0	0	0	0	0
PSF 12	3-33 High Street	107	14	79	21	0	0	0	0	0	0	0	0	0	0
Total		1,735	199	76	14	8	0	1	0	1	8	1	0	0	

N.B. Numbers may not add up to one hundred percent due to rounding



Table 32: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units											
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
SSF 1	1-39 Catherine Street	75	11	0	7	2	1	0	0	0	0	0	0	1	0	0
SSF 2	6-28 Catherine Street & 93 St Peters Street	59	7	0	4	0	0	0	0	0	0	0	0	2	1	0
SSF 3	Heritage Close (All)	68	8	1	6	2	0	0	0	0	0	0	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	1	8	0	0	0	0	0	3	1	0	0	0	0
SSF 7	2-34 Holywell Hill	98	15	1	7	4	4	0	0	0	0	0	0	0	0	0
SSF 8	1-9 London Road	83	5	1	4	0	1	0	0	0	0	0	0	0	0	0
SSF 9	2-46 London Road	107	18	1	9	2	5	0	1	0	0	0	0	1	0	0
SSF 10	61-85 St Peters Street	119	13	1	7	3	1	0	1	0	0	0	0	0	1	0
SSF 11	1 Spencer Street	20	1	1	1	0	0	0	0	0	0	0	0	0	0	0
SSF 12	1-11 The Colonnade, Verulam Road/Upper Dagnall Street	70	6	2	2	3	0	0	0	0	0	0	0	0	1	0
Total		773	96	9	55	16	12	0	2	0	3	1	4	3	0	



Table 33: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Percentage Use Class (July 2021)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)											
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
SSF 1	1-39 Catherine Street	75	11	64	18	9	0	0	0	0	0	0	9	0	0
SSF 2	6-28 Catherine Street & 93 St Peters Street	59	7	57	0	0	0	0	0	0	0	0	29	14	0
SSF 3	Heritage Close (All)	68	8	75	25	0	0	0	0	0	0	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	67	0	0	0	0	0	25	8	0	0	0	0
SSF 7	2-34 Holywell Hill	98	15	47	27	27	0	0	0	0	0	0	0	0	0
SSF 8	1-9 London Road	83	5	80	0	20	0	0	0	0	0	0	0	0	0
SSF 9	2-46 London Road	107	18	50	11	28	0	6	0	0	0	0	6	0	0
SSF 10	61-85 St Peters Street	119	13	54	23	8	0	8	0	0	0	0	0	8	0
SSF 11	1 Spencer Street	20	1	10	0	0	0	0	0	0	0	0	0	0	0
SSF 12	1-11 The Colonnade, Verulam Road/Upper Dagnall Street	70	6	33	50	0	0	0	0	0	0	0	0	17	0
Total		773	96	57	17	13	0	2	0	3	1	4	3	0	

N.B. Numbers may not add up to one hundred percent due to rounding



Table 34: Minor Sub-Regional Centre – St Albans City Centre Class 'A' Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units											
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
AF1	41-63 Catherine Street	10	0	7	0	3	0	0	0	0	0	0	0	0	0
AF2	6-14 Hatfield Road	4	0	1	2	0	0	0	0	0	0	0	0	0	1
AF3	61-63 Lattimore Road & 80/80A Victoria Street	5	0	3	0	0	0	0	0	0	1	0	0	1	0
AF4	13-29 London Road & 1-9 Marlborough Road	9	1	3	1	4	0	0	0	0	0	0	0	1	0
AF5	67-89 London Road	7	0	4	2	0	0	0	0	0	0	0	0	0	1
AF6	92-164 London Road	30	1	14	4	1	0	1	0	0	0	1	7	2	0
AF7	113-117 London Road & 1-6 Francis Court	5	3	0	1	3	0	0	0	0	0	0	0	0	1
AF8	4 St Peters Street-Forrester House & 1-9 Victoria Street	14	1	6	0	6	0	0	0	0	1	0	0	0	1
AF9	Lockey House - 30 St Peters Street	7	0	2	0	4	0	1	0	0	0	0	0	0	0
AF10	95-101A St Peters Street	5	0	1	2	1	0	1	0	0	0	0	0	0	0
AF11	109-117 St Peters Street	4	1	4	0	0	0	0	0	0	0	0	0	0	0



Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
AF12	4A-24 Spencer Street	3	0	1	1	0	0	1	0	0	0	0	0	0
AF13	1-13 Verulam Road	5	0	3	2	0	0	0	0	0	0	0	0	0
AF14	2-6 Victoria Street	3	0	2	0	1	0	0	0	0	0	0	0	0
AF15	Victoria Parade & 95-143 Victoria Street	16	2	11	1	1	0	0	1	0	1	0	0	1
AF16	126 Victoria Street - Horn Of Plenty Public House	3	0	1	0	0	0	0	0	0	2	0	0	0
AF17	145-161 Victoria Street	10	2	6	3	0	0	0	0	0	0	1	0	0
AF18	1-7 Waddington Road	5	0	2	2	0	0	1	0	0	0	0	0	0
	Total	145	11	71	21	24	0	5	1	2	4	10	5	2



- 5.12 District Local Plan Review 1994, Saved Policy 53 – Shopping Development in Harpenden Town Centre sets out the Primary Shopping Frontages, Secondary Shopping Frontages and Class ‘A’ Frontages in Harpenden Town Centre.
- 5.13 Monitoring surveys indicate a slight decrease in the number of vacant units in Harpenden Town Centre between 2020 and 2021. In August 2020, 14 vacant units were recorded out of a total of 172 units, representing a vacancy rate of over 8%. The number of monitored vacant units fell to 12 units in July 2021 out of a total of 174 units, leading to a vacancy rate of under 7% in Harpenden Town Centre. A relatively high number of vacant units were recorded in the Secondary Shopping Frontage at 4-6 Church Green & 52-104 High Street, with 3 vacant units observed in July 2021.
- 5.14 Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and use class percentage for Harpenden Town Centre are included below:



Table 35: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
PSF 1	1-3 Church Green & 2B-10 Leyton Road	90	13	0	12	0	1	0	0	0	0	0	0	0	0
PSF 2	1-31 High Street	179	17	1	11	1	2	0	0	0	0	1	0	0	2
PSF 3	18-50 High Street	104	15	0	7	0	6	0	1	0	0	0	1	0	0
PSF 4	The Leys (between High Street and Leyton Road)	57	3	1	1	0	2	0	0	0	0	0	0	0	0
PSF 5	1-11 Leyton Road & 12-18 Church Green Row	96	7	2	6	0	1	0	0	0	0	0	0	0	0
PSF 6	2-16 High Street, 1-3 Leyton Green Road	93	9	1	3	2	3	0	0	0	0	1	0	0	0
Total		619	64	5	40	3	15	0	1	0	0	2	1	0	2



Table 36: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Percentage Use Class (July 2021)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(f) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
PSF 1	1-3 Church Green & 2B-10 Leyton Road	90	13	92	0	8	0	0	0	0	0	0	0	0
PSF 2	1-31 High Street	179	17	65	6	12	0	0	0	0	0	6	0	12
PSF 3	18-50 High Street	104	15	47	0	40	0	7	0	0	0	0	7	0
PSF 4	The Leys (between High Street and Leyton Road)	57	3	33	0	67	0	0	0	0	0	0	0	0
PSF 5	1-11 Leyton Road & 12-18 Church Green Row	96	7	86	0	14	0	0	0	0	0	0	0	0
PSF 6	2-16 High Street, 1-3 Leyton Green Road	93	9	33	22	33	0	0	0	0	0	11	0	0
Total		619	64	63	5	23	0	2	0	0	0	3	2	3

N.B. Numbers may not add up to one hundred percent due to rounding



Table 37: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
SSF 1	4-6 Church Green & 52-104 High Street	196	27	3	15	7	2	0	0	0	0	1	1	1	0
SSF 2	33-61 High Street	152	25	1	16	1	2	2	1	0	0	1	1	1	0
SSF 3	12-14 Leyton Road	19	2	0	1	0	1	0	0	0	0	0	0	0	0
SSF 4	2A-34 Station Road	138	20	1	11	3	4	0	0	0	0	0	2	0	0
SSF 5	1-17A Station Road	77	11	1	6	2	1	0	1	0	0	0	1	0	0
Total		582	85	6	49	13	10	2	2	0	0	2	5	2	0



Table 38: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Percentage Use Class (July 2021)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)											
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
SSF 1	4-6 Church Green & 52-104 High Street	196	27	56	26	7	0	0	0	0	0	4	4	4	0
SSF 2	33-61 High Street	152	25	64	4	8	8	4	0	0	4	4	4	0	
SSF 3	12-14 Leyton Road	19	2	50	0	50	0	0	0	0	0	0	0	0	
SSF 4	2A-34 Station Road	138	20	55	15	20	0	0	0	0	0	10	0	0	
SSF 5	1-17A Station Road	77	11	55	18	9	0	9	0	0	0	9	0	0	
Total		582	85	58	15	12	2	2	0	0	2	6	2	0	

N.B. Numbers may not add up to one hundred percent due to rounding



Table 39: Minor District Centre – Harpenden Town Centre Class 'A' Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
AF1	65-73 High Street	7	0	4	1	1	0	0	0	0	1	0	0	0
AF2	1-12 Harding Parade, Station Road	10	1	4	3	1	0	0	0	0	0	0	2	0
AF3	1A-3 & 2-4 Vaughan Road and 1-3 Clayton House	8	0	4	3	0	0	0	0	1	0	0	0	0
Total		25	1	12	7	2	0	0	0	2	0	2	0	0

- 5.15 District Local Plan Review 1994, Saved Policy 54 – Shopping Development in Neighbourhood Centres sets out the Primary Shopping Frontages and Class 'A' Frontages in the District's seven Neighbourhood Centres.
- 5.16 Monitoring surveys reveal a fall in the number of vacant units in the District's Neighbourhood Centres between 2020 and 2021. In August 2020, 26 vacant units were recorded out of a total of 251 units, representing a vacancy rate of over 10%. The number of monitored vacant units decreased to 17 units in July 2021 out of a total of 253 units, leading to a vacancy rate of under 7% in Neighbourhood Centres. A relatively high number of vacant units were observed in Fleetville Neighbourhood Centre in St Albans, with 8 vacant units recorded in July 2021.
- 5.17 Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and use class percentage of the District's Neighbourhood Centres are included below:



Table 40: Neighbourhood Centres – Primary Shopping Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
						E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	120-126 & 127-137 Southdown Road; 1-7 & 2-8 Piggotshill Lane	154	28	1	16	3	1	0	3	0	0	0	3	1	1
NC.2	Redbourn	68-80 High Street	56	4	1	4	0	0	0	0	0	0	0	0	0	0
NC.3	Wheathampstead	2-36 and 17-39 High Street; Mill Walk	208	22	0	12	2	3	0	1	0	0	0	2	2	0
NC.4	Verulam Estate (St Albans)	Ermine Close (all)	74	2	0	2	0	0	0	0	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	193-219 Hatfield Road & Co-op (Morrison's) Supermarket	173	15	4	12	2	0	0	1	0	0	0	0	0	0



Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
						E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
NC.6	The Quadrant, Marshalswick (St Albans)	11-51 The Quadrant	125	21	2	17	2	1	0	0	0	0	0	0	1	0
NC.7	London Colney	Co-op Supermarket Haseldine Road; 152-166 & 184-196 High Street	231	14	0	9	0	3	0	0	0	0	0	1	1	0
Total			1,021	106	8	72	9	8	0	5	0	0	0	6	5	1



Table 41: Neighbourhood Centres – Primary Shopping Frontages, Percentage Use Class (July 2021)

Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	120-126 & 127-137 Southdown Road; 1-7 & 2-8 Piggotshill Lane	154	28	57	11	4	0	11	0	0	0	11	4	4
NC.2	Redbourn	68-80 High Street	56	4	100	0	0	0	0	0	0	0	0	0	0
NC.3	Wheathampstead	2-36 and 17-39 High Street; Mill Walk	208	22	55	9	14	0	5	0	0	0	9	9	0
NC.4	Verulam Estate (St Albans)	Ermine Close (all)	74	2	100	0	0	0	0	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	193-219 Hatfield Road & Co-op (Morrison's) Supermarket	173	15	80	13	0	0	7	0	0	0	0	0	0



Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
NC.6	The Quadrant, Marshalswick (St Albans)	11-51 The Quadrant	125	21	81	10	5	0	0	0	0	0	0	5	0
NC.7	London Colney	Co-op Supermarket Haseldine Road; 152-166 & 184-196 High Street	231	14	64	0	21	0	0	0	0	0	0	7	7
Total			1,021	106	68	8	8	0	5	0	0	0	6	5	1

N.B. Numbers may not add up to one hundred percent due to rounding



Table 42: Neighbourhood Centres – Class 'A' Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Neighbourhood Centre	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units											
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
NC.1	Southdown (Harpenden)	2-16 Grove Road; 114-119 Southdown Road	9	1	6	1	1	0	0	0	0	0	0	0	0	1
NC.2	Redbourn	17-19, 51-83, 22-30, 48-66 & 82-86 High Street	20	0	10	2	5	0	0	0	0	0	0	2	1	0
NC.3	Wheathampstead	1-9 Station Road	5	1	4	1	0	0	0	0	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	2 Clarence Road; 59-61 & 62-68 Stanhope Road; 39-101, 109-191, 223-227, 144-156, 180-226 & 248-258 Hatfield Road	80	4	33	10	6	1	2	0	4	2	15	2	5	
NC.6	The Quadrant, Marshalswick (St Albans)	1-10 & 53-72 The Quadrant; 1-9 Wycombe Place	20	2	9	1	5	0	1	0	0	0	3	0	1	
NC.7	London Colney	1-17 Haseldine Road; 170 High Street - White Horse PH	13	1	5	1	0	0	2	0	0	1	2	1	1	
Total			147	9	67	16	17	1	5	0	4	3	22	4	8	



- 5.18 District Local Plan Review 1994, Saved Policy 55 – Local Shopping Facilities sets out the retail / service / leisure frontages in the District’s Local Centres.
- 5.19 Monitoring surveys highlight a decrease in the number of vacant units in the District’s Local Centres between 2020 and 2021. In August 2020, 15 vacant units were recorded out of a total of 160 units, representing a vacancy rate of over 9%. The number of monitored vacant units fell to 6 units in July/August 2021 out of a total of 158 units, leading to a vacancy rate of under 4% in Local Centres. A relatively high number of vacant units were observed in the Local Centre at 28-38 Abbots Avenue West in St Albans, with 2 vacant units recorded in July/August 2021.
- 5.20 Tables outlining the retail / service / leisure use class mix and number of vacant units in the District’s Local Centres by settlement, are included below:



Table 43: Towns – St Albans Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (July/August 2021)

Policy Reference	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
LC.1	8-26 High Oaks	10	0	7	0	0	0	1	0	0	0	2	0	0
LC.2	35-41A Abbey Avenue	5	0	4	0	0	0	1	0	0	0	0	0	0
LC.3	23-39A Vesta Avenue & 1-3 Watling View	11	0	6	0	0	0	1	0	0	0	3	1	0
LC.4	28-38 Abbots Avenue West	5	2	4	0	0	0	0	0	0	0	1	0	0
LC.5	St Brelades Place, Jersey Farm	8	0	5	1	0	0	0	0	0	0	2	0	0
LC.6	2-36 Beech Road	11	0	6	0	0	0	0	0	0	0	3	2	0
LC.8	15-23 Central Drive	5	0	4	1	0	0	0	0	0	0	0	0	0
LC.9	38-52 New House Park	8	0	4	0	1	0	0	0	0	0	2	1	0
LC.10	399-421 & 444 Hatfield Road	10	1	5	0	2	0	0	0	0	0	1	1	1
LC.12	191-205 Cell Barnes Lane	6	0	5	0	0	0	0	0	0	0	1	0	0



Policy Reference	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units											
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
LC.13	1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, Hill End	7	0	4	0	0	0	1	0	0	0	0	1	0	1
Total		86	3	54	2	3	0	4	0	0	0	0	16	5	2

N.B. District Local Plan Review 1994, Saved Policy 55 - Local Shopping Facilities: Local Centre LC.7 19-23 & 40-42 Sandridge Road (St Albans) and LC.11 211-217 & 243-249 Camp Road (St Albans) are not monitored, as entire frontages have been converted to residential use.



Table 44: Towns – Harpenden Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
LC.14	381-397 Luton Road	5	1	1	0	1	1	2	0	0	0	0	0	0
LC.15	95-105 Luton Road	3	0	2	0	0	0	0	0	0	0	0	1	0
LC.16	50-54 Westfield Road	3	0	3	0	0	0	0	0	0	0	0	0	0
LC.17	121-125 & 138-146 Lower Luton Road	3	0	2	0	0	0	0	0	0	0	0	1	0
LC.18	103-107 Station Road	3	0	2	0	0	0	1	0	0	0	0	0	0
Total		17	1	10	0	1	1	3	0	0	0	0	2	0



Table 45: Specified Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (July 2021)

Policy Reference	Specified Settlement	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units											
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
LC.19	London Colney	1-5 Shenley Lane	2	0	0	1	0	0	0	0	0	0	0	1	0	0
LC.20	Bricket Wood	81-97 Old Watford Road	6	1	4	0	0	0	0	0	0	0	0	2	0	0
LC.21	Bricket Wood	95-127 Oakwood Road	9	0	7	0	1	0	0	0	1	0	0	0	0	0
LC.22	Bricket Wood	19-27 Black Boy Wood	2	0	1	1	0	0	0	0	0	0	0	0	0	0
LC.23	Chiswell Green	2A Tippendell Lane; 301-305, 337 & 192-204 Watford Road	10	1	6	2	0	0	0	0	0	0	0	1	0	1
LC.24	How Wood	2-30 How Wood	13	0	10	0	1	0	0	0	0	0	0	2	0	0
LC.25	Park Street	69-71, 68-76 & Land South of 84 Park Street; 1-2 Park Street Lane	8	0	2	0	0	0	0	0	3	1	1	0	1	
Total			50	2	30	4	2	0	0	0	4	1	7	0	2	



Table 46: Green Belt Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (August 2021)

Policy Reference	Green Belt Settlement	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units											
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional & Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
LC.26	Colney Heath	15 & 8-16 High Street	5	0	1	1	1	0	0	0	0	0	0	1	0	1
Total			5	0	1	1	1	0	0	0	0	0	0	1	0	1

- 5.21 District Local Plan Review 1994, Saved Policy 58 – Major Retail Development Outside Existing Town Centres outlines that out-of-town shopping will be permitted at three areas in the District. Two of these out of centre retail / services areas are currently used for out-of-town shopping, located at Griffiths Way, St Albans and Barnet Road, London Colney. A third out of centre retail / service area is located within part of the designated District Local Plan Review 1994 Employment Area EMP.10 at Alban Park / Acrewood Way, Hatfield Road, St Albans. Although these three out of centre retail / service areas are not included in the current adopted Local Plan's shopping hierarchy, they continue to be monitored in the AMR.
- 5.22 Monitoring surveys reveal that the number of vacant units in the District's out of centre retail / service areas remained the same between 2020 and 2021. In August 2020, zero vacant units were recorded out of a total of 25 units, representing a vacancy rate of 0%. The number of monitored vacant units was also zero units in July/August 2021 out of a total of 29 units, leading to a vacancy rate of 0% in the District's out of centre retail / service areas.
- 5.23 A table outlining the retail / service / leisure use class mix and number of vacant units in the District's three out of centre retail / service areas, are included below:



Table 47: Out of Centre Retail / Service Area – Retail / Service Frontages, Vacant Units & Use Class (July/August 2021)

Town / Specified Settlement	Out of Centre Retail / Service Area	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units											
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other	
St Albans	Alban Park / Acrewood Way, Hatfield Road	9	0	7	0	0	0	0	0	0	0	0	0	2	0
St Albans	St Albans Retail Park, Griffiths Way	13	0	10	0	0	1	0	0	0	0	0	0	0	2
London Colney	Colney Fields Shopping Park, Barnet Road	7	0	6	0	0	0	0	0	0	0	0	0	0	1
Total		29	0	23	0	0	1	0	0	0	0	0	0	2	3



Miscellaneous

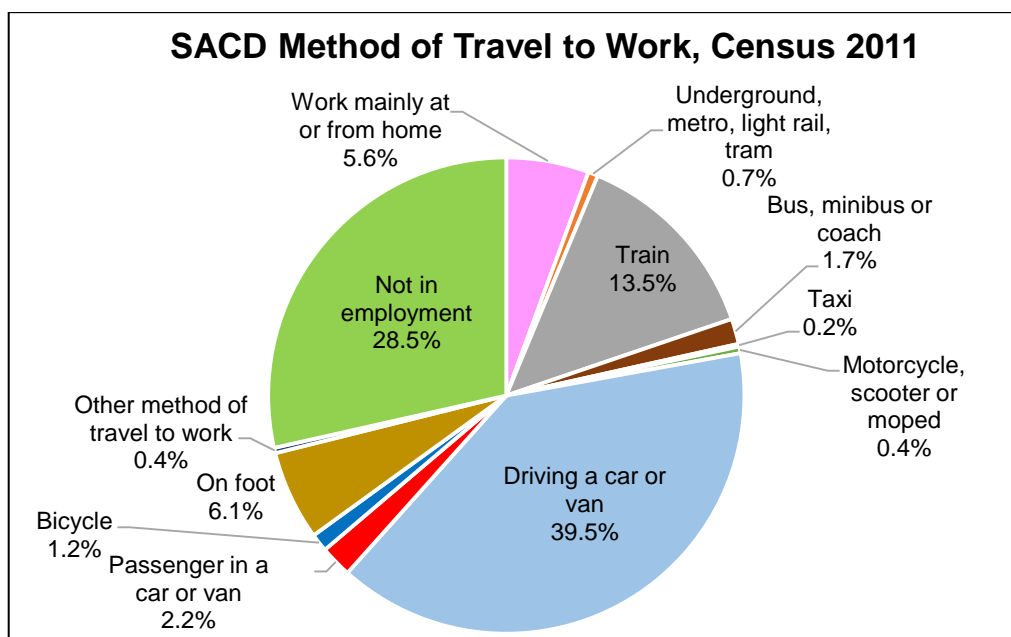
Policy Topic: Transport Strategy

- 6.1 At present, an overall transport strategy is not included in the saved policies of the current adopted Local Plan. However, the District Local Plan Review 1994 outlines that the Council will generally encourage the use of public transport. This is set out in Saved Policy 36A – Location of New Development in Relation to Public Transport Network.

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

- 6.2 The overall aim of the emerging local transport strategy is to encourage the use of active transport (walking and cycling) and public transport (train, bus, demand-responsive vehicles/shared vehicles) and to reduce the use of the private car, especially for solo occupation. Analysis of data from the 2011 Census indicates that in the District over 40% of journeys to work are taken by car, van or taxi compared to 15% by public transport (train, underground and bus) and 7% by bicycle or on foot. Even though the use of public transport seems low, in the rankings St Albans District scores quite highly for train journeys to work for national local authorities, with a 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 data from the 2021 Census will be published after 2023.

Figure 13: Chart of SACD Method of Travel to Work, Census 2011



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Source: Census 2011 data, Table QS701EW - Method of travel to work (ONS, Nomis) ²⁹



Table 48: SACD Method of Travel to Work, Census 2011

Method of Travel to Work	Number of People	Percent (%)
Work mainly at or from home	5,599	5.6
Underground, metro, light rail, tram	673	0.7
Train	13,489	13.5
Bus, minibus or coach	1,724	1.7
Taxi	186	0.2
Motorcycle, scooter or moped	449	0.4
Driving a car or van	39,425	39.5
Passenger in a car or van	2,160	2.2
Bicycle	1,219	1.2
On foot	6,090	6.1
Other method of travel to work	364	0.4
Not in employment	28,485	28.5
All categories - Total	99,863	100.0

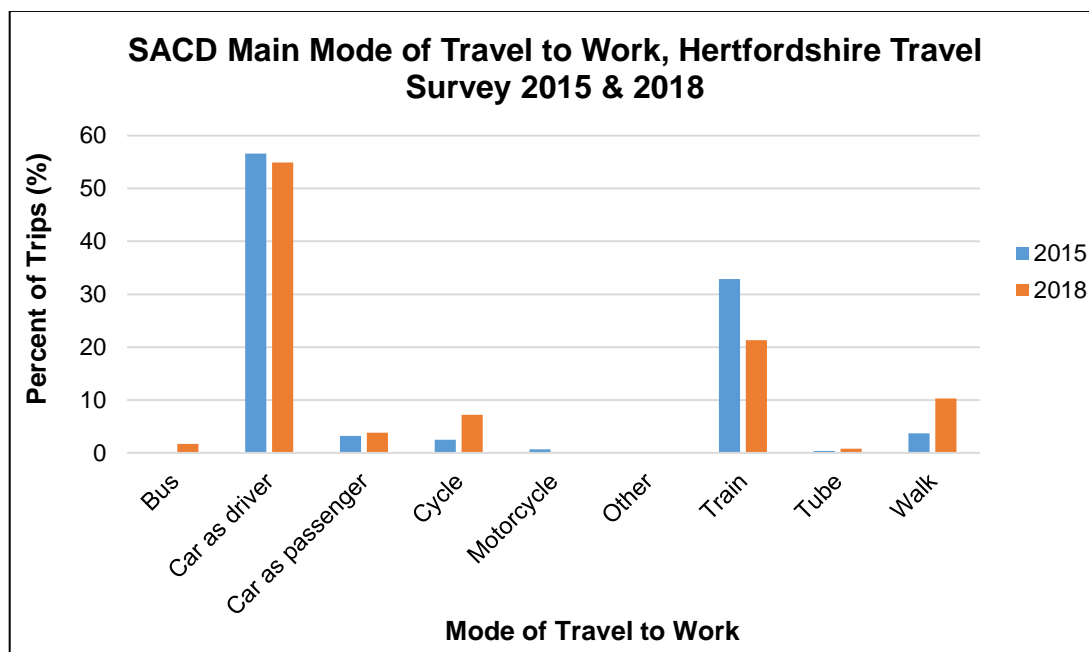
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Source: Census 2011 data, Table QS701EW - Method of travel to work (ONS, Nomis) ²⁹

- 6.3 Data from the most recent local survey, the Hertfordshire County Travel Survey 2018, illustrates that over 50% of trips to work in the District were by car ³². The proportion of journeys to work by car (as driver and passenger) decreased slightly from 59.8% of journeys in 2015 to 58.7% of journeys in 2018. Over 20% of trips to work in the District in 2018 were by train, a fall of more than 10% compared to 2015. In contrast, a rising share of journeys in the District were by active modes of travel. The proportion of trips to work by walking increased from under 4% in 2015 to over 10% in 2018. Additionally, the percentage of journeys to work by cycle doubled from under 3% in 2015 to over 7% in 2018. Local journeys to work travel data will be monitored and updated when the next Hertfordshire County Travel Survey Report is published after 2021.



Figure 14: Chart of SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015 and 2018



Sources: Hertfordshire County Travel Survey 2015 (Table D.35) ^{30 31} and 2018 (Table D.27) ³²

Table 49: SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015 and 2018

Mode of Travel to Work	Percent of Trips (%)	
	2015	2018
Bus	0.0	1.7
Car as driver	56.6	54.9
Car as passenger	3.2	3.8
Cycle	2.5	7.2
Motorcycle	0.7	0.0
Other	0.0	0.0
Train	32.9	21.3
Tube	0.4	0.8
Walk	3.7	10.3
Total (%)	100.0	100.0

Sources: Hertfordshire County Travel Survey 2015 (Table D.35) ^{30 31} and 2018 (Table D.27) ³²



Policy Topic: Metropolitan Green Belt

13 - Area of Green Belt (Hectares)

- 6.4 The Green Belt prevents urban sprawl. The area of the Metropolitan Green Belt in the District in 2021 is 13,140 hectares (measured to the nearest 10 hectares). The Council attaches great importance to protecting it from inappropriate development.

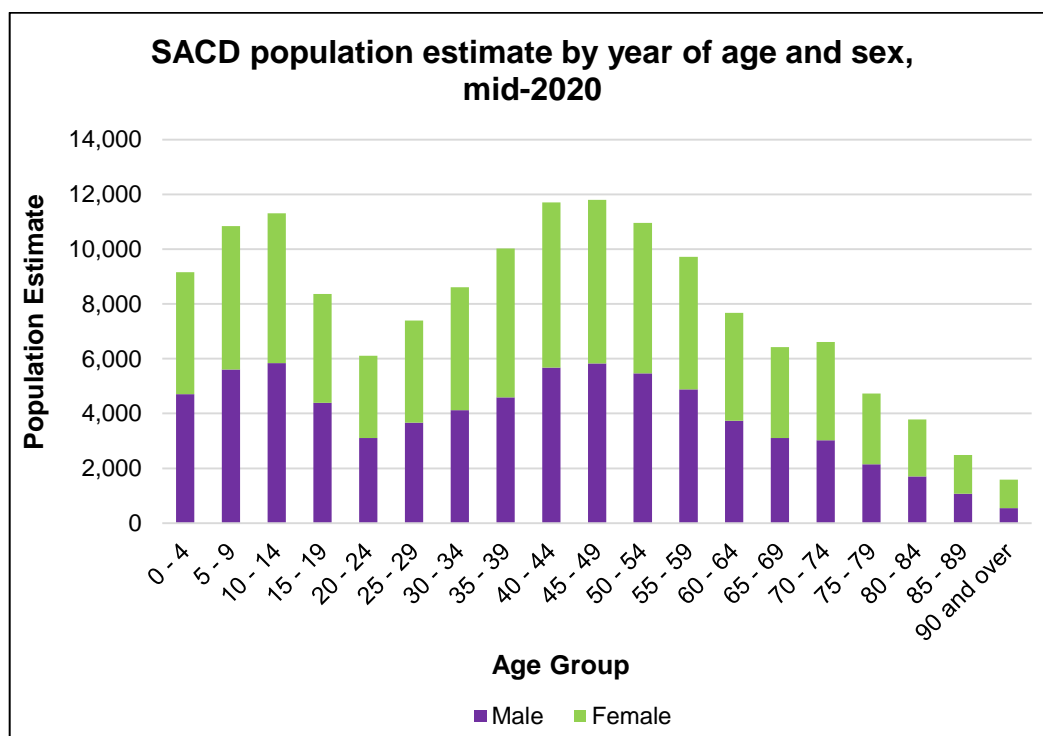


3 Contextual Indicators and Census Data

SACD Population Estimate

- 7.1 According to the most recent national statistics for mid-2020, the estimated population of the District was 149,317 persons. Males represented 73,197 persons (49% of the estimated total District population), females represented 76,120 persons (51% of the estimated total District population).

Figure 15: Graph of SACD Population Estimate by Year of Age and Sex, mid-2020



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Population by Age

- 7.2 The middle age groups 40-44 and 45-49 represented the largest age groups, accounting for under 16% of the estimated District population in mid-2020. In addition, the youngest age groups 5-9 and 10-14 represented a significant proportion of the estimated District population at under 15% of the overall total. Conversely, the oldest age groups for persons aged 65 and over accounted for the smallest share of the estimated District population at 17% of the overall total.

Table 50: SACD Population Estimate by Year of Age and Sex, mid-2020

Age Group	Male	Female	Total	Percent of Overall Total (%)
0 - 4	4,707	4,455	9,162	6.1
5 - 9	5,602	5,240	10,842	7.3
10 - 14	5,836	5,472	11,308	7.6
15 - 19	4,391	3,974	8,365	5.6
20 - 24	3,100	3,005	6,105	4.1
25 - 29	3,669	3,733	7,402	5.0
30 - 34	4,122	4,488	8,610	5.8
35 - 39	4,587	5,436	10,023	6.7
40 - 44	5,679	6,034	11,713	7.8
45 - 49	5,835	5,966	11,801	7.9
50 - 54	5,467	5,500	10,967	7.3
55 - 59	4,883	4,837	9,720	6.5
60 - 64	3,733	3,946	7,679	5.1
65 - 69	3,104	3,322	6,426	4.3
70 - 74	3,025	3,588	6,613	4.4
75 - 79	2,143	2,582	4,725	3.2
80 - 84	1,697	2,092	3,789	2.5
85 - 89	1,077	1,406	2,483	1.7
90 and over	540	1,044	1,584	1.1
All ages (Total)	73,197	76,120	149,317	100

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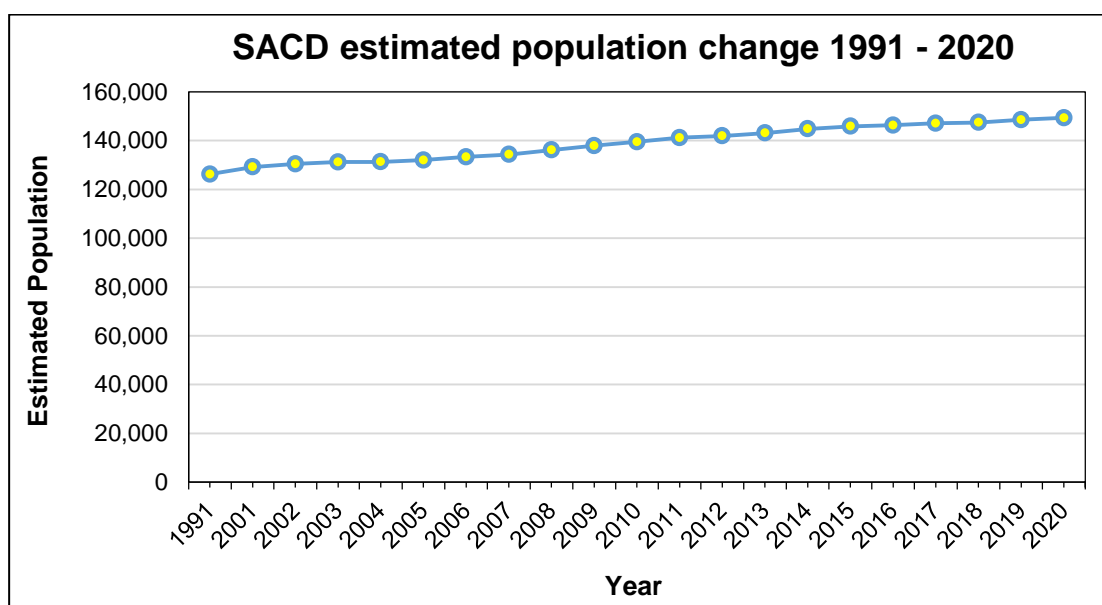
Source: Office for National Statistics licensed under the Open Government Licence ³³



Population Change

- 7.3 The most recent population estimate for the District follows a trend of continuous local population growth over the previous three decades. In 2020, the estimated District population increased by approximately 800 persons or 0.54% compared with the previous year, 2019.
- 7.4 Overall, the 2020 estimated District population of 149,300 people (rounded to the nearest hundred) represents growth of under 6% in the local population since 2011, and over 15% compared with 2001.

Figure 16: Graph of SACD Estimated Population Change, 1991 – 2020



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Source: Office for National Statistics licensed under the Open Government Licence ³³ and ONS Census 1991 data



Table 51: SACD Estimated Population Change, 1991 – 2020

Year	Estimated Population (Number of Persons)	Change from previous year	Change from previous year (%)
1991	126,200		
2001	129,200		
2002	130,400	1,200	0.93
2003	131,200	800	0.61
2004	131,300	100	0.08
2005	132,000	700	0.53
2006	133,300	1,300	0.98
2007	134,300	1,000	0.75
2008	136,100	1,800	1.34
2009	137,900	1,800	1.32
2010	139,500	1,600	1.16
2011	141,200	1,700	1.22
2012	141,900	700	0.50
2013	143,100	1,200	0.85
2014	144,800	1,700	1.19
2015	145,800	1,000	0.69
2016	146,300	500	0.34
2017	147,100	800	0.55
2018	147,400	300	0.20
2019	148,500	1,100	0.75
2020	149,300	800	0.54

	Number	Percent
SACD estimated population increase since 1991	23,100	18.30
SACD estimated population increase since 2001	20,100	15.56
SACD estimated population increase since 2011	8,100	5.74

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Source: Office for National Statistics licensed under the Open Government Licence³³ and ONS Census 1991 data

N.B. Estimated population figures for each year are calculated to the nearest hundred



Ethnic Population

- 7.5 Census 2011 data illustrates that the largest ethnic group in the District is White, representing over 88% of the total population. Asian/Asian British is the second largest ethnic group in the District at over 6% of the total, followed by Mixed/Multiple ethnic groups at under 3% of the total, Black/Black British at under 2% of the total, and Other ethnic groups at under 1% of the total.

Table 52: Ethnic Population of SACD, Census 2011

Ethnic Group	Number	Percent
White	124,380	88.44
English/Welsh/Scottish/Northern Irish/British	114,145	81.16
Irish	2,514	1.79
Gypsy or Irish Traveller	165	0.12
Other White	7,556	5.37
Mixed/multiple ethnic groups	3,904	2.78
White and Black Caribbean	1,019	0.72
White and Black African	397	0.28
White and Asian	1,491	1.06
Other Mixed	997	0.71
Asian/Asian British	9,011	6.41
Indian	2,210	1.57
Pakistani	1,149	0.82
Bangladeshi	2,633	1.87
Chinese	1,149	0.82
Other Asian	1,870	1.33
Black/African/Caribbean/Black British	2,388	1.70
African	1,203	0.86
Caribbean	911	0.65
Other Black	274	0.19
Other ethnic group	981	0.70
Arab	459	0.33
Any other ethnic group	522	0.37
All ethnic groups	140,644	100.00

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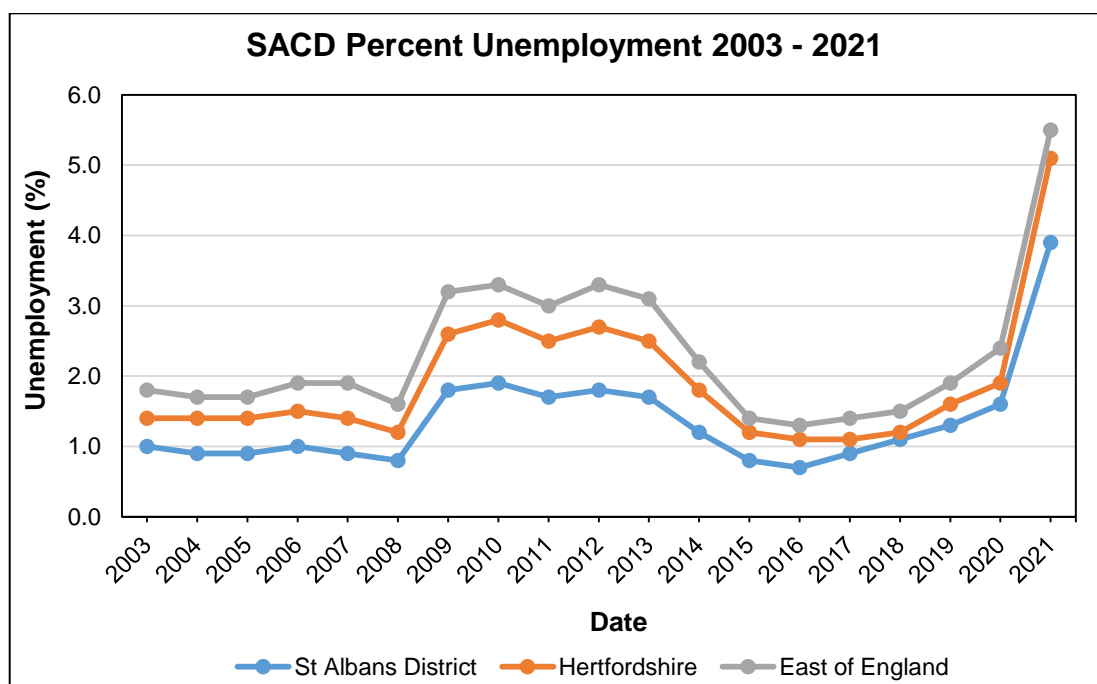
Source: Office for National Statistics licensed under the Open Government Licence and ONS Census data 2011 (from NOMIS) ³⁴



Unemployment

7.6 Unemployment can usefully be compared to County and regional rates. From 2012, local unemployment followed a general downward trend until 2016. From 2016, local unemployment increased slightly each year to 2020. A noticeable rise in unemployment in the District was recorded in the previous year, up from 1.6% in 2020 to 3.9% in 2021. This is likely caused by temporary national restrictions on economic activity, implemented as a result of the Covid-19 pandemic in 2020 and 2021. ONS also notes that recent Government policy changes for welfare claimants may result in a higher number of people being recorded on the Claimant Count in 2021. Figures for SACD in 2021 follow the regional pattern, although the District measure of unemployment is relatively lower at 3.9%. Unemployment stands at 5.5% in the East of England and 5.1% in Hertfordshire. The data used to produce these statistics derives from the Claimant Count.

Figure 17: Graph of Unemployment in SACD 2003 – 2021 (based on figures for March each year)



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Source: Office for National Statistics licensed under the Open Government Licence, Claimant Count Data

Measure: Claimants as a proportion of residents aged 16-64 (from NOMIS) ³⁵



Table 53: Percent Unemployment in SACD 2003 – 2021 (based on figures for March each year)

Date	Percent Unemployment - Claimant Count (%)		
	St Albans District	Hertfordshire	East of England
March 2003	1.0	1.4	1.8
March 2004	0.9	1.4	1.7
March 2005	0.9	1.4	1.7
March 2006	1.0	1.5	1.9
March 2007	0.9	1.4	1.9
March 2008	0.8	1.2	1.6
March 2009	1.8	2.6	3.2
March 2010	1.9	2.8	3.3
March 2011	1.7	2.5	3.0
March 2012	1.8	2.7	3.3
March 2013	1.7	2.5	3.1
March 2014	1.2	1.8	2.2
March 2015	0.8	1.2	1.4
March 2016	0.7	1.1	1.3
March 2017	0.9	1.1	1.4
March 2018	1.1	1.2	1.5
March 2019	1.3	1.6	1.9
March 2020	1.6	1.9	2.4
March 2021	3.9	5.1	5.5

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Source: Office for National Statistics licensed under the Open Government Licence, Claimant Count Data

Measure: Claimants as a proportion of residents aged 16-64 (from NOMIS) ³⁵



Average Earnings

- 7.7 Average earnings in the District (by residence and workplace) remain relatively high compared to national and regional figures. For 2020, the median gross weekly pay (by place of residence) of full time employees in the District was £819.20. Based on this measure, median gross weekly pay in the District was 35% higher than regional earnings in the East of England and 40% higher than national earnings in Great Britain. Median gross weekly pay (by place of work) of full time employees in the District was £589.60 in 2020. The District figure was 3% higher than regional earnings in the East of England and less than 1% higher than national earnings in Great Britain. Comparatively high average earnings in SADC reflect the relatively affluent population of the District, its highly qualified and skilled workforce, as well as higher paying local employment sectors.

Table 54: Average Earnings in SADC 2020, by Residence

Provisional Earnings by Residence 2020			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£819.20	£604.80	£587.10
Male full-time employees	£953.60	£646.40	£622.90
Female full-time employees	£727.20	£550.50	£544.30

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Source: Office for National Statistics licensed under the Open Government Licence, Earnings and hours worked, place of residence by local authority (ASHE Table 8) ³⁶

Table 55: Average Earnings in SADC 2020, by Workplace

Provisional Earnings by Workplace 2020			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£589.60	£574.90	£586.70
Male full-time employees	£613.20	£600.20	£622.90
Female full-time employees	£517.00	£521.20	£544.00

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Source: Office for National Statistics licensed under the Open Government Licence, Earnings and hours worked, place of work by local authority (ASHE Table 7) ³⁷



Self-Build and Custom Housebuilding Register

7.8 The Government wants to encourage and enable people to build homes of their own. To this end, the Self-build and Custom Housebuilding Act 2015 has now been implemented. In accordance with the Act, since 1 April 2016 Local Authorities are required to maintain a Self-build and Custom Housebuilding 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. In SADC, there are no Local Connection tests required for Individuals or Associations, nor is there a fee to be on the register. Therefore the register is not currently split into two parts. Due to this, the register contains a high number of Individuals. Some may not be suitable for a serviced plot/self-build and therefore be eligible for entry in Part 2 should a future Local Connection Test be applied. To date, only basic Register data has been collected, but in future further data will be requested to ascertain the demographic profile of those who register and to understand needs and effective demand in more detail.

7.9 Local Authorities also have a duty to ensure that enough plots are available to meet local demand for self-build. In considering whether a home is a self-build or custom build home, Planning Practice Guidance (PPG) states that “relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.”³⁸ It also states that the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016):

“does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.”³⁸

7.10 With this in mind, in order to monitor the development of self-build, the Council identifies a development as being self-build if the applicant’s address matches the site address.

7.11 The PPG states that:

“the first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year. At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.”³⁸

7.12 The permissions granted can be translated to the self-build base periods to identify permissioned plots. These sites were all on previously developed land, where permission was granted for a replacement dwelling. There are no permissions granted for green field serviced plots. Given the position of the previously withdrawn Local Plan, the Council will explore further measures to



ensure that the 'duty to grant planning permission' is fulfilled as set out in the PPG.

- 7.13 The table below sets out relevant permissions that have been granted for each base period.

Table 56: SADC Self-Build and Custom Housebuilding Relevant Permissions (2016 – 2021)

Base Period	Dates	Monitoring Period	Permissions Granted
1	01 April – 30 October 2016	31 October 2016 – 30 October 2019	54
2	31 October 2016 – 30 October 2017	31 October 2019 – 30 October 2020	23
3	31 October 2017 – 30 October 2018	31 October 2020 – 30 October 2021	15
4	31 October 2018 – 30 October 2019	31 October 2021 – 30 October 2022	To be confirmed
5	31 October 2019 – 30 October 2020	31 October 2021 – 30 October 2023	To be confirmed
6	31 October 2020 – 30 October 2021	31 October 2021 – 30 October 2024	To be confirmed
Total relevant permissions granted			92

N.B. AMR 2020 Errata - Some permissions for BP1 and BP2 were identified as being double counted and have been amended.

- 7.14 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.



Table 57: SADC Self-Build and Custom Housebuilding Registrations (2016 – 2021)

Period	Number of Registrations		
	Individuals	Associations	Persons in Association
1 April – 30 October 2016	108	0	0
31 October 2016 – 30 October 2017	140	1	4
31 October 2017 – 30 October 2018	104	0	0
31 October 2018 – 30 October 2019	87	0	0
31 October 2019 – 30 October 2020	76	0	0
31 October 2020 – 30 October 2021	130	2	9
Total	645	3	13



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5 Appendices

Appendix 1

Housing Trajectory Schedule

1. This monitoring report contains a housing trajectory with a base date of 1 April 2021. Estimates of future housing supply are detailed from 2021/22 onwards until 2037/38.
2. Estimates of the dates for future completions have been made for:
 - Permissions (estimated to be completed)
 - Allocations (remaining allocated housing sites in the District Local Plan Review 1994 and made Harpenden Neighbourhood Plan 2019)
 - 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. Permissions (past completions)
 2. Permissions (estimated to be completed)
 3. Non-conventional permissions (estimated to be completed)
 4. Allocations

The schedule lists all sites included in the housing trajectory and five year housing land supply. District Local Plan Review 1994 and made Harpenden Neighbourhood Plan 2019 reference numbers have been used where appropriate, and other reference numbers have been subsequently added.

Figure 18: SADC Total 5 Year Housing Land Supply at 1 April 2021

Total 5 year housing land supply at 1 April 2021 (From period 2021/22 to 2025/26)	2,351 dwellings
Total 5 year housing land supply at 1 April 2021 at 1,070 dwellings per annum (892 dwellings per annum + 20% Buffer) (From period 2021/22 to 2025/26)	2.2 years



Figure 19: Housing Trajectory 1 April 2021

St Albans City and District Council Housing Trajectory 1 April 2021

Year	Housing Delivery Test Past Completions			5 Year Housing 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	2036/37		2037/38
Permissions (Past Completions)	638	437	516																		1,591
Permissions (Estimated to be Completed)*				430	507	500	234	133	109	55	0	0	0	0	0	0	0	0	0	0	1,968
Allocations				0	0	0	0	0	49	39	11	0	0	0	0	0	0	0	0	0	99
Windfall Allowance				0	0	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	2,730
Total	638	437	516	430	507	682	416	315	340	276	193	182	182	182	182	182	182	182	182	182	6,388

*Includes 5% discount on un-started permissions for small sites (1 to 4 dwellings)



Figure 20: Housing Trajectory Schedule 1 April 2021

Permissions (Past Completions)

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
RG11	5/2013/2589 5/2018/1303 5/2019/1291	Oaklands College, Smallford Campus, Hatfield Road, St Albans	389		144	102	82	82	81															Permission 5/2013/2589 allowed on appeal. Total of 389 dwellings includes additional 8 studio flats (Use Class C3) and 83 C1 student accommodation bedrooms (C3 dwellings equivalent = 33 dwellings). Conversion ratio of 2.5 (Housing Delivery Test Measurement Rule Book) applied to 83 C1 student accommodation bedrooms (83 / 2.5 = 33 [nearest whole number]).
TBA2	5/2015/0990	Land At Harperbury Hospital, Harper Lane (Kingsley Green)	206		113	93	47	46																
TBA43	5/2020/2501 5/2019/2013 5/2019/1343 5/2019/1342 5/2018/2385 5/2018/2118 5/2014/3250	Former HSBC Training Centre, Smug Oak Lane, Bricket Wood	140		36	36	35	35	34															Site includes 3 permissions, permissions 5/2019/2013 and 5/2018/2118 for 129 dwellings and permission 5/2020/2501 for 10 additional dwellings. Outline permission 5/2014/3250 allowed on appeal.



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
TBA107	5/2018/2525 5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, Grosvenor Road, St Albans	130		125	0	5																	Site includes 2 permissions, permission 5/2016/3422 for 125 dwellings and permission 5/2018/2525 for 5 additional dwellings.
TBA1	5/2017/1550	Building Research Establishment (north & north east areas), Bucknalls Lane, Bricket Wood	100		99	7	1																	
1194	5/2018/2080 5/2015/1713 5/2009/2471 5/2014/0940	Beaumont School & land to north of Winches Farm, Hatfield Road, St Albans	91		75	50	16																	Site includes 2 permissions, previous part implemented permission 5/2015/1713 for 29 dwellings and permission 5/2018/2080 for 62 dwellings.
TBA141	5/2017/0778	Linley Court, Valley Road, St Albans	28	-28	0	28																		
TBA83	5/2018/2806 5/2019/3240 5/2019/0955 5/2015/0644 5/2015/3428 5/2017/0634	Radio Casa, Oaklands Lane, Smallford	27	-9	-9	-9		13	14															Permission 5/2018/2806 supersedes permissions 5/2019/3240, 5/2019/0955, 5/2015/0644, 5/2015/3428 and 5/2017/0634. Retrospective demolition works at the site, following the grant of outline planning permission 5/2017/0634, but prior to the determination of reserved matters applications.
TBA159	5/2017/1507	Abbott House, Everard Close, St Albans	25		25	25																		



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
TBA146	5/2017/3001	Wavell House, Cell Barnes Lane, St Albans	24	-31	-7	24																		
TBA125	5/2016/2422	Porters House, 4 Porters Wood, St Albans	21		15	0	6																	
TBA101	5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	19		7	0	12																	Site includes 2 permissions, permission 5/2014/0063 for 14 dwellings and permission 5/2017/2878 for additional 5 dwellings
TBA169	5/2018/3132	Mereden Court, Tavistock Avenue, St Albans	18	-28	-10	-10																		
TBA193	5/2020/0733 5/2017/3185 5/2017/3015	60 Victoria Street, St Albans	17		17	17		1																Site includes three permissions, permission 5/2017/3015 for 9 dwellings, permission 5/2017/3185 for additional 8 dwellings and permission 5/2020/0733 for additional 1 dwelling.
TBA63	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	-8	0	14																	
TBA150	5/2016/0331 5/2016/2469 5/2016/2761	221 and 221a, b & c Hatfield Road, St Albans	14		14	14																		Permission 5/2016/0331 allowed on appeal
TBA109	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	-2	0		11																
TBA157	5/2018/1463	2 Salisbury Avenue, Harpenden	10	-1	-1	0	10																	
TBA92	5/2013/1382	Target House, 257-263 High Street, London Colney	10		10	1																		
TBA131	5/2019/1062 5/2017/3593	98 Harper Lane, Shenley	9	-1	8	8																		Permission 5/2019/1062 supersedes permission 5/2017/3593.
TBA142	5/2018/1156	37, 39 & 41 Hollybush Lane, Harpenden	8	-2	6	8																		



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
TBA198	5/2018/0543	Taras Retreat Care Home and School Cottage, High Street, Sandridge	8	-1	7	8																		Conversion ratio of 1.8 applied to 14 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 8 dwellings (14 / 1.8 = 8 [nearest whole number]).
TBA127	5/2016/3603 5/2013/2614	11 West Way & Land r/o 3-13 West Way, Harpenden	7	-1	6	2																		Permission 5/2016/3603 supersedes permission 5/2013/2614
TBA147	5/2018/0526	102 Ashley Road, St Albans	6		6	6																		
TBA152	5/2018/0130	Holly Lodge, 12 Clarence Road, Harpenden	6		6	6																		
TBA202	5/2018/0949	152 London Road, St Albans	6		6	6																		
TBA143	5/2015/3358	Outbuildings R/O & 82, 84, 86 & 86A High Street, Redbourn	5	-2	3	5																		
TBA198	5/2019/2106 5/2019/0357 5/2018/1771	7 and Land to Rear of 5 & 5a Ox Lane, Harpenden	5	-1	4	5																		Permission 5/2019/2106 supersedes permissions 5/2019/0357 and 5/2018/1771
TBA161	5/2018/2393	25 Vaughan Road, Harpenden	5		5	5																		
TBA156	5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	-1	-1		5																
TBA221	5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	5		3	3	2																	
SS77	5/2021/0551 5/2020/1955 5/2020/0621 5/2019/2557 5/2019/3144 5/2018/3306	Former South Holme & Plots 1, 2 & 3 South Holme, Redbourn Lane, Hatching Green, Harpenden	3	-1	-1	0	3																	Site includes three permissions 5/2021/0551, 5/2020/0621 and 5/2019/2557 which supersede and partially supersede permissions 5/2020/1955, 5/2019/3144 and 5/2018/3306.
SS34	5/2006/1586	62 & Land R/O 60 Mount Drive, Park Street	4	-1	1	0	2																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
C33	5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4		1	0	3																	
SS148	5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	-1	-1	-1	4																Permission 5/2019/1990 supersedes permission 5/2016/2754
C39	5/2018/1939 5/2018/2579	Marford Farm, Sheepcote Lane, Wheathampstead	4		4	4																		Permission 5/2018/1939 supersedes permission 5/2018/2579. Permission 5/2018/1939 allowed on appeal.
C18	5/2018/1498	79 Hatfield Road, St Albans	4		4	4																		
SS184	5/2020/0035 5/2018/3102	1a Netherway, Netherway, St Albans	4	-1	-1	-1		4																Permission 5/2020/0035 supersedes permission 5/2018/3102
TBA149	5/2020/0420 5/2014/1450	Gorhambury, St Albans	3	-2	-1	0	-1	3																Permission 5/2020/0420 supersedes permission 5/2014/1450. Loss of -1 dwelling recorded for permission 5/2014/1450
SS3	5/1989/0659	Adj 14 Barry Close, Chiswell Green	3		2	0	1																	Extant permission
SS9	5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	-1	0	2																	Permission 5/2016/2877 partially supersedes permission 5/2016/0403. 1 dwelling lost and 1 dwelling completed as part of permission 5/2016/2877, 2 dwellings estimated to be completed as part of permission 5/2016/0403.



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
C86	5/2019/0971	2 Upper Lattimore Road, St Albans	3	-1	2	2																		
SS186	5/2019/0548	44 Lybury Lane, Redbourn	3	-1	2	2																		
C53	5/2017/3198	5 Shenley Lane, London Colney	3	-1	2	2																		
C51	5/2017/1134	Clayton House, 5-7 Vaughan Road, Harpenden	3		3	3																		
SS14	5/2017/1717	15 Longcroft Avenue, Harpenden	2	-1	-1	0	2																	
SS56	5/2017/1308	1 Hobbs Close, St Albans	2	-1	1	2																		
SS71	5/2018/1839	100 Mount Pleasant Lane, Bricket Wood	2	-1	1	2																		
SS79	5/2018/3376	35 Orchard Drive, How Wood	2	-1	1	2																		
SS99	5/2018/1444	50 Crossway, Harpenden	2	-1	1	0																		
C15	5/2018/1059	23 Trumpington Drive, St Albans	2	-1	1	2																		
SS104	5/2019/2749 5/2018/0542	71 Townsend Lane, Harpenden	2	-1	0	1	1																	Permission 5/2019/2749 supersedes permission 5/2018/0542. Loss of -1 dwelling for permission 5/2018/0542
C98	5/2019/2372 5/2019/1211	3 Waxhouse Gate, High Street, St Albans	1		1	1																		
C92	5/2019/1649 5/2017/1042	Workshop r/o 133 Hatfield Road, St Albans	2		2	2																		Permission 5/2019/1649 supersedes permission 5/2017/1042
C91	5/2019/0475	2 Harvey Road, London Colney	2	-1	1	1																		
SS105	5/2018/2254	51 Marshalswick Lane, St Albans	2		2	2																		
SS135	5/2018/2131	22 Spenser Road, Harpenden	2	-1	1	1																		
C82	5/2018/1881	4 High Elms, Harpenden	2	-1	1	1																		
C42	5/2018/1788	58-62 Holywell Hill, St Albans	2		2	2																		
SS157	5/2020/2125 5/2020/0698 5/2018/0733	27 - 29 Lancaster Road, St Albans	2	-2	0	0																		Permission 5/2020/2125 supersedes permissions 5/2020/0698 and 5/2018/0733
C70	5/2018/0590	28 Royston Road, St Albans	2	-1	1	1																		
C68	5/2018/0256	2 Canberra House, London Road, St Albans	2		2	2																		



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
C41	5/2017/3069	135 - 137 Hatfield Road, St Albans	2		2	2																		
SS177	5/2017/2208	80 Oaklands Lane, Smallford	2	-1	-1	-1	2																	
SS141	5/2017/1821	46 Ringway Road, How Wood	2		2	2																		
SS114	5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	-1	-1	2																	
C5	5/2017/0383	38 Peters Avenue, London Colney	2	-1	1	1																		Proposed 3 C4 Houses in Multiple Occupation Bedrooms = 1 C3 dwelling
SS32	5/2016/2999	Land adj 139 Kings Road, London Colney	2		2	2																		
SS357	5/2020/0457	193 Park Street Lane, How Wood	2	-1	1	1																		
SS42	5/2016/3191	Land Adjacent To 52 Vesta Avenue, St Albans	2		2	2																		
SS86	5/2019/1047	Land R/O 38 & 40 Tassell Hall, Redbourn	2		2	2																		
SS106	5/2020/0056	Land Rear Of 85-91 Mayflower Road, Park Street	2		2	2																		
SS116	5/2018/0314	49 Bucknalls Drive, Bricket Wood	2	-1	-1	-1	2																	
SS190	5/2019/2768	82 Crabtree Lane, Harpenden	2	-1	-1	-1	2																	
C59	5/2017/1904	27 Becketts Avenue, St Albans	2	-1	-1	-1	2																	
C60	5/2017/1957	6 The Willows, St Albans	2	-1	-1	-1	2																	
SS234	5/2020/2240 5/2019/3100	25 Abbey Avenue, St Albans	2	-1	-1	-1	2																	Permission 5/2020/2240 supersedes permission 5/2019/3100
SS242	5/2020/1557 5/2020/0213 5/2019/1863	30 Sandpit Lane, St Albans	2	-1	0	-1	2																	Permission 5/2020/1557 supersedes permissions 5/2020/0213 and 5/2019/1863
SS68	5/2020/2170 5/2018/1621	10 Alders End Lane, Harpenden	1	-1	-1	0	1																	Permission 5/2020/2170 supersedes permission 5/2018/1621
SS24	5/2018/0571	39 Park Avenue North, Harpenden	1	-1	0	1																		
SS26	5/2019/1137 5/2018/0916	12 Netherfield Road, Harpenden	1	-1	0	1																		Permission 5/2019/1137



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
																								supersedes permission 5/2018/0916
SS38	5/2015/0657	90 Marshals Drive, St Albans	1	-1	0	1																		
SS40	5/2016/0671	30 Cunningham Hill Road, St Albans	1	-1	0	1																		
SS47	5/2017/2884	30 Barns Dene, Harpenden	1	-1	0	1																		
SS52	5/2018/3377 5/2018/0080	9 Hatching Green Close, Harpenden	1	-1	0	1																		Permission 5/2018/3377 supersedes permission 5/2018/0080
SS53	5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	-1	0	1																	
SS54	5/2016/0714	7 Sauncey Wood, Harpenden	1	-1	0	1																		
SS58	5/2018/0685	70 West Common, Harpenden	1	-1	-1	0	1																	
SS67	5/2017/0610	11 Sandfield Road, St Albans	1	-1	-1	0	1																	
SS69	5/2018/1630	10 The Uplands, Harpenden	1	-1	-1	0	1																	
SS70	5/2018/1732	23 The Deerings, Harpenden	1	-1	0	1																		
SS72	5/2018/2312	8 Lyndhurst Drive, Harpenden	1	-1	0	1																		
SS73	5/2018/2488	40 Marshals Drive, St Albans	1	-1	0	1																		
SS74	5/2018/2632	49 Dunstable Road, Redbourn	1	-1	-1	0	1																	
SS75	5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	-1	-1	0	1																	
SS76	5/2018/2968	25 Park Avenue North, Harpenden	1	-1	-1	0	1																	
SS78	5/2018/3346	3 The Warren, Harpenden	1	-1	0	1																		
SS80	5/2019/0805	21 The Deerings, Harpenden	1	-1	-1	0	1																	
SS81	5/2019/0818	22 Sibley Avenue, Harpenden	1	-1	0	1																		
SS82	5/2019/0823	51 Midway, St Albans	1	-1	0	1																		
SS83	5/2019/0866	17 Highfield Road, Sandridge	1	-1	0	1																		
SS84	5/2019/1299	19 Tuffnells Way, Harpenden	1	-1	0	1																		
SS95	5/2018/3151 5/2016/2728	Bramble Cottage, Kennel Lane, Kinsbourne Green, Harpenden	1	-1	0	1																		Permission 5/2018/3151 supersedes permission 5/2016/2728
SS98	5/2018/1315	104 Beaumont Avenue, St Albans	1	-1	0	1																		
SS100	5/2019/1181	67 Leycroft Way, Harpenden	1	-1	0	1																		
SS101	5/2019/1298	21 Cunningham Hill Road, St Albans	1	-1	0	1																		



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
SS102	5/2019/3114 5/2019/1526	52 Bucknalls Drive, Bricket Wood	1	-1	0	1																		Permission 5/2019/3114 supersedes permission 5/2019/1526
SS103	5/2021/0023 5/2019/1676	21 Nomansland, Wheathampstead	1	-1	-1	0	1																	Permission 5/2021/0023 supersedes permission 5/2019/1676
SS112	5/2015/3508	East Lodge, Oaklands Lane, Smallford	1	-1	-1	0	1																	
SS208	5/2019/2731	22 The Close, Harpenden	1	-1	0	0																		
SS222	5/2019/2662	30 Faircross Way, St Albans	1	-1	-1	-1	1																	
SS203	5/2019/2394	Bamville Copse, Cross Lane, Harpenden	1	-1	-1	-1	1																	
C46	5/2019/2295	23 Sandridge Road, St Albans	1		1	1																		
C47	5/2019/1548 5/2017/1211	Barn To North Of Manor Road, Wheathampstead	1		1	1																		
SS213	5/2019/0638	Moy House, 174 High Street, London Colney	1	-1	0	0																		
SS155	5/2019/0392 5/2017/2668	38 Marshalswick Lane, St Albans	1	-1	-1	-1	1																	
SS217	5/2019/0362 5/2016/0934	Land Adj 3 Belmont Hill, St Albans	1		1	1																		
C23	5/2019/0174 5/2017/2018	Barn At Shafford Farm, Redbourn Road, St Albans	1		1	1																		Permission 5/2019/0174 supersedes permission 5/2017/2018
C45	5/2019/0107	Martins Court, Swallow Lane, St Albans	1		1	1																		
SS140	5/2019/0099	Land R/O The Skew Bridge PH, 59 Southdown Road, Harpenden	1		1	1																		
C44	5/2018/2487	41 Hatfield Road, St Albans	1		1	1																		
SS50	5/2018/2485	Adj 26 Gladeside, St Albans	1		1	1																		
SS89	5/2018/1357	Land adj 25 Laburnum Grove, Chiswell Green	1		1	1																		
SS33	5/2018/0939	Land R/O 165-169 High Street & Accessed Via Willoughby Court, London Colney	1		1	1																		
SS1	5/2018/0214	Land Adjacent 21 Hunters Ride, Bricket Wood	1		1	1																		



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative	
SS6	5/2018/0025	15 Tennyson Road, Chiswell Green	1		1	1																			
SS108	5/2017/2929	Land adj 4 Highfield Road, Sandridge, St Albans	1		1	1																			
SS91	5/2017/2243	60 Grove Road, Harpenden	1		1	1																			
SS15	5/2017/1925	3 Farm Avenue, Harpenden	1		1	1																			
SS109	5/2017/0072	Land Adj To 90 Sandridge Road, St Albans	1		1	1																			
C1	5/2016/0789	Target House, 257-263 High Street, London Colney	1		1	1																			
SS39	5/2015/3054	53 Sadleir Road, St Albans	1		1	1																			
SS36	5/2015/0329	8 Wilkins Green Terrace, Wilkins Green Lane, Smallford	1		1	1																			
SS209	5/2019/2827	11 Oak Way, Harpenden	1	-1	-1	-1	1																		
SS162	5/2019/2941 5/2018/1569 5/2016/1656	Land adjacent to 264 Sandridge Road, St Albans	1		1	1																			
SS170	5/2020/0248 5/2019/2297 5/2018/2786	37a Beaumont Avenue, St Albans	1	-1	-1	-1	1																		Permission 5/2020/0248 supersedes permissions 5/2019/2297 and 5/2018/2786
SS358	5/2020/0612	18 Piggottshill Lane, Harpenden	1	-1	0	0																			
SS247	5/2020/0886	45 Westfields, St Albans	1	-1	-1	-1	1																		
SS359	5/2020/1201	15 Alexander Road, London Colney	1		1	1																			
SS360	5/2020/1604	1 & Flat 1 Lancaster Road, St Albans	1	-1	0	0																			
SS361	5/2014/3637	Land adjacent 91 Mayflower Road, Park Street	1		1	1																			
SS113	5/2017/0900	1 Ryall Close, Bricket Wood	1		1	1																			
C55	5/2017/2607	Redbourn Post Office, 73 High Street, Redbourn	1	-1	0	0																			
C69	5/2018/0589	Fern Cottage, 116 Old London Road, St Albans	1		1	1																			
SS182	5/2018/0593	Impala Lodge, The Slype, Wheathampstead	1	-1	0	0																			
SS88	5/2018/2356	R/O 10 Jordans Way, Bricket Wood	1		1	1																			
SS30	5/2019/0936 5/2018/2337	Land Rear Of 53 And 55 How Wood, How Wood	1		1	1																			Permission 5/2019/0936 supersedes permission 5/2018/2337



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2036/37	2037/38	Narrative
C107	5/2019/1668	20 Queen Street, St Albans	1	-2	-1	-1																		
SS212	5/2019/2197	1 Hazel Road, How Wood	1	-1	0	0																		
SS207	5/2019/2653	Land rear of 45 Meadway, Harpenden	1		1	1																		
SS223	5/2019/2677	43 Westfields, St Albans	1	-1	0	0																		
SS236	5/2019/3245	2 Carisbrooke Road, Chiswell Green	1		1	1																		
SS362	5/2020/0653	110 Watford Road, Chiswell Green	1	-1	0	0																		
SS363	5/2020/0701 5/2019/1279	Land Opposite Ayres End House, Ayres End Lane, Harpenden	1		1	1																		Permission 5/2020/0701 supersedes permission 5/2019/1279
SS364	5/2020/1084 5/2019/2339	Garages and land adj 25 Brewhouse Hill, Wheathampstead	1		1	1																		Permission 5/2020/1084 supersedes permission 5/2019/2339
SS139	5/2018/3367	7 Wood End Hill, Harpenden	1	-1	-1	-1	1																	
SS198	5/2019/0284	34 Long Butflers, Harpenden	1	-1	-1	-1	1																	
SS239	5/2019/0861	4 Pondwicks Close, St Albans	1	-1	-1	-1	1																	
SS241	5/2019/1801	4 Midway, St Albans	1	-1	-1	-1	1																	
SS243	5/2019/2833	54 Marshalswick Lane, St Albans	1	-1	-1	-1	1																	
SS248	5/2020/0308 5/2019/0094	2 Manland Avenue, Harpenden	1	-1	-1	-1	1																	Permission 5/2020/0308 supersedes permission 5/2019/0094
SS249	5/2020/0836	Paddock End, Kimpton Bottom, Harpenden	1	-1	-1	-1	1																	
SS250	5/2020/2331	17 The Uplands, Harpenden	1	-1	-1	-1	1																	
SS153	5/2017/2513	35 Clarence Road, St Albans	1	-1	-1	0	1																	
C66	5/2018/0124	68 Lattimore Road, St Albans	1	-1	0	0																		
SS251	5/2020/2700	59 Battlefield Road, St Albans	1	-1	0	-1	1																	
SS365	5/2020/0511	77a Holywell Hill, St Albans	0	-1	-1	-1																		
C71	5/2018/1355	31 Catherine Street, St Albans	1		1	1																		
Permissions (Past Completions) Totals			1,571	-211	745	516	285	204	129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



Permissions (Estimated to be Completed)

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
TBA13	5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	160		160			40	40	40	40												Site forms part of Hemel Garden Communities, which has funding. A Planning Performance Agreement (PPA) for reserved matters in SADC is expected to be signed between applicant and SADC by the end of 2021.
TBA89	5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107		107				50	57													Permission 5/2019/3164 supersedes permission 5/2018/0095. Permission 5/2019/3164 allowed at appeal.
TBA14	5/2020/1773 5/2018/1925 5/2017/1060	Civic Centre Opportunity Site (South), Victoria Street, St Albans	93		93		23	23	23	24													Site allocated for mixed use redevelopment in 1994 District Local Plan Review, Saved Policy 122 (Site Reference 2E). Permission 5/2020/1773 supersedes permissions 5/2018/1925 and 5/2017/1060.
TBA70	5/2017/1149	Ziggurat House (Car Park), Grosvenor Road, St Albans	74		74		25	25	24														Permission 5/2017/1149 allowed on appeal.



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
TBA222	5/2020/1992	Roundhouse Farm, Bullens Green Lane, Colney Heath	50		50						25	25											Outline permission 5/2020/1992 allowed on appeal. N.B. cross-boundary planning application at SADC and Welwyn Hatfield Borough Council (WHBC) for 100 dwellings, circa 50% of dwellings in SADC (50 dwellings), circa 50% of dwellings (50 dwellings) in WHBC.
TBA52	5/2021/0611 5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	45		45		15	15	15														Permission 5/2021/0611 supersedes permission 5/2019/1799. Reserved matters permission 5/2021/0611 granted on 31/08/2021.
HA3	5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	39		39						19	20											Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA3 for minimum of 14 dwellings. Outline permission granted on 04/09/2019.
TBA223	5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	36		36			18	18														Permission 5/2021/0724 supersedes permission 5/2020/0606
RW2	5/2020/3084 5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28		28		10	9	9														Permission 5/2020/3084 supersedes permission 5/2018/1260. Allocated for housing in 1994 District Local Plan Review, Saved Policy 5 (Site Reference RW.2)



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
TBA191	5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27		27		9	9	9														Lapse date extended to 01/05/2021
HA2	5/2019/1845 5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	24		24	12	12																Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA2 for minimum of 23 dwellings; 100% affordable housing.
TBA99	5/2019/0733 5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	21		21	11	10																Site includes two permissions, permission 5/2016/1170 for 12 dwellings and permission 5/2019/0733 for additional 9 dwellings.
TBA224	5/2019/3099 5/2020/2142	61-65 St Peters Street, St Albans	20		20			10	10														Two permissions 5/2019/3099 and 5/2020/2142 granted at site. Assumed permission 5/2019/3099 for 20 dwellings will be completed. Permission 5/2019/3099 allowed on appeal.
TBA192	5/2017/3252	62-72 Victoria Street, St Albans	18		18	9	9																
TBA117	5/2015/2871 5/2016/3811	223a Hatfield Road, St Albans	14		14	14																	
TBA225	5/2020/0919	Land Between Hopkins Crescent And The Former Baptist Chapel, St Albans Road, Sandridge	14		14						7	7											Outline permission 5/2020/0919 (access and layout).
TBA226	5/2019/2656	Units 6 And 7 Batford Mill, Lower Luton Road, Harpenden	14		14			7	7														
TBA153	5/2018/1877 5/2016/3805	103-105 St Peters Street, St Albans	13		13		13																
TBA227	5/2020/2451	The Hedges, Woolam Crescent, St Albans	12		12			6	6														



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
TBA206	5/2019/1284	The Golden Lion PH, 111 High Street, London Colney	11		11	11																	
HA5	5/2019/2365 5/2018/2594	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	10	-2	8	-2		5	5														Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA5 for minimum of 7 dwellings. Permission 5/2019/2365 supersedes permission 5/2018/2594.
TBA207	5/2018/2725	Land At Tullochside Farm, Hemel Hempstead Road, Redbourn	10		10		10																Permission 5/2018/2725 allowed on appeal
TBA228	5/2020/1545 5/2019/3189 5/2019/3064	117 Hatfield Road, St Albans	10		10	10																	Permission 5/2020/1545 supersedes permissions 5/2019/3189 and 5/2019/3064
TBA212	5/2020/0558 5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	10		10	5	5																Site includes 3 permissions totalling 10 dwellings, permission 5/2020/0558 for 5 dwellings, permission 5/2016/2054 for 3 dwellings and permission 5/2015/1841 for 2 dwellings
TBA229	5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	9		9			4	5														Permission 5/2019/2333 allowed on appeal
TBA230	5/2020/1667	Land adjacent (south) Winslo House, Radlett Road, St Albans	9		9						9												Outline permission 5/2020/1667 allowed on appeal.
TBA151	5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8		8	8																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
TBA158	5/2018/2611	Stakers Court, Milton Road, Harpenden	8		8		8																
TBA164	5/2018/1867	York House, Guildford Road, St Albans	8		8		8																
TBA199	5/2019/2322	Nicholas House, Cairns Close, St Albans	8		8	8																	
TBA231	5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	7	-1		8															Permission 5/2019/2699 supersedes permission 5/2018/2036
TBA232	5/2019/3217 5/2020/0784	6 Adelaide Street, St Albans	8		8			8															Permission 5/2019/3217 supersedes permission 5/2020/0784. Permission 5/2019/3217 allowed on appeal.
TBA233	5/2020/0807	4a Frogmore, St Albans	8		8			8															
HA7	5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8		8						8												Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA7 for minimum of 5 dwellings. Requirement to re-provide the same amount of employment floorspace as currently provided on site.
TBA16	5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7		7			7															
TBA210	5/2020/0436 5/2018/0945	Land to rear of Beaumont Court, Milton Road, Harpenden	7		7	7																	Permission 5/2020/0436 supersedes permission 5/2018/0945
TBA154	5/2017/2099	115 London Road, St Albans	6		6	6																	Lapse extended from 17/09/2020 to 01/05/2021
TBA160	5/2018/0644	1 Mount Pleasant, St Albans	6	-1	5	-1		6															



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TBA163	5/2018/1560	1a Catherine Street, St Albans	6		6		6																
TBA166	5/2019/3008 5/2018/3402	Land rear of 238a London Road, St Albans	6		6	6																	Permission 5/2019/3008 supersedes permission 5/2018/3402.
TBA201	5/2019/2748	223 Hatfield Road, St Albans	6		6			6															
TBA200	5/2020/2463 5/2019/2525	1 The Mansion and 3 St Peters Street, St Albans	6		6			6															Permission 5/2020/2463 supersedes permission 5/2019/2525
TBA116	5/2019/3061 5/2017/0014	52 Victoria Street, St Albans	5		5		5																Permission 5/2019/3061 supersedes permission 5/2017/0014.
TBA165	5/2021/0028 5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	5		5	5	2																Site includes two permissions 5/2018/2657 for 5 dwellings and 5/2021/0028 for 2 dwellings
TBA167	5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5		5		5																
TBA203	5/2019/1701	29-31 Beech Road, St Albans	5	-2	3	-2		5															
TBA204	5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5		5			5															
TBA208	5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	5	-2	3	-2		5															
TBA175	5/2019/2921	32 White Horse Lane, London Colney	5	-1	4	-1		5															Full planning permission granted on 11/09/2020.
SS232	5/2021/0840 5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	5		5		5																Permission 5/2021/0840 supersedes permission 5/2019/3185



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SS178	5/2021/0042 5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	5		5			5															Permission 5/2021/0042 supersedes permission 5/2017/2981.
TBA205	5/2020/2318 5/2019/3252 5/2019/1973	Cromwell Piggeries, Marshalls Heath Lane, Wheathampstead	4		4			4															Permission 5/2020/2318 supersedes permissions 5/2019/3252 and 5/2019/1973.
C9	5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney	4		4	4																	
C13	5/2017/2602	132 & 132A Kings Road, London Colney	4		4	4																	
C62	5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4		4	4																	Lapse date extended from 25/09/2020 to 01/05/2021
C63	5/2020/0193 5/2017/2893	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4		4		4																Permission 5/2020/0193 supersedes permission 5/2017/2893.
C74	5/2021/0367 5/2019/0717 5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	-1	3	-1		4															Permission 5/2021/0367 supersedes permissions 5/2019/0717 and 5/2018/2016
SS145	5/2018/1319	Land Adj To 179 - 187 High Street, London Colney	4		4	4																	
SS161	5/2021/0083 5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4		4		4																Permission 5/2021/0083 supersedes permission 5/2018/1544
SS194	5/2020/2505 5/2018/1945	Land South Of Minister Court, Frogmore	4		4		4																Permission 5/2020/2505 supersedes permission 5/2018/1945.
SS231	5/2020/0238	83 & 85 Kings Road, London Colney	4	-2	2	-2		4															
SS252	5/2020/1582	36 Burston Drive, How Wood	4	-1	3	-1		4															



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
SS253	5/2020/1095	Crown House, 1a Crown Street, Redbourn	4		4			4															
SS254	5/2020/0139	107 Camp Road, St Albans	4	-1	3		-1	4															
SS255	5/2020/0934	201 Hatfield Road, St Albans	4	-1	3		-1	4															
SS256	5/2021/0555	Odyssey Cinema, 166 London Road, St Albans	4		4		4																
C25	5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	3	-2	1	-2	3																
C40	5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3		3	3																	
C49	5/2018/1257	101 Old Watford Road, Bricket Wood	3	-1	2	-1	3																
C50	5/2017/0312	Stairways, 19 Douglas Road, Harpenden	3		3	3																	Lapse date extended to 01/04/2021
C85	5/2019/0767	24-26 Holywell Hill, St Albans	3		3	3																	
C87	5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	2	-1	3																
C88	5/2020/0772 5/2019/1426	Lady Bray Farm, Kennel Lane, Kinsbourne Green	3		3		3																Permission 5/2020/0772 supersedes permission 5/2019/1426
SS132	5/2018/2773	3 Browning Road, Harpenden	3	-1	2	-1		3															
SS146	5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3		3	3																	
SS167	5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3		3		3																
SS185	5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3		3		3																
SS188	5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore, Park Street	3		3		3																
SS257	5/2020/1624	5 Mount Pleasant Lane, Bricket Wood	3	-1	2	-1		3															
SS258	5/2020/0463	4a-8 Piggottshill Lane, Harpenden	3	-2	1	-2	3																



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SS259	5/2020/0475	204 Park Street Lane, How Wood	3	-1	2	-1		3															
SS260	5/2020/1923	Garage Rear Of 77-79 Station Road, Smallford	3	-1	2	-1		3															
SS261	5/2019/2786	10 Prospect Road, St Albans	3		3		3																
SS262	5/2020/0390	Priory Court, Old London Road, St Albans	3		3	3																	
SS263	5/2020/3062 5/2020/1391	49/51 Hatfield Road, St Albans	3	-1	2		-1	3															Permission 5/2020/3062 supersedes permission 5/2020/1391
SS264	5/2020/1259	Houndswood Stables, Houndswood Farm, Harper Lane, Shenley	3		3		3																
SS265	5/2020/1930	23 Crouch Hall Lane, Redbourn	3		3			3															
SS266	5/2020/3009	Land Rear of 50-54 Francis Avenue, St Albans	3		3			3															
SS267	5/2020/3142	Batford Farm, Common Lane, Batford, Harpenden	3		3			3															
SS268	5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	3	-3	0	-3		3															Permission 5/2021/0075 supersedes permission 5/2018/2734
SS269	5/2020/0835	Warwick House, 21-23 London Road, St Albans	3		3		3																Permission 5/2020/0835 allowed on appeal
TBA185	5/2020/0921 5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2		2		2																
SS19	5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	2		2		2																Permission 5/2020/1233 supersedes permission 5/2017/3079
C58	5/2020/1093 5/2017/0938	20a Holywell Hill, St Albans	2	-1	1	-1	2																Permission 5/2020/1093 supersedes permission 5/2017/0938



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C61	5/2017/1999	38 Becketts Avenue, St Albans	2	-1	1	-1	2																Lapse date extended from 12/09/2020 to 01/05/2021
C67	5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	-2	0	-2	2																
C73	5/2018/1842	175 Hatfield Road, St Albans	2	-1	1	-1	2																
C81	5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2		2	2																	
C89	5/2019/0195	26 & 26a Station Road, Harpenden	2	-1	1	-1	2																
C90	5/2021/0265 5/2019/2076	21 The Pleasance, Harpenden	2	-1	1		-1	2															Permission 5/2021/0265 supersedes permission 5/2019/2076
C93	5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2		2		2																
C94	5/2019/0249	227 Hatfield Road, St Albans	2		2		2																
C95	5/2019/3138	99a Hatfield Road, St Albans	2		2	2																	
SS120	5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	1		-1	2															Permission 5/2020/1035 supersedes permission 5/2017/1294
SS129	5/2018/1304	1 Marlborough Park, Southdown Road, Harpenden	2		2	2																	
SS131	5/2018/2700	3 Crossway, Harpenden	2	-1	1	-1	2																
SS144	5/2017/3659	Land R/O 14 Summerfield Close, London Colney	2		2						2												Site only has outline permission.
SS149	5/2016/3107	Garage Site Adj 28 College Place, St Albans	2		2	2																	
SS158	5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2		2	2																	
SS169	5/2018/2604	Garages rear of 34-40 College Road, St Albans	2		2	2																	



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SS179	5/2017/3127	Braybourne End, Kennel Lane, Kinsbourne Green	2		2	2																	
SS189	5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2		2		2																
SS191	5/2019/0986	1 Station Terrace, Park Street	2		2		2																
SS192	5/2020/1909 5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	-1	1		-1	2															Permission 5/2020/1909 supersedes permission 5/2019/0884
SS193	5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	0	-2	2																
SS235	5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2		2		2																
SS270	5/2020/0491	24 Grove Avenue, Harpenden	2	-1	1		-1	2															
SS271	5/2020/2179	22 Station Road, Harpenden	2		2	2																	
SS272	5/2020/1737	23, How Wood, How Wood	2	-1	1		-1	2															
SS273	5/2021/0850 5/2020/1847	32 Burston Drive, How Wood	2	-1	1		-1	2															Permission 5/2021/0850 supersedes permission 5/2020/1847
SS274	5/2020/1906	29 Collyer Road, London Colney	2	-1	1		-1	2															
SS275	5/2016/3281	90 & 90a Grange Street, St Albans	2	-2	0	-2	2																
SS276	5/2020/2549	419-421 Hatfield Road, St Albans	2	-2	0	-2	2																
SS277	5/2020/0461	59 Albert Street, St Albans	2	-1	1	-1	2																
SS278	5/2020/0464	Land R/O 43 & 45 Firwood Avenue, St Albans	2		2		2																
SS279	5/2020/1060	35c Lancaster Road, St Albans	2		2		2																
SS280	5/2020/1215	Adjacent 155 Camp Road, St Albans	2		2		2																
SS281	5/2020/1282	3 Watford Road, St Albans	2		2		2																



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SS282	5/2020/1850	12 Admirals Walk, St Albans	2	-1	1		-1	2															
SS283	5/2020/2334	17 Broomleys, St Albans	2	-1	1		-1	2															
SS284	5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton Road, Wheathampstead	2	-1	1						-1	2											
SS285	5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2		2			2															
SS286	5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	1		-1	2															
SS287	5/2021/0737	14 Frogmore St Albans	2	-1	1		-1	2															
SS288	5/2021/0547	Trentburn, St Bernards Road, St Albans	2	-1	1		-1	2															
SS289	5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2		2		2																Permission 5/2020/1207 supersedes permission 5/2021/0937. Permission 5/2020/1207 allowed at appeal.
SS290	5/2021/0337	The Grove, Livery Stables, The Grove, Pipers Lane, Harpenden	2		2		2																
SS124	5/2020/0713 5/2017/3581	6 Grove Road, Harpenden	1		1		1																Permission 5/2020/0713 supersedes permission 5/2017/3581
SS224	5/2019/2777	114 Ladies Grove, St Albans	1		1	1																	
SS90	5/2017/0855	33 Stewart Road, Harpenden	1		1	1																	
SS92	5/2019/2433	38 Tassell Hall, Redbourn	1		1	1																	
SS94	5/2019/2006 5/2016/3480	17 Maxwell Road, St Albans	1		1	1																	Permission 5/2019/2006 supersedes permission 5/2016/3480
SS107	5/2018/1566	68 Oakwood Road, Bricket Wood	1		1	1																	



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SS110	5/2019/1704	Building 1 Lamer Park Farm, Lamer Lane, Wheathampstead	1		1	1																	
SS111	5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1		1	1																	
C14	5/2018/0581	Land Rear Of 61 Catherine Street, Etna Road, St Albans	1		1	1																	
C43	5/2017/3661	3a Albion Road, St Albans	1		1	1																	
C48	5/2017/0001	9 Market Place, St Albans	1		1	1																	Lapse date extended to 01/05/2021
C72	5/2019/0165	111-113 St Peters Street, St Albans	1		1	1																	
C75	5/2021/0835 5/2017/3601	65 The Hill, Wheathampstead	1		1	1																	Permission 5/2021/0835 supersedes permission 5/2017/3601
C76	5/2019/1939 5/2016/2362	The Fruit Store, Gorhambury, St Albans	1		1	1																	
C79	5/2020/0555 5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1		1		1																Permission 5/2020/0555 supersedes permission 5/2017/2409
C80	5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1		1	1																	
C83	5/2019/2258 5/2018/2344	The Wood Store, Norrington End, Redding Lane, Redbourn	1		1	1																	Permission 5/2019/2258 supersedes permission 5/2018/2344
C84	5/2019/0034	Barns And Stables At Sleapshyde Farm, Sleapshyde, Smallford	1		1	1																	
C96	5/2018/1520	21 & 21a George Street and 25 Bowes Lyon Mews, St Albans	1		1	1																	
C97	5/2020/2820 5/2018/2391	25 Verulam Road, St Albans	1		1		1																Permission 5/2020/2820 supersedes permission 5/2018/2391



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C99	5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1		1		1																
C101	5/2020/0256 5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	-1	-2	1																Permission 5/2020/0256 supersedes permission 5/2019/1174
C103	5/2019/2342	Amwell Farm, Down Green Lane, Wheathampstead	1		1	1																	
C105	5/2019/1032	81 Sopwell Lane, St Albans	1	-2	-1	-2	1																
C106	5/2019/1269	2a Warwick Road, St Albans	1		1	1																	
C110	5/2020/0024	Tankerfield House, 1 Romeland Hill, St Albans	1		1		1																
SS115	5/2017/2447	74 West Riding, Bricket Wood	1		1	1																	Lapse date extended from 31/10/2020 to 01/05/2021
SS118	5/2020/0859 5/2017/0118	4 Hatching Green Close, Harpenden	1		1		1																Permission 5/2020/0859 supersedes permission 5/2017/0118
SS121	5/2017/2104	Land Rear Of 16 And 18 Manland Way, Harpenden	1		1	1																	Lapse date extended from 08/10/2020 to 01/05/2021
SS125	5/2018/0779	Land Adj To Southwood Court, 28 Milton Road, Harpenden	1		1	1																	
SS126	5/2020/2917 5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1		1	1																	Permission 5/2020/2917 supersedes permission 5/2018/0925
SS130	5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	1	-1	0		-1	1															Permission 5/2020/2035 supersedes permission 5/2018/1431
SS134	5/2018/3239	22 Roundfield Avenue, Harpenden	1	-1	0	-1	1																
SS136	5/2018/2237	14 Browning Road, Harpenden	1	-1	0	-1	1																



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SS137	5/2018/2326	45 West Common Way, Harpenden	1	-1	0	-1	1																
SS138	5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	-1	0	-1	1																
SS142	5/2018/1371	Land adj 103 How Wood, How Wood	1		1	1																	
SS143	5/2020/1755 5/2017/2720	Land Adj 38 Morris Way, London Colney	1		1	1																	Permission 5/2020/1755 supersedes permission 5/2017/2720
SS147	5/2018/1924	Land adj 33 Long Cutt, Redbourn	1		1	1																	
SS150	5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	-1	1																
SS151	5/2017/1669	Land rear of 3 & 5 Approach Road & accessed via Orient Close, St Albans	1		1	1																	Lapse date extended from 24/08/2020 to 01/05/2021
SS152	5/2020/2837 5/2019/2978 5/2017/2276	Land Adjacent The Blue Anchor PH, 145 Fishpool Street, St Albans	1		1	1																	Permission 5/2020/2837 supersedes permissions 5/2019/2978 and 5/2017/2276
SS154	5/2020/1799 5/2017/2584	61 Cotlandswick, London Colney	1		1		1																Permission 5/2020/1799 supersedes permission 5/2017/2584
SS156	5/2020/2938 5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1		1	1																	Permission 5/2020/2938 supersedes permission 5/2017/3655
SS159	5/2018/1316	Ground Floor and First Floor Flats, 2a Royal Road, St Albans	1		1	1																	
SS160	5/2018/1540	R/O 68 Harpenden Road, St Albans	1		1	1																	
SS164	5/2021/0792 5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1		1		1																Permission 5/2021/0792 supersedes permission 5/2018/2057
SS165	5/2018/2094	48 Marshals Drive, St Albans	1	-1	0	-1	1																



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SS166	5/2020/2602 5/2018/2124	3 Sandridge Road, St Albans	1		1		1																Permission 5/2020/2602 supersedes permission 5/2018/2124
SS168	5/2018/2440	3 Hamilton Road, St Albans	1		1	1																	
SS171	5/2018/2895	Land Adjacent 1 Hall Place Gardens, St Albans	1		1	1																	
SS172	5/2018/3013	17 New House Park, St Albans	1	-1	0	-1	1																
SS173	5/2018/3055	1 Mile House Close, St Albans	1		1	1																	
SS174	5/2018/3189	26a Marshalswick Lane, St Albans	1	-1	0	-1	1																
SS180	5/2021/0082 5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1		1		1																Permission 5/2021/0082 supersedes permission 5/2018/0399
SS181	5/2020/1734 5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1		1		1																Permission 5/2020/1734 supersedes permission 5/2018/0455
SS196	5/2019/0093	12 The Warren, Harpenden	1	-1	0	-1	1																
SS199	5/2019/0422	12 Wheatfield Road, Harpenden	1	-1	0	-1	1																
SS200	5/2020/1524 5/2019/0887	43 Park Avenue North, Harpenden	1	-1	0	-1	1																
SS201	5/2019/1251	10 Tuffnells Way, Harpenden	1	-1	0	-1	1																
SS202	5/2019/2168	50 Roundwood Park, Harpenden	1	-1	0	-1	1																
SS204	5/2019/2555	Land Adj 31 West Common Way, Harpenden	1		1		1																
SS206	5/2019/2633	7 Tintern Close, Harpenden	1		1		1																
SS210	5/2019/1287	Land R/O 24 Mayflower Road, How Wood	1		1		1																



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
SS211	5/2021/0026 5/2020/1699 5/2019/1428	Land Adjacent to 110a Park Street Lane, How Wood	1		1		1																Permission 5/2021/0026 supersedes permissions 5/2020/1699 and 5/2019/1428
SS214	5/2019/1281	172 High Street, London Colney	1		1		1																
SS215	5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1		1		1																Permission 5/2021/0759 supersedes permission 5/2019/1687
SS216	5/2019/2946	12 Pipers Close, Redbourn	1		1		1																
SS219	5/2019/2401	110 Charmouth Road, St Albans	1		1	1																	
SS220	5/2019/2488	1 Jersey Lane, St Albans	1		1		1																
SS221	5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1		1		1																
SS225	5/2020/0898 5/2019/1935	63 The Hill, Wheathampstead	1		1		1																Permission 5/2020/0898 supersedes permission 5/2019/1935
SS227	5/2019/2850	38 Saxon Road, Wheathampstead	1		1		1																
SS229	5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1		1	1																	
SS230	5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	0		-1	1															Permission 5/2019/2235 supersedes permission 5/2016/3817
SS237	5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1		1		1																
SS238	5/2019/0471	Rear of 46 Burnham Road, St Albans	1		1	1																	
SS240	5/2020/1217 5/2019/0894	25 Homewood Road, St Albans	1	-1	0		-1	1															Permission 5/2020/1217 supersedes permission 5/2019/0894
SS244	5/2019/3173	49 The Park, St Albans	1	-1	0		-1	1															



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
SS245	5/2020/0169	33 Chalkdell Fields, St Albans	1		1		1																
SS246	5/2019/3030	Spielplatz, Lye Lane, Bricket Wood	1		1	1																	
SS291	5/2020/0331 5/2018/3147	Land East of 21 Grasmere Avenue, Harpenden	1		1	1																	Permission 5/2020/0331 supersedes permission 5/2018/3147
SS292	5/2020/0818 5/2018/1021	Land adj 61 Aplins Close, Harpenden	1		1	1																	Permission 5/2020/0818 supersedes permission 5/2018/1021
SS293	5/2020/2159	53 & 55 Alexander Road, London Colney	1		1	1																	
SS294	5/2020/0421	7 Manor Road, St Albans	1		1	1																	
SS295	5/2020/2783 5/2020/1341	247 The Ridgeway, St Albans	1	-1	0		-1	1															Permission 5/2020/2783 supersedes permission 5/2020/1341
SS296	5/2020/1450	Land Between 22 And 24 Caesars Road, Wheathampstead	1		1	1																	
SS297	5/2020/1184 5/2019/2641	Eight Acre, Mackerye End, Harpenden	1		1	1																	Permission 5/2020/1184 supersedes permission 5/2019/2641
SS298	5/2020/1693 5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1		1	1																	Permission 5/2020/1693 supersedes permission 5/2019/1634
SS299	5/2020/2079 5/2019/0208	4 Leasey Dell Drive, Wheathampstead	1		1	1																	Permission 5/2020/2079 supersedes permission 5/2019/0208
SS300	5/2020/1650	Land R/O 6 Broad Acre, Bricket Wood	1		1		1																
SS301	5/2020/1665	Land Rear Of 34 North Riding Accessed From West Riding, Bricket Wood	1		1		1																



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
SS302	5/2020/2181	23 Oakwood Road, Bricket Wood	1	-1	0		-1	1															
SS303	5/2021/0776 5/2020/2068	Land Adj 11 Tippendell Lane, Chiswell Green	1		1		1																Permission 5/2021/0776 supersedes permission 5/2020/2068
SS304	5/2020/0200	86 Wheathampstead Road, Harpenden	1	-1	0		-1	1															
SS305	5/2020/0414	6 Penny Croft, Harpenden	1	-1	0		-1	1															
SS306	5/2020/0785	2 Someries Road, Harpenden	1		1		1																
SS307	5/2020/0828	2 Broadstone Road, Harpenden	1		1		1																
SS308	5/2020/1516	Land Adjacent 6 High Elms, Harpenden	1		1		1																
SS309	5/2020/1544	20 Penny Croft, Harpenden	1	-1	0		-1	1															
SS310	5/2020/3069 5/2020/1748	20 Park Avenue South, Harpenden	1	-1	0		-1	1															Permission 5/2020/3069 supersedes permission 5/2020/1748
SS311	5/2020/1794	40 The Uplands, Harpenden	1	-1	0		-1	1															
SS312	5/2021/0179 5/2020/1813	2 Greyfriars Lane, Harpenden	1	-1	0		-1	1															
SS313	5/2020/1858	6 Stewart Road, Harpenden	1	-1	0		-1	1															
SS314	5/2020/0738	47 Manor Road, Wheathampstead	1		1		1																
SS315	5/2020/0347	4 St Marys Close, Redbourn	1	-1	0		-1	1															
SS316	5/2020/1494	56 Oaklands Lane, Smallford	1		1						1												Outline permission (all matters reserved) granted on 13/10/2020
SS317	5/2020/0341	3 Cloister Garth, St Albans	1		1		1																
SS318	5/2020/0411	46 Marshals Drive, St Albans	1	-1	0		-1	1															
SS319	5/2020/0841	31 Furse Avenue, St Albans	1		1		1																
SS320	5/2020/0876	86 Beaumont Avenue, St Albans	1	-1	0		-1	1															



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
SS321	5/2020/0969	87 Sandpit Lane, St Albans	1	-1	0		-1	1															
SS322	5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	1		1		1																Permission 5/2020/2384 supersedes permission 5/2020/1192
SS323	5/2020/1673	60 Marshals Drive, St Albans	1	-1	0		-1	1															
SS324	5/2021/0098 5/2020/1680	105 Cambridge Road, St Albans	1		1		1																Permission 5/2021/0098 supersedes permission 5/2020/1680
SS325	5/2020/1700	50 London Road, St Albans	1		1		1																
SS326	5/2020/1771	61 Sandridge Road, St Albans	1	-1	0		-1	1															
SS327	5/2020/1889	232 Sandridge Road, St Albans	1	-1	0		-1	1															
SS328	5/2020/2348	153 Victoria Street, St Albans	1		1		1																
SS329	5/2020/1633	6 Barley Beans, Marford Road, Wheathampstead	1	-1	0		-1	1															
SS330	5/2020/0204	Barns And Stables At Sleapshyde Farm, Sleapshyde, Smallford	1		1		1																
SS331	5/2020/2894 5/2020/0519	3 Faulkners End Cottages, Roundwood Lane, Harpenden	1	-1	0		-1	1															Permission 5/2020/2894 supersedes permission 5/2020/0519
SS332	5/2021/0067 5/2020/0706	Croft Farm, Cherry Tree Lane, Wheathampstead	1		1		1																Permission 5/2021/0067 supersedes permission 5/2020/0706
SS333	5/2020/1663 5/2020/1019	Canley, The Common, Kinsbourne Green	1	-1	0		-1	1															Permission 5/2020/1663 supersedes permission 5/2020/1019
SS334	5/2020/1351	Meadow Cottage, Kennel Lane, Kinsbourne Green	1	-1	0						-1	1											



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
SS335	5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1		1		1																
SS336	5/2020/2720	80 Oakwood Road, Bricket Wood	1	-1	0		-1	1															
SS337	5/2020/2232	2 Browning Road, Harpenden	1	-1	0		-1	1															
SS338	5/2020/2323	Land Rear Of 28 To 32 Carisbrooke Road, Harpenden	1		1			1															
SS339	5/2021/0621 5/2020/2717	11 Moreton End Lane, Harpenden	1	-1	0		-1	1															Permission 5/2021/0621 supersedes permission 5/2020/2717
SS340	5/2020/3121	39 Tuffnells Way, Harpenden	1	-1	0		-1	1															
SS341	5/2020/2218	Land adj 243 Cell Barnes Lane, St Albans	1		1			1															
SS342	5/2020/2406	38 Maynard Drive, St Albans	1		1			1															
SS343	5/2020/2412	38 Holywell Hill, St Albans	1		1			1															
SS344	5/2021/1233 5/2020/2659	217 Camp Road, St Albans	1	-1	0		-1	1															Permission 5/2021/1233 supersedes permission 5/2020/2659
SS345	5/2020/2862	212-212a Sandridge Road, St Albans	1	-2	-1		-2	1															
SS346	5/2020/2979	15 Seymour Road, St Albans	1	-1	0		-1	1															
SS347	5/2021/0245	105 Victoria Street, St Albans	1		1			1															
SS348	5/2020/3143	Batford Farm, Common Lane, Harpenden	1		1		1																
SS349	5/2020/2896	31 Frogmore Home Park, St Albans	1	-1	0		-1	1															
SS350	5/2020/2835 5/2020/2784	The Barn, Nicholls Farm, Lybury Lane, Redbourn	1		1	1																	
SS351	5/2021/0070	53A Hatfield Road, St Albans	1		1		1																
SS352	5/2021/0110	19 Kirkwick Avenue, Harpenden	1	-1	0		-1	1															



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative	
SS353	5/2021/1064 5/2021/0854	62 Spencer Street & 42-42C Verulam Road, St Albans	1		1		1																Permission 5/2021/1064 supersedes permission 5/2021/0854	
SS354	5/2021/0902	Annexe 20, Faircross Way, St Albans	1		1	1																		
SS355	5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	0		-1	1															Permission 5/2021/1155 supersedes permission 5/2019/0045	
SS175	5/2018/2666 5/2015/0722	Copsewood and A405 Junction, North Orbital Road, Chiswell Green	0	-1	-1	-1																		
SS356	5/2021/0764	122 Southdown Road, Harpenden	0	-1	-1	-1																		
Permissions (Estimated to be Completed) Totals			1,410	-110	1,300	148	284	364	221	121	109	55	0	0	0	0	0	0	0	0	0	0		
Number of dwellings to discount from totals row above. 5% discount on un-started permissions (small sites 1 to 4 dwellings)						0	-5	-6	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total with 5% discount on un-started permissions (small sites 1 to 4 dwellings)						148	279	358	221	121	109	55	0	0	0	0	0	0	0	0	0	0	0	



Non-Conventional Permissions (Estimated to be Completed)

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (C3 Dwellings Equivalent)	Estimated Loss (C3 Dwellings Equivalent)	Current Net Dwelling Completions (C3 Dwellings Equivalent)	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	2036/37	2037/38	Narrative
TBA197	5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	0	0	-3	23	23															Conversion ratio of 1.8 applied to 83 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 46 dwellings (83 / 1.8 = 46 [nearest whole number]). Permission allowed on appeal.
TBA162	5/2017/2114	1 Sandridge Road, St Albans	25	-13	0	0			-13	13	12													Permission 5/2017/2114 allowed on appeal. Conversion ratio of 1.8 applied to 45 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 25 dwellings (45 / 1.8 = 25)
SS357	5/2020/2186	St Matthews Residential Care Home, Chequer Lane, Redbourn	2		0	0			2															Conversion ratio of 1.8 applied to 4 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 2 dwellings (4 / 1.8 = 2 [nearest whole number]).
C108	5/2019/3080	227 & 227a Hatfield Road, St Albans	1		0	0		1																Proposed 4 C4 Houses in Multiple Occupation Bedrooms = 1 C3 dwelling
SS358	5/2020/2781	The Kestrels Care Home, 2-4 The Kestrels, Bucknalls Drive, Bricket Wood	1		0	0			1															Conversion ratio of 1.8 applied to 2 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 1 dwelling (2 / 1.8 = 1 [nearest whole number]).
Non-Conventional Permissions Totals			79	-16	0	0	-3	24	13	13	12	0	0	0	0	0	0	0	0	0	0	0	0	
Number of dwellings to discount from total, 5% discount on un-started permissions (small sites 1 to 4 dwellings)						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total with 5% discount on un-started permissions (small sites 1 to 4 dwellings)						0	-3	24	13	13	12	0	0	0	0	0	0	0	0	0	0	0	0	



Allocations

Site Reference Number	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	2036/37	2037/38	Narrative
HA1	Harpenden Memorial Hospital, Harpenden	34		34	0						12	11	11										Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA1 for minimum of 34 dwellings. Retention of healthcare use on remainder of site in accordance with Policy S18.
8D	222 London Road, St Albans	22		22	0						11	11											Site likely to be redeveloped for housing over time, as supported by Saved Policy 122 of 1994 District Local Plan Review (Site Reference 8D).
RS46	Jewson Depot, Cape Road, St Albans	20		20	0						10	10											Allocated for housing in 1994 District Local Plan Review, as supported by Saved Policy 4 (Site Reference RS.46).
HA4	Jewsons, Grove Road, Harpenden	14		14	0						7	7											Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA4 for minimum of 14 dwellings.
HA6	Land at 63 High Street, Harpenden	5		5	0						5												Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA6 for minimum of 5 dwellings.
HA8	Land and Garages at Longfield Road, Harpenden	4		4	0						4												Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA8 for minimum of 4 dwellings.
Allocations Totals		99	0	99	0	0	0	0	0	0	49	39	11	0	0	0	0	0	0	0	0	0	



Appendix 2

Employment Land Availability

Table 58: Employment Land Availability by Type – Use Class B1 Business (1 April 2021)

Planning Permission Reference Number	Site Address	Description	B1 Business Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2005/2228	Plot 23 Porters Wood, St Albans	Demolition of auction centre & erection of industrial units	1,169	0.186
5/2016/3811	223a Hatfield Road, St Albans	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	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	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	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising	83	0.000



Planning Permission Reference Number	Site Address	Description	B1 Business Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
		of two, one bedroom, ten, two bedroom and two, three bedroom flats		
5/2016/3811	223a Hatfield Road, St Albans	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	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
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden	Change of use of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	150	0.000
5/2018/0403	New Mill, Lamer Lane, Wheathampstead	Prior Approval – Change of use of building from an agricultural building to a flexible use relating to A1 and B1	54	0.000
5/2019/1783	Lybury Lane, Redbourn	New building for vehicle storage	77	0.000
B1 Business Total			1,783	0.186



Table 59: Employment Land Availability by Type – Use Class B1(a) Offices (1 April 2021)

Planning Permission Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2010/1588	Porters Wood House & Oak Court Business Centre, Porters Wood, St Albans	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 openings and erection of raised car park deck above existing car park to the rear of Oak Court	764	0.198
5/2016/1245	Sandridgebury Farm, Sandridgebury Lane, St Albans	Prior Approval - Change of use of agricultural barn to Class B1(a)(office) and Class D2 (assembly and leisure)	58	0.020
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	Conversion of victorian barn into Class B1 office units and home gym at ground floor and one, two bedroom residential unit at ground and first floor with alterations to openings and insertion of roof light. New Class D2 stable block and farm office following demolition of two existing buildings with associated parking and landscaping	200	0.000
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	Retention of northern elevation to the Old Electricity Works building and adjoining facade of the warehouse building and demolition of all other existing buildings and construction of new buildings between two and six storeys in height to provide 107 flats (64 x 1 bed, 31 x 2 bed, 12 x 3 bed), 499sqm of office floor space and associated parking, landscaping and access works – Additional Information: Affordable Housing and Surface Water	499	0.000



Planning Permission Reference Number	Site Address	Description	B1(a) Offices Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
		Drainage and Amended Info: Plans and Planning Statement		
5/2018/1115	Units 34-37 and Land forming part of London Road service entrance, The Maltings, St Albans	Raising of roof with roof plant area and rear extension to create five floors of new office space incorporating associated change of use of first floor of retail units to office and creation of new second floor; remodelling of ground floor of four retail units; alterations to materials and openings of elevations; public realm alterations to London Road entrance (resubmission following withdrawal of 5/2017/1576)	3,047	0.000
5/2018/3389	Noke Lane Business Centre, Noke Lane, St Albans	Side extension to commercial building with mezzanine floor	313	0.000
5/2019/3239	Garages R/O 30-44 Beech Road, St Albans	Demolition of existing garage block and construction of an office building (Class B1)	162	0.040
5/2020/0669	The Barn, Sergehill Lane, Bedmond	Alterations and extensions to and change of use of domestic outbuildings to Class B1(a) (office)	143	0.070
5/2020/0858	Houndswood Farm, Harper Lane, Shenley	Prior Notification - Change of use of building from agricultural use to a flexible use Class B1 (business) or Class B8 (storage and distribution)	101	0.030
5/2020/0868	Marlborough Court, 10 Bricket Road, St Albans	Addition of new fourth storey with full height rear extension following removal of existing roof	1,069	0.290
5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	Outline application (access, layout and scale sought) for mixed use commercial office and residential development to provide Offices and 8 dwellings	1,072	0.280
B1(a) Offices Total			7,428	0.928



Table 60: Employment Land Availability by Type – Use Class B1(b) Research & Development (1 April 2021)

Planning Permission Reference Number	Site Address	Description	B1(b) Research & Development Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2016/2495	Building Research Establishment, Bucknalls Lane, Garston	Construction of a replacement building for research and development purposes and creation of additional car parking following demolition of seven existing buildings	555	0.055
Total B1(b) Research & Development			555	0.055

Table 61: Employment Land Availability by Type – Use Class B1(c) Light Industry (1 April 2021)

Planning Permission Reference Number	Site Address	Description	B1(c) Light Industry Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2018/1867	York House, Guildford Road, St Albans	Demolition of existing building and construction of three storey block comprising one commercial unit at ground floor level and eight, one bedroom flats at first and second floor levels, associated landscaping, parking and new crossovers	165	0.000
Total B1(c) Light Industry			165	0.000



Table 62: Employment Land Availability by Type – Use Class B2 General Industry (1 April 2021)

Planning Permission Reference Number	Site Address	Description	B2 General Industry Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2019/2483	109 Ashley Road, St Albans	Single storey detached staff leisure and cafeteria building with covered link	137	0.000
5/2020/0517	Unit 4 North Orbital Commercial Park, Napsbury Lane, St Albans	Change of use from Class B8 (storage/distribution) to mixed use Class B2 (general industrial) and Class B8 (storage/distribution)	366	0.050
5/2020/0985	48 Coldharbour Lane, Harpenden	Construction of Class B1(c) (light industrial) and Class B8 (storage and distribution) warehouse building and vehicle repair and servicing building	644	0.000
5/2020/1426	Unit 6 and 6a Riverside Industrial Estate, London Colney Bypass, London Colney	Partial demolition of existing unit 6A Class B2 (general industrial) and rebuilding and enlargement of building, sub-division of unit and part change of use to Class B8 (storage and distribution)	199	0.000
5/2020/2175	Unit 6 North Orbital Commercial Park Napsbury Lane, St Albans	Change of use from Class B8 (storage/distribution) to mixed use Class B2 (light industrial) and Class B8 (storage/distribution)	283	0.000
Total B2 General Industry			1,629	0.050



Table 63: Employment Land Availability by Type – Use Class B8 Storage and Distribution (1 April 2021)

Planning Permission Reference Number	Site Address	Description	B8 Storage & Distribution Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 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	86,467	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 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	55,047	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 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	22,163	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8	11,030	0.000



Planning Permission Reference Number	Site Address	Description	B8 Storage & Distribution Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
		use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm		
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 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	104,834	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 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	32,180	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 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	19,250	0.000
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8	332	0.000



Planning Permission Reference Number	Site Address	Description	B8 Storage & Distribution Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
		use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm		
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 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	362	0.000
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden	Change of use of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	260	0.000
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden	Change of use of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	110	0.000
5/2018/0157	Harpenden Sports Centre, Rothamsted Park, Leyton Road, Harpenden	Extension and alterations to existing swimming pool building to provide new learner pool, additional sports, fitness and associated facilities. Extension, alterations and change of use of existing sports centre to cultural centre, replacement depot build	185	0.000
5/2020/0316	227b Hatfield Road, St Albans	Single storey side and rear extension with rooflights and alterations to openings	72	0.040
5/2020/0517	Unit 4 North Orbital Commercial Park, Napsbury Lane, St Albans	Change of use from Class B8 (storage/distribution) to mixed use Class B2 (general industrial) and Class B8 (storage/distribution)	366	0.500



Planning Permission Reference Number	Site Address	Description	B8 Storage & Distribution Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2020/0548	Unit 2 Riverside Industrial Estate, London Colney Bypass, London Colney	Warehouse storage unit and associated parking	271	0.060
5/2020/0858	Houndswood Farm, Harper Lane, Shenley	Prior Notification - Change of use of building from agricultural use to a flexible use Class B1 (business) or Class B8 (storage and distribution)	101	0.000
5/2020/0985	48 Coldharbour Lane, Harpenden	Construction of Class B1(c) (light industrial) and Class B8 (storage and distribution) warehouse building and vehicle repair and servicing building	740	0.000
5/2020/1426	Unit 6 and 6a Riverside Industrial Estate, London Colney Bypass, London Colney	Partial demolition of existing unit 6A Class B2 (general industrial) and rebuilding and enlargement of building, sub-division of unit and part change of use to Class B8 (storage and distribution)	219	0.000
5/2020/2175	Unit 6, North Orbital Commercial Park, Napsbury Lane, St Albans	Change of use from Class B8 (storage/distribution) to mixed use Class B2 (light industrial) and Class B8 (storage/distribution)	282	0.000
5/2021/0719	Lean To At Highfield Farm, Highfield Lane, Tyttenhanger	Prior Notification - Change of use of an agricultural barn to a flexible commercial use	42	0.000
Total B8 Storage and Distribution			334,313	0.600
Total B8 Storage and Distribution (Excluding Strategic Rail Freight Interchange)			2,648	0.600



Table 64: Employment Land Availability by Type – Use Class E Commercial, Business and Service (1 April 2021)

Planning Permission Reference Number	Site Address	Description	E Commercial, Business & Service Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2020/1773	Civic Centre Opportunity Site (South), Victoria Street, St Albans	A mixed-use scheme comprising 93 units of Class C3 accommodation and flexible commercial floorspace	6,200	0.570
5/2020/2374	14 Hatfield Road, St Albans	Change of use to provide additional seating to cafe and Construction of single storey outbuilding to provide additional seating area and store	33	0.000
5/2020/2599	Unit C Batford Mill, Lower Luton Road, Harpenden	Change of use from Sui Generis to Class E (G)	317	0.020
5/2020/2893	6-8 Piggottshill Lane, Harpenden	Single storey rear extension, demolition of existing garages, provision of bin location area and amended car parking layout	111	0.070
5/2020/2999	16 Butterfield Lane, St Albans	Change of use of outbuilding to Class E(d) (Indoor sport, recreation or fitness) to be used as a yoga and pilates studio	42	0.030
5/2021/0367	2 Sandridge Road And 1 Sandpit Lane, St Albans	Variation of Condition 2 (approved plans) substitution of window material of planning permission 5/2019/0717 dated 28/08/2019 for Change of use from Class A1 (retail) to Class A3 (restaurants & cafe), demolition of existing lean-to and creation of two storey side/rear extension, loft conversion with extension and rooflights to create habitable living space to create four apartments	72	0.000
5/2021/0527	Old Apiary Site, Hatching Green, Harpenden	Extension of existing buildings	600	0.560



Planning Permission Reference Number	Site Address	Description	E Commercial, Business & Service Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2021/0719	Lean To At Highfield Farm, Highfield Lane, Tyttenhanger	Prior Notification - Change of use of an agricultural barn to a flexible commercial use	42	0.000
Total E Commercial, Business & Service			7,417	1.250

Table 65: Employment Land Availability by Type – Employment Use Classes B1, B1(a), B1(b), B1(c), B2, B8 and E (1 April 2021)

Use Class	Description	Total Outstanding Floor Space (m ²)	Total Use Class Site Area (Hectares)
B1	Business	1,783	0.186
B1(a)	Offices	7,428	0.928
B1(b)	Research and Development	555	0.055
B1(c)	Light Industry	165	0.000
B2	General Industry	1,629	0.050
B8	Storage and Distribution	334,313	0.600
E	Commercial, Business and Service	7,417	1.250
All Use Classes Permitted Total		353,290	3.069
All Use Classes Permitted Total (Excluding Strategic Rail Freight Interchange)		21,625	1.819



Appendix 3

List of small and medium residential sites with permission (at 1 April 2021)

A list of current small and medium residential sites with permission will be updated annually and published as part of the Authority's Monitoring Report.

Paragraph 69 of the NPPF 2021 ¹¹ sets out a definition of small and medium sized sites:

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare...

With reference to NPPF 2021 paragraph 69 above, a list of small and medium residential sites of one hectare or less with permission at 1 April 2021 is included in the table below. They are all currently granted permission for residential use. Planning permission has been granted for a total of 1,370 net dwellings as at 1 April 2021, which meet the NPPF criteria for small and medium sized sites.



Table 66: List of small and medium residential sites with permission at 1 April 2021

Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/1233 5/2020/2659	217 Camp Road, St Albans	1	-1	0	0.011
5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	0	0.110
5/2021/1064 5/2021/0854	62 Spencer Street & 42-42C Verulam Road, St Albans	1		1	0.019
5/2021/0902	Annexe 20, Faircross Way, St Albans	1		1	0.030
5/2021/0850 5/2020/1847	32 Burston Drive, How Wood	2	-1	1	0.060
5/2021/0840 5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	5		5	0.120
5/2021/0835 5/2017/3601	65 The Hill, Wheathampstead	1		1	0.030
5/2021/0792 5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1		1	0.520
5/2021/0776 5/2020/2068	Land Adj 11 Tippendell Lane, Chiswell Green	1		1	0.030
5/2021/0764	122 Southdown Road, Harpenden	0	-1	-1	0.006
5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1		1	0.060
5/2021/0737	14 Frogmore, St Albans	2	-1	1	0.034
5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	36		36	0.600
5/2021/0621 5/2020/2717	11 Moreton End Lane, Harpenden	1	-1	0	0.080
5/2021/0611 5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	45		45	0.810



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/0555	Odyssey Cinema, 166 London Road, St Albans	4		4	0.011
5/2021/0551 5/2020/1955 5/2020/0621 5/2019/2557 5/2019/3144 5/2018/3306	Former South Holme & Plots 1, 2 & 3 South Holme, Redbourn Lane, Hatching Green, Harpenden	3	-1	2	0.220
5/2021/0547	Trentburn, St Bernards Road, St Albans	2	-1	1	0.060
5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	1	0.007
5/2021/0367 5/2019/0717 5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	-1	3	0.020
5/2021/0337	The Grove, Livery Stables, The Grove, Pipers Lane, Harpenden	2		2	0.770
5/2021/0265 5/2019/2076	21 The Pleasance, Harpenden	2	-1	1	0.070
5/2021/0245	105 Victoria Street, St Albans	1		1	0.020
5/2021/0179 5/2020/1813	2 Greyfriars Lane, Harpenden	1	-1	0	0.100
5/2021/0110	19 Kirkwick Avenue, Harpenden	1	-1	0	0.170
5/2021/0098 5/2020/1680	105 Cambridge Road, St Albans	1		1	0.030
5/2021/0083 5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4		4	0.060
5/2021/0082 5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1		1	0.030
5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	3	-3	0	0.083
5/2021/0070	53A Hatfield Road, St Albans	1		1	0.013



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/0067 5/2020/0706	Croft Farm, Cherry Tree Lane, Wheathampstead	1		1	0.100
5/2021/0042 5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	5		5	0.590
5/2021/0028 5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	5		5	0.080
5/2021/0026 5/2020/1699 5/2019/1428	Land Adjacent to 110a Park Street Lane, How Wood	1		1	0.050
5/2021/0023 5/2019/1676	21 Nomansland, Wheathampstead	1	-1	0	0.540
5/2020/3143	Batford Farm, Common Lane, Harpenden	1		1	0.010
5/2020/3142	Batford Farm, Common Lane, Batford, Harpenden	3		3	0.040
5/2020/3121	39 Tuffnells Way, Harpenden	1	-1	0	0.060
5/2020/3084 5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28		28	0.890
5/2020/3069 5/2020/1748	20 Park Avenue South, Harpenden	1	-1	0	0.160
5/2020/3062 5/2020/1391	49/51 Hatfield Road, St Albans	3	-1	2	0.010
5/2020/3009	Land Rear of 50-54 Francis Avenue, St Albans	3		3	0.070
5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2		2	0.370
5/2020/2979	15 Seymour Road, St Albans	1	-1	0	0.060
5/2020/2938 5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1		1	0.020
5/2020/2917 5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1		1	0.030
5/2020/2896	31 Frogmore Home Park, St Albans	1	-1	0	0.046



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/2894 5/2020/0519	3 Faulkners End Cottages, Roundwood Lane, Harpenden	1	-1	0	0.150
5/2020/2862	212-212a Sandridge Road, St Albans	1	-2	-1	0.080
5/2020/2837 5/2019/2978 5/2017/2276	Land Adjacent The Blue Anchor PH, 145 Fishpool Street, St Albans	1		1	0.060
5/2020/2835 5/2020/2784	The Barn, Nicholls Farm, Lybury Lane, Redbourn	1		1	0.029
5/2020/2820 5/2018/2391	25 Verulam Road, St Albans	1		1	0.005
5/2020/2783 5/2020/1341	247 The Ridgeway, St Albans	1	-1	0	0.050
5/2020/2781	The Kestrels Care Home, 2-4 The Kestrels, Bucknalls Drive, Bricket Wood	1		1	0.240
5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8		8	0.280
5/2020/2720	80 Oakwood Road, Bricket Wood	1	-1	0	0.140
5/2020/2700	59 Battlefield Road, St Albans	1	-1	0	0.060
5/2020/2602 5/2018/2124	3 Sandridge Road, St Albans	1		1	0.110
5/2020/2549	419-421 Hatfield Road, St Albans	2	-2	0	0.040
5/2020/2505 5/2018/1945	Land South Of Minister Court, Frogmore	4		4	0.370
5/2020/2463 5/2019/2525	1 The Mansion and 3 St Peters Street, St Albans	6		6	0.040
5/2020/2451	The Hedges, Woolam Crescent, St Albans	12		12	0.297
5/2020/2412	38 Holywell Hill, St Albans	1		1	0.010
5/2020/2406	38 Maynard Drive, St Albans	1		1	0.040



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	1		1	0.030
5/2020/2348	153 Victoria Street, St Albans	1		1	0.010
5/2020/2334	17 Broomleys, St Albans	2	-1	1	0.040
5/2020/2331	17 The Uplands, Harpenden	1	-1	0	0.130
5/2020/2323	Land Rear Of 28 To 32 Carisbrooke Road, Harpenden	1		1	0.100
5/2020/2240 5/2019/3100	25 Abbey Avenue, St Albans	2	-1	1	0.110
5/2020/2232	2 Browning Road, Harpenden	1	-1	0	0.070
5/2020/2218	Land adj 243 Cell Barnes Lane, St Albans	1		1	0.050
5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton Road, Wheathampstead	2	-1	1	0.220
5/2020/2186	St Matthews Residential Care Home, Chequer Lane, Redbourn	2			0.680
5/2020/2181	23 Oakwood Road, Bricket Wood	1	-1	0	0.080
5/2020/2179	22 Station Road, Harpenden	2		2	0.030
5/2020/2170 5/2018/1621	10 Alders End Lane, Harpenden	1	-1	0	0.140
5/2020/2159	53 & 55 Alexander Road, London Colney	1		1	0.030
5/2020/2079 5/2019/0208	4 Leasey Dell Drive, Wheathampstead	1		1	0.100
5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	1	-1	0	0.040
5/2020/1930	23 Crouch Hall Lane, Redbourn	3		3	0.140
5/2020/1923	Garage Rear Of 77-79 Station Road, Smallford	3	-1	2	0.190
5/2020/1909 5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	-1	1	0.090
5/2020/1906	29 Collyer Road, London Colney	2	-1	1	0.040
5/2020/1889	232 Sandridge Road, St Albans	1	-1	0	0.100



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/1858	6 Stewart Road, Harpenden	1	-1	0	0.040
5/2020/1850	12 Admirals Walk, St Albans	2	-1	1	0.070
5/2020/1799 5/2017/2584	61 Cotlandswick, London Colney	1		1	0.150
5/2020/1794	40 The Uplands, Harpenden	1	-1	0	0.140
5/2020/1773 5/2018/1925 5/2017/1060	Civic Centre Opportunity Site (South), Victoria Street, St Albans	93		93	0.590
5/2020/1771	61 Sandridge Road, St Albans	1	-1	0	0.040
5/2020/1755 5/2017/2720	Land Adj 38 Morris Way, London Colney	1		1	0.030
5/2020/1737	23 How Wood, How Wood	2	-1	1	0.010
5/2020/1734 5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1		1	0.030
5/2020/1700	50 London Road, St Albans	1		1	0.010
5/2020/1693 5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1		1	0.780
5/2020/1673	60 Marshals Drive, St Albans	1	-1	0	0.150
5/2020/1667	Land adjacent (south) Winslo House, Radlett Road, St Albans	9		9	0.380
5/2020/1665	Land Rear Of 34 North Riding Accessed From West Riding, Bricket Wood	1		1	0.030
5/2020/1663 5/2020/1019	Canley, The Common, Kinsbourne Green	1	-1	0	0.940
5/2020/1650	Land R/O 6 Broad Acre, Bricket Wood	1		1	0.030
5/2020/1633	6 Barley Beans, Marford Road, Wheathampstead	1	-1	0	0.190
5/2020/1624	5 Mount Pleasant Lane, Bricket Wood	3	-1	2	0.050
5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1	0	1	0.320
5/2020/1582	36 Burstons Drive, How Wood	4	-1	3	0.100



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/1557 5/2020/0213 5/2019/1863	30 Sandpit Lane, St Albans	2	-1	1	0.130
5/2020/1545 5/2019/3189 5/2019/3064	117 Hatfield Road, St Albans	10	0	10	0.070
5/2020/1544	20 Penny Croft, Harpenden	1	-1	0	0.100
5/2020/1524 5/2019/0887	43 Park Avenue North, Harpenden	1	-1	0	0.120
5/2020/1516	Land Adjacent 6 High Elms, Harpenden	1	0	1	0.050
5/2020/1494	56 Oaklands Lane, Smallford	1	0	1	0.120
5/2020/1450	Land Between 22 And 24 Caesars Road, Wheathampstead	1	0	1	0.010
5/2020/1351	Meadow Cottage, Kennel Lane, Kinsbourne Green	1	-1	0	0.150
5/2020/1282	3 Watford Road, St Albans	2	0	2	0.080
5/2020/1259	Houndswood Stables, Houndswood Farm, Harper Lane, Shenley	3	0	3	0.270
5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	2	0	2	0.040
5/2020/1217 5/2019/0894	25 Homewood Road, St Albans	1	-1	0	0.080
5/2020/1215	Adjacent 155 Camp Road, St Albans	2	0	2	0.020
5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2	0	2	0.100
5/2020/1184 5/2019/2641	Eight Acre, Mackerye End, Harpenden	1	0	1	0.180
5/2020/1095	Crown House, 1a Crown Street, Redbourn	4	0	4	0.010
5/2020/1093 5/2017/0938	20a Holywell Hill, St Albans	2	-1	1	0.010
5/2020/1060	35c Lancaster Road, St Albans	2	0	2	0.070



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	1	0.060
5/2020/0969	87 Sandpit Lane, St Albans	1	-1	0	0.120
5/2020/0934	201 Hatfield Road, St Albans	4	-1	3	0.010
5/2020/0921 5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2	0	2	0.070
5/2020/0919	Land Between Hopkins Crescent And The Former Baptist Chapel, St Albans Road, Sandridge	14	0	14	0.460
5/2020/0898 5/2019/1935	63 The Hill, Wheathampstead	1	0	1	0.070
5/2020/0886	45 Westfields, St Albans	1	-1		0.050
5/2020/0876	86 Beaumont Avenue, St Albans	1	-1	0	0.080
5/2020/0859 5/2017/0118	4 Hatching Green Close, Harpenden	1	0	1	0.060
5/2020/0841	31 Furse Avenue, St Albans	1	0	1	0.040
5/2020/0836	Paddock End, Kimpton Bottom, Harpenden	1	-1	0	0.970
5/2020/0835	Warwick House, 21-23 London Road, St Albans	3	0	3	0.023
5/2020/0828	2 Broadstone Road, Harpenden	1	0	1	0.030
5/2020/0818 5/2018/1021	Land adj 61 Aplins Close, Harpenden	1	0	1	0.020
5/2020/0807	4a Frogmore, St Albans	8	0	8	0.200
5/2020/0785	2 Someries Road, Harpenden	1	0	1	0.030
5/2020/0772 5/2019/1426	Lady Bray Farm, Kennel Lane, Kinsbourne Green	3	0	3	0.160
5/2020/0738	47 Manor Road, Wheathampstead	1	0	1	0.030
5/2020/0733 5/2017/3185 5/2017/3015	60 Victoria Street, St Albans	17	0	17	0.060



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/0713 5/2017/3581	6 Grove Road, Harpenden	1	0	1	0.010
5/2020/0558 5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	10	0	10	0.940
5/2020/0555 5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1	0	1	0.800
5/2020/0491	24 Grove Avenue, Harpenden	2	-1	1	0.040
5/2020/0475	204 Park Street Lane, How Wood	3	-1	2	0.280
5/2020/0464	Land R/O 43 & 45 Firwood Avenue, St Albans	2	0	2	0.050
5/2020/0463	4a-8 Piggottshill Lane, Harpenden	3	-2	1	0.080
5/2020/0461	59 Albert Street, St Albans	2	-1	1	0.010
5/2020/0436 5/2018/0945	Land to rear of Beaumont Court, Milton Road, Harpenden	7	0	7	0.180
5/2020/0421	7 Manor Road, St Albans	1	0	1	0.110
5/2020/0420 5/2014/1450	Gorhambury, St Albans	3	-2	1	0.160
5/2020/0414	6 Penny Croft, Harpenden	1	-1	0	0.090
5/2020/0411	46 Marshals Drive, St Albans	1	-1	0	0.140
5/2020/0390	Priory Court, Old London Road, St Albans	3	0	3	0.120
5/2020/0347	4 St Marys Close, Redbourn	1	-1	0	0.140
5/2020/0341	3 Cloister Garth, St Albans	1	0	1	0.280
5/2020/0331 5/2018/3147	Land East of 21 Grasmere Avenue, Harpenden	1	0	1	0.100
5/2020/0308 5/2019/0094	2 Manland Avenue, Harpenden	1	-1	0	0.090
5/2020/0256 5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	-1	0.440



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/0248 5/2019/2297 5/2018/2786	37a Beaumont Avenue, St Albans	1	-1	0	0.800
5/2020/0238	83 & 85 Kings Road, London Colney	4	-2	2	0.060
5/2020/0204	Barns And Stables At Sleafshyde Farm, Sleafshyde, Smallford	1	0	1	0.010
5/2020/0200	86 Wheathampstead Road, Harpenden	1	-1	0	0.150
5/2020/0193 5/2017/2893	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4	0	4	0.020
5/2020/0169	33 Chalkdell Fields, St Albans	1	0	1	0.170
5/2020/0139	107 Camp Road, St Albans	4	-1	3	0.030
5/2020/0035 5/2018/3102	1a Netherway, Netherway, St Albans	4	-1	3	0.120
5/2020/0024	Tankerfield House, 1 Romeland Hill, St Albans	1	0	1	0.010
5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2	0	2	0.050
5/2019/3217 5/2020/0784	6 Adelaide Street, St Albans	8	0	8	0.010
5/2019/3173	49 The Park, St Albans	1	-1	0	0.240
5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107	0	107	0.730
5/2019/3138	99a Hatfield Road, St Albans	2	0	2	0.200
5/2019/3099	61-65 St Peters Street, St Albans	20	0	20	0.100
5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1	0	1	0.060
5/2019/3080	227 & 227a Hatfield Road, St Albans	1	0	1	0.010
5/2019/3061 5/2017/0014	52 Victoria Street, St Albans	5	0	5	0.060
5/2019/3030	Spielplatz, Lye Lane, Bricket Wood	1	0	1	0.300



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5/2019/3008 5/2018/3402	Land rear of 238a London Road, St Albans	6	0	6	0.040
5/2019/2946	12 Pipers Close, Redbourn	1	0	1	0.010
5/2019/2921	32 White Horse Lane, London Colney	5	-1	4	0.140
5/2019/2850	38 Saxon Road, Wheathampstead	1	0	1	0.030
5/2019/2833	54 Marshalswick Lane, St Albans	1	-1	0	0.180
5/2019/2827	11 Oak Way, Harpenden	1	-1	0	0.210
5/2019/2786	10 Prospect Road, St Albans	3	0	3	0.110
5/2019/2777	114 Ladies Grove, St Albans	1	0	1	0.050
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1	0	1	0.003
5/2019/2768	82 Crabtree Lane, Harpenden	2	-1	1	0.110
5/2019/2749 5/2018/0542	71 Townsend Lane, Harpenden	2	-1	1	0.140
5/2019/2748	223 Hatfield Road, St Albans	6	0	6	0.030
5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	5	-2	3	0.150
5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	7	0.060
5/2019/2662	30 Faircross Way, St Albans	1	-1	0	0.130
5/2019/2656	Units 6 And 7 Batford Mill, Lower Luton Road, Harpenden	14	0	14	0.198
5/2019/2633	7 Tintern Close, Harpenden	1	0	1	0.160
5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1	0	1	0.200
5/2019/2555	Land Adj 31 West Common Way, Harpenden	1	0	1	0.140
5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1	0	1	0.010
5/2019/2488	1 Jersey Lane, St Albans	1	0	1	0.020
5/2019/2433	38 Tassell Hall, Redbourn	1	0	1	0.070
5/2019/2401	110 Charmouth Road, St Albans	1	0	1	0.030
5/2019/2394	Bamville Copse, Cross Lane, Harpenden	1	-1	0	0.140



Planning Permission Reference Number(s)	Site Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/2365 5/2018/2594	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	10	-2	8	0.380
5/2019/2342	Amwell Farm, Down Green Lane, Wheathampstead	1	0	1	0.010
5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	9	0	9	0.300
5/2019/2258 5/2018/2344	The Wood Store, Norrington End, Redding Lane, Redbourn	1	0	1	0.010
5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	0	0.130
5/2019/2168	50 Roundwood Park, Harpenden	1	-1	0	0.060
5/2019/2006 5/2016/3480	17 Maxwell Road, St Albans	1	0	1	0.020
5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	2	0.170
5/2019/1939 5/2016/2362	The Fruit Store, Gorhambury, St Albans	1	0	1	0.010
5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1	0	1	0.030
5/2019/1845 5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	24	0	24	0.560
5/2019/1801	4 Midway, St Albans	1	-1	0	0.080
5/2019/1704	Building 1 Lamer Park Farm, Lamer Lane, Wheathampstead	1	0	1	0.030
5/2019/1701	29-31 Beech Road, St Albans	5	-2	3	0.050
5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	2	0.010
5/2019/1287	Land R/O 24 Mayflower Road, How Wood	1	0	1	0.040
5/2019/1284	The Golden Lion PH, 111 High Street, London Colney	11	0	11	0.240
5/2019/1281	172 High Street, London Colney	1	0	1	0.100
5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7	0	7	0.280
5/2019/1269	2a Warwick Road, St Albans	1	0	1	0.010
5/2019/1251	10 Tuffnells Way, Harpenden	1	-1	0	0.150



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5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3	0	3	0.290
5/2019/1032	81 Sopwell Lane, St Albans	1	-2	-1	0.270
5/2019/0986	1 Station Terrace, Park Street	2	0	2	0.030
5/2019/0861	4 Pondwicks Close, St Albans	1	-1	0	0.130
5/2019/0805	21 The Deerings, Harpenden	1	-1	0	0.110
5/2019/0767	24-26 Holywell Hill, St Albans	3	0	3	0.010
5/2019/0733 5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	21	0	21	0.050
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5	0	5	0.740
5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2	0	2	0.100
5/2019/0471	Rear of 46 Burnham Road, St Albans	1	0	1	0.020
5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	0.020
5/2019/0422	12 Wheatfield Road, Harpenden	1	-1	0	0.140
5/2019/0392 5/2017/2668	38 Marshalswick Lane, St Albans	1	-1	0	0.090
5/2019/0284	34 Long Buftlers, Harpenden	1	-1	0	0.040
5/2019/0249	227 Hatfield Road, St Albans	2	0	2	0.100
5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore, Park Street	3	0	3	0.140
5/2019/0195	26 & 26a Station Road, Harpenden	2	-1	1	0.040
5/2019/0165	111-113 St Peters Street, St Albans	1	0	1	0.100
5/2019/0093	12 The Warren, Harpenden	1	-1	0	0.130
5/2019/0034	Barns And Stables At Sleafshyde Farm, Sleafshyde, Smallford	1	0	1	0.800
5/2018/3367	7 Wood End Hill, Harpenden	1	-1	0	0.070
5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	-1	0	0.090
5/2018/3239	22 Roundfield Avenue, Harpenden	1	-1	0	0.040
5/2018/3189	26a Marshalswick Lane, St Albans	1	-1	0	0.500



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5/2018/3055	1 Mile House Close, St Albans	1	0	1	0.500
5/2018/3013	17 New House Park, St Albans	1	-1	0	0.100
5/2018/2968	25 Park Avenue North, Harpenden	1	-1	0	0.170
5/2018/2895	Land Adjacent 1 Hall Place Gardens, St Albans	1	0	1	0.200
5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	-1	0	0.180
5/2018/2773	3 Browning Road, Harpenden	3	-1	2	0.080
5/2018/2725	Land At Tullochside Farm, Hemel Hempstead Road, Redbourn	10	0	10	0.200
5/2018/2700	3 Crossway, Harpenden	2	-1	1	0.050
5/2018/2632	49 Dunstable Road, Redbourn	1	-1	0	0.040
5/2018/2611	Stakers Court, Milton Road, Harpenden	8	0	8	0.470
5/2018/2604	Garages rear of 34-40 College Road, St Albans	2	0	2	0.550
5/2018/2525 5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, Grosvenor Road, St Albans	130	0	130	0.340
5/2018/2440	3 Hamilton Road, St Albans	1	0	1	0.700
5/2018/2326	45 West Common Way, Harpenden	1	-1	0	0.190
5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2	0	2	0.100
5/2018/2237	14 Browning Road, Harpenden	1	-1	0	0.100
5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3	0	3	0.150
5/2018/2094	48 Marshals Drive, St Albans	1	-1	0	0.290
5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	39	0	39	0.360
5/2018/1924	Land adj 33 Long Cutt, Redbourn	1	0	1	0.020
5/2018/1877 5/2016/3805	103-105 St Peters Street, St Albans	13	0	13	0.410
5/2018/1867	York House, Guildford Road, St Albans	8	0	8	0.090
5/2018/1842	175 Hatfield Road, St Albans	2	-1	1	0.020



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5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	3	-2	1	0.770
5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5	0	5	0.240
5/2018/1630	10 The Uplands, Harpenden	1	-1	0	0.070
5/2018/1566	68 Oakwood Road, Bricket Wood	1	0	1	0.170
5/2018/1560	1a Catherine Street, St Albans	6	0	6	0.030
5/2018/1540	R/O 68 Harpenden Road, St Albans	1	0	1	0.070
5/2018/1520	21 & 21a George Street and 25 Bowes Lyon Mews, St Albans	1	0	1	0.100
5/2018/1463	2 Salisbury Avenue, Harpenden	10	-1	9	0.190
5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	0	0.100
5/2018/1371	Land adj 103 How Wood, How Wood	1	0	1	0.040
5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	5	0	5	0.430
5/2018/1319	Land Adj To 179 - 187 High Street, London Colney	4	0	4	0.060
5/2018/1316	Ground Floor and First Floor Flats, 2a Royal Road, St Albans	1	0	1	0.020
5/2018/1304	1 Marlborough Park, Southdown Road, Harpenden	2	0	2	0.050
5/2018/1257	101 Old Watford Road, Bricket Wood	3	-1	2	0.060
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2	0	2	0.030
5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	4	0.060
5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2	0	2	0.670
5/2018/0779	Land Adj To Southwood Court, 28 Milton Road, Harpenden	1	0	1	0.060
5/2018/0685	70 West Common, Harpenden	1	-1	0	0.230
5/2018/0644	1 Mount Pleasant, St Albans	6	-1	5	0.340
5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3	0	3	0.090
5/2018/0581	Land Rear Of 61 Catherine Street, Etna Road, St Albans	1	0	1	0.010
5/2018/0314	49 Bucknalls Drive, Bricket Wood	2	-1	1	0.050
5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	-2	0	0.040
5/2017/3661	3a Albion Road, St Albans	1	0	1	0.100
5/2017/3659	Land R/O 14 Summerfield Close, London Colney	2	0	2	0.080
5/2017/3252	62-72 Victoria Street, St Albans	18	0	18	0.140



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5/2017/3127	Braybourne End, Kennel Lane, Kinsbourne Green	2	0	2	0.100
5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27	0	27	0.080
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1	0	1	0.170
5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3	0	3	0.110
5/2017/2602	132 & 132A Kings Road, London Colney	4	0	4	0.010
5/2017/2513	35 Clarence Road, St Albans	1	-1	0	0.070
5/2017/2447	74 West Riding, Bricket Wood	1	0	1	0.060
5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4	0	4	0.050
5/2017/2208	80 Oaklands Lane, Smallford	2	-1	1	0.400
5/2017/2114	1 Sandridge Road, St Albans	25	-13	12	0.180
5/2017/2104	Land Rear Of 16 And 18 Manland Way, Harpenden	1	0	1	0.030
5/2017/2099	115 London Road, St Albans	6	0	6	0.010
5/2017/1999	38 Becketts Avenue, St Albans	2	-1	1	0.030
5/2017/1957	6 The Willows, St Albans	2	-1	1	0.040
5/2017/1904	27 Becketts Avenue, St Albans	2	-1	1	0.030
5/2017/1717	15 Longcroft Avenue, Harpenden	2	-1	1	0.060
5/2017/1669	Land rear of 3 & 5 Approach Road & accessed via Orient Close, St Albans	1	0	1	0.120
5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	1	0.070
5/2017/1149	Ziggurat House (Car Park), Grosvenor Road, St Albans	74	0	74	0.430
5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8	0	8	0.250
5/2017/0855	33 Stewart Road, Harpenden	1	0	1	0.100
5/2017/0610	11 Sandfield Road, St Albans	1	-1	0	0.020
5/2017/0312	Stairways, 19 Douglas Road, Harpenden	3	0	3	0.240
5/2017/0001	9 Market Place, St Albans	1	0	1	0.010
5/2016/3281	90 & 90a Grange Street, St Albans	2	-2	0	0.030
5/2016/3107	Garage Site Adj 28 College Place, St Albans	2	0	2	0.040



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5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	1	0.100
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	0	4	0.020
5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney	4	0	4	0.020
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	0	21	0.200
5/2015/3508	East Lodge, Oaklands Lane, Smallford	1	-1	0	0.100
5/2015/2871 5/2016/3811	223a Hatfield Road, St Albans	14	0	14	0.130
5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	43	0.680
5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	19	0	19	0.260
5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	6	0.130
Total		1,551	-179	1,370	~

