



St Albans City and District

Authority's Monitoring Report 2022

(1 April 2021 to 31 March 2022)

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

(Base Date 31/03/2022)

Table of Contents

List of Tables and Figures	p. 4
List of Quick Reference Tables	p. 4
List of Tables	p. 5
List of Figures	p. 8
1 Background to the Authority's Monitoring Report	p. 9
Legal and Regulatory Requirements	p. 10
Neighbourhood Planning	p. 12
Local Development Scheme	p. 13
Duty to Co-operate	p. 14
2 Monitoring Framework	p. 16
Quick Reference Tables	p. 17
Housing	p. 26
Housing	p. 26
Gypsies, Travellers and Travelling Show People	p. 45
Business and Employment	p. 51
Employment Land	p. 51
Retail	p. 71
Centres for Retail, Services and Leisure	p. 71
Miscellaneous	p. 97
Transport Strategy	p. 97
Metropolitan Green Belt	p. 100
3 Contextual Indicators and Census Data	p. 101
SACD Population Estimate	p. 101
Population by Age	p. 102
Population Change	p. 103
Ethnic Population	p. 105
Unemployment	p. 106
Average Earnings	p. 108
Self-Build and Custom Housebuilding Register	p. 109
4 References	p. 112



5 Appendices**p. 118**

Appendix 1: Housing Trajectory Schedule

p. 118

Appendix 2: Employment Land Availability

p. 151

Appendix 3: List of Small & Medium Residential Sites with
Permission

p. 156



List of Tables and Figures

List of Quick Reference Tables

1 – Net additional dwellings completed	p. 17
2 – Five year land supply (estimated dwelling numbers)	p. 18
3 – Number / percentage of additional dwellings built on previously developed land	p. 18
4 – Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split.....	p. 19
5 – Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split	p. 20
6 – Number / Percentage of gross dwellings completed as affordable	p. 20
7 – Affordable housing completions by type	p. 21
8 – Net additional pitches	p. 21
9 – Change in employment (B use class – B2 / B8 and E use class – E(g)(i) / E(g)(ii) / E(g)(iii)) floor space stock (by type – office / industrial and warehousing ‘shed’ – and by main employment location)	p. 22
10 – New employment development land (hectares) immediately available (outline permission).....	p. 23
11 – Change in retail / service / leisure floor space stock (by centre / frontage and by type - retail / food and drink / other services)	p. 24
12 – Journeys to work by modal choice (measured at census dates, or by local survey if available).....	p. 25
13 – Area of Green Belt (Hectares)	p. 25



List of Tables

Housing

Table 1: Net Additional Dwellings Completed, by Settlement Category / Settlement (2021/22).	p. 27
Table 2: SADC Historic Net Additional Dwelling Completions (1994/95 – 2021/22)	p. 28
Table 3: Housing Trajectory Data (1 April 2022)	p. 32
Table 4: Additional Dwellings (Net) Built on Previously Developed Land (2021/2022)	p. 35
Table 5: SADC Historic Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2021/22)	p. 36
Table 6: Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces), on Market / Affordable Split (2021/2022)	p. 38
Table 7: Percentage Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces) (2021/2022)	p. 38
Table 8: Dwelling Completions (Gross) by Dwelling Type, on Market / Affordable Split (2021/2022)	p. 39
Table 9: Gross Dwelling Completions – Affordable Housing and Market Housing (2021/2022).	p. 40
Table 10: Historic Affordable Housing Completions C3 Use Class (Net) Through District Local Plan Review 1994 Policies (1994/95 – 2021/22)	p. 41
Table 11: Gross Dwelling Completions, by Affordable Housing Type (2021/2022)	p. 42
Table 12: Affordable Housing Completions (Gross), by Planning Permission (2021/2022)	p. 42
Table 13: Affordable Dwellings (Gross) with Planning Permission to be Completed (at 1 April 2022)	p. 43
Table 14: Public Gypsy and Traveller Sites with Permanent Planning Permission Managed by HCC (1 April 2022)	p. 45
Table 15: Private Licensed Gypsy and Traveller Sites with Permanent Planning Permission (January 2022)	p. 47
Table 16: Unlicensed Gypsy and Traveller Sites with Permanent Planning Permission (January 2022)	p. 48
Table 17: Unlicensed Gypsy and Traveller Sites without Permanent Planning Permission (January 2022)	p. 49
Table 23: Office to Residential – Prior Approvals Started and Completed (2021/2022)	p. 64
Table 24: Office to Residential – Prior Approvals with Permission to be Completed (1 April 2022)	p. 65
Table 56: SADC Self-Build and Custom Housebuilding Relevant Permissions and Plots (2016 – 2022)	p. 110
Table 57: SADC Self-Build and Custom Housebuilding Registrations (2016 – 2022)	p. 111
Table 64: List of small and medium residential sites with permission at 1 April 2022	p. 157

Business and Employment

Table 18: Change in Employment (B Use Class – B2 / B8 and E Use Class – E(g)(i) / E(g)(ii) / E(g)(iii)) Floor Space Stock, by Type (Office / Industrial / Warehousing) and by Main Employment Location (2021/2022)	p. 52
Table 19: SADC Historic Floor Space Gains and Losses for Employment (B and E Use Classes), 2004/05 – 2021/22	p. 53



Table 20: Historic Floor Space Gains and Losses for Employment (B and E Use Classes) in Employment/Regeneration Areas Designated in the District Local Plan Review 1994 (2004/05 – 2021/22)	p. 56
Table 21: Employment Land Availability by Type – Use Classes B1(a) / E(g)(i), B1(b) / E(g)(ii), B1(c) / E(g)(iii), B2, B8 (1 April 2022)	p. 57
Table 22: District Local Plan Review 1994 Employment Areas, Vacant Units & Use Class (November / December 2022 & January 2023)	p. 62
Table 23: Office to Residential – Prior Approvals Started and Completed (2021/2022)	p. 64
Table 24: Office to Residential – Prior Approvals with Permission to be Completed (1 April 2022).....	p. 65
Table 25: Employment (Office and Industrial Sectors) Floor Space Stock Change (2000/01 – 2021/22)	p. 66
Table 26: Employment Floor Space Stock Estimate at 1 April 2022	p. 69
Table 27: Employment Floor Space Stock and Vacancy Estimates (January 2023)	p. 69
Table 58: Employment Land Availability by Type – Use Class E(g)(i) / B1(a) Offices (1 April 2022).....	p. 151
Table 59: Employment Land Availability by Type – Use Class E(g)(ii) / B1(b) Research & Development (1 April 2022)	p. 153
Table 60: Employment Land Availability by Type – Use Class E(g)(iii) / B1(c) Industrial Processes / Light Industry (1 April 2022)	p. 153
Table 61: Employment Land Availability by Type – Use Class B2 General Industry (1 April 2022).....	p. 154
Table 62: Employment Land Availability by Type – Use Class B8 Storage and Distribution (1 April 2022)	p. 154
Table 63: Employment Land Availability by Type – Employment Use Classes E(g)(i) / B1(a), E(g)(ii) / B1(b), E(g)(iii) / B1(c), B2 and B8 (1 April 2022)	p. 155

Retail

Table 28: Change in Retail / Service / Leisure Floor Space Stock, by Centre / Frontage and by Type – Retail / Food and Drink / Other Services (2021/2022)	p. 72
Table 29: Minor Sub-Regional Centre & Minor District Centre – St Albans City Centre & Harpenden Town Centre Retail / Service / Leisure Frontages, Vacant Units & Use Class (August / September 2022)	p. 74
Table 30: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Vacant Units & Use Class (August 2022)	p. 75
Table 31: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Percentage Use Class (August 2022)	p. 76
Table 32: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Vacant Units & Use Class (August 2022)	p. 77
Table 33: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Percentage Use Class (August 2022)	p. 78
Table 34: Minor Sub-Regional Centre – St Albans City Centre Class 'A' Frontages, Vacant Units & Use Class (August 2022)	p. 79
Table 35: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Vacant Units & Use Class (September 2022)	p. 82
Table 36: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Percentage Use Class (September 2022)	p. 83



Table 37: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Vacant Units & Use Class (September 2022)	p. 84
Table 38: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Percentage Use Class (September 2022)	p. 85
Table 39: Minor District Centre – Harpenden Town Centre Class 'A' Frontages, Vacant Units & Use Class (September 2022)	p. 86
Table 40: Neighbourhood Centres – Primary Shopping Frontages, Vacant Units & Use Class (September 2022)	p. 87
Table 41: Neighbourhood Centres – Primary Shopping Frontages, Percentage Use Class (September 2022)	p. 89
Table 42: Neighbourhood Centres – Class 'A' Frontages, Vacant Units & Use Class (September 2022).....	p. 90
Table 43: Towns – St Albans Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (September 2022)	p. 92
Table 44: Towns – Harpenden Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (September 2022)	p. 93
Table 45: Specified Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (September 2022)	p. 94
Table 46: Green Belt Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (September 2022)	p. 95
Table 47: Out of Centre Retail / Service Area – Retail / Service Frontages, Vacant Units & Use Class (September 2022)	p. 96

Miscellaneous

Table 48: SACD Method of Travel to Work, Census 2021	p. 98
Table 49: SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015, 2018 and 2022.....	p. 100

Contextual Indicators and Census Data

Table 50: SACD Population Estimate by Year of Age and Sex, mid-2021	p. 102
Table 51: SACD Estimated Population Change, 2001 – 2021	p. 104
Table 52: Ethnic Population of SACD, Census 2021	p. 105
Table 53: Percent Unemployment in SACD 2003 – 2022 (based on figures for March each year).....	p. 107
Table 54: Average Earnings in SACD 2021, by Residence	p. 108
Table 55: Average Earnings in SACD 2021, by Workplace	p. 108
Table 56: SADC Self-Build and Custom Housebuilding Relevant Permissions (2016 – 2022).....	p. 110
Table 57: SADC Self-Build and Custom Housebuilding Registrations (2016 – 2022)	p. 111



List of Figures

Background to the Authority's Monitoring Report

Figure 1: SADC Local Development Scheme (September 2022)	p. 13
Figure 2: South West Hertfordshire Joint Strategic Plan Timetable	p. 13
Figure 3: SADC Current Neighbouring & Nearby Local Planning Authorities and Prescribed Bodies Subject to the Duty to Cooperate	p. 14

Monitoring Framework

Figure 4: AMR Monitoring Framework	p. 16
------------------------------------------	-------

Housing

Figure 5: Chart of SADC Historic Net Additional Dwelling Completions (1994/95 – 2021/22) ...	p. 29
Figure 6: Chart of Housing Trajectory (1 April 2022)	p. 34
Figure 7: Chart of SADC Historic Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2021/22)	p. 37
Figure 8: Distribution of Existing Gypsy and Traveller Sites in St Albans District	p. 46
Figure 19: SADC Total 5 Year Housing Land Supply at 1 April 2022	p. 118
Figure 20: Housing Trajectory 1 April 2022	p. 119
Figure 21: Housing Trajectory Schedule 1 April 2022	p. 120

Business and Employment

Figure 9: Key to Map of Employment Areas	p. 59
Figure 10: Map of Employment Areas	p. 60
Figure 11: Chart of Office Sector Floor Space Stock Change (2000/01 – 2021/22)	p. 67
Figure 12: Chart of Industrial Sector Floor Space Stock Change (2000/01 – 2021/22)	p. 68
Figure 13: Chart of Employment Floor Space Stock and Vacancy Estimates (January 2023).....	p. 70

Miscellaneous

Figure 14: Chart of SADC Method of Travel to Work, Census 2021	p. 98
Figure 15: Chart of SADC Main Mode of Travel to Work, Hertfordshire Travel Survey 2015, 2018 and 2022	p. 99

Contextual Indicators and Census Data

Figure 16: Graph of SADC Population Estimate by Year of Age and Sex, mid-2021	p. 101
Figure 17: Graph of SADC Estimated Population Change, 2001 – 2021	p. 103
Figure 18: Graph of Unemployment in SADC 2003 – 2022 (based on figures for March each year).....	p. 106



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 2022 and generally does not include subsequent information (available before the date of publication). The general monitoring period in this AMR is from 1 April 2021 to 31 March 2022.
- 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 Parish Neighbourhood Plan 2019-2036 (Made July 2021) ⁵
 - St Stephen Parish Neighbourhood Plan 2019-2036 (Made July 2022) ⁶
 - Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (Adopted November 2012) ⁷
 - Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (Adopted July 2014) ⁸
 - Hertfordshire Minerals Local Plan Review 2002-2016 (Saved Policies) (Adopted March 2007) ⁹
- 1.4 The Council withdrew the St Albans City and District Local Plan 2020-2036 Publication Draft 2018 from examination in November 2020 ¹⁰. Following this, the Council commenced preparation of a new Local Plan 2024-2041 in January 2021 ¹¹. Therefore, the AMR for 2021/2022 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 ¹² (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.
- 1.6 Unless stated otherwise, the main source of data in this AMR is from the Hertfordshire County Council (HCC) planning monitoring and information system, SMART Herts. This system is maintained by the planning monitoring and information team at HCC on behalf of the ten Hertfordshire local planning authorities, including SADC.



Legal and Regulatory Requirements

- 1.7 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.]

- 1.8 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out regulations for Authority's 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

- 1.9 The Localism Act 2011 also introduced Neighbourhood Development 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.
- 1.10 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. 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. In addition, following a 'Yes' vote at referendum on 5 May 2022, the St Stephen Neighbourhood Plan ⁶ was made at Full Council on 20 July 2022. This covers the neighbourhood area of St Stephen Parish. The made Harpenden Neighbourhood Plan, Sandridge Neighbourhood Plan and St Stephen Neighbourhood Plan now form part of the Development Plan for SACD, and are material considerations in deciding planning applications in the three neighbourhood areas.
- 1.11 Once approved, other Neighbourhood Plans will form part of the Development Plan for SACD. Further details of documents for Neighbourhood Planning and the made Harpenden, Sandridge and St Stephen Neighbourhood Plans can be found on the Neighbourhood Planning page ¹⁴ of the Council's Planning Policy website.



Local Development Scheme

- 1.12 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.
- 1.13 A new LDS was adopted and published by the Council in September 2022, outlining the timetable for the production of the new Local Plan (2024-2041) ¹⁵. It covers the period from 2023 to 2025 and is included below:

Figure 1: Local Development Scheme (September 2022)

	Regulation 18 Consultation	Regulation 19 Pre - Submission Consultation	Submission	Examination	Adoption
Local Plan	July – Sep 2023	July – Sep 2024	Dec 2024	Dec 2024 – Nov 2025	Dec 2025

- 1.14 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 2021/2022 monitoring year, the New Local Plan 2024-2041 was at the preliminary 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 2022, the preparation of the new Local Plan is in accordance with the new LDS timetable above.
- 1.15 The timetable for the South West Hertfordshire Joint Strategic Plan is set out below:

Figure 2: South West Hertfordshire Joint Strategic Plan Timetable

	Regulation 18: Issues and Options Consultation	Regulation 18: Preferred Options Consultation	Regulation 19: Publication Plan Consultation	Submission	Examination	Adoption
South West Hertfordshire Joint Strategic Plan	September 2022	TBC	TBC	TBC	TBC	TBC



Duty to Co-operate

- 1.16 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.
- 1.17 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.”*
- 1.18 A summary of the Council's work on DtC is reported in the AMR.
- 1.19 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 3: 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
Buckinghamshire Council (added 2022)	Transport for London
Hertfordshire County Council (added 2022)	Highways England
	Highways Authority (Hertfordshire Highways)
	The Marine Management Organisation
	Coal Authority (added 2022)

- 1.20 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.



- 1.21 As part of the preparation of the new Local Plan, SADC undertook Duty to Cooperate meetings with all neighbouring and nearby authorities as listed in Figure 2. 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 ¹⁶ (see Appendix 1 to Appendix 9, Duty to Cooperate Meeting Notes).
- 1.22 SADC also wrote to relevant prescribed bodies set out in Figure 2 in February 2021.
- 1.23 On 6 September 2022 the Council held an online Duty to Cooperate workshop to which all the neighbouring and nearby authorities and prescribed bodies set out in Figure 2, along with the Hertfordshire Local Economic Partnership (LEP) and Hertfordshire Local Nature Partnership, were invited. The Council's approach to DtC was presented and strategic cross boundary matters were discussed. Comments received during and after the workshop were used to inform the Council's Duty to Cooperate process.
- 1.24 In addition, the Council is working closely with four neighbouring authorities (Dacorum Borough Council, Hertsmeire 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 ¹⁷. 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 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. Public consultation on the JSP took place from 5 September to 4 November 2022, with more than 3,000 people taking part.



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 of the District Local Plan Review 1994 and where relevant, policies in the NPPF.

Figure 4: 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 - B2 / B8 and E use class – E(g)(i) / E(g)(ii) / E(g)(iii)) 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 2021/22. 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)	54	17
Specified Settlements (excluded from the Green Belt)	24	8
Green Belt Settlements (located within the Green Belt)	-1	<-1
Metropolitan Green Belt	237	75
Overall Total	314	100

Target: NPPF standard methodology (for relevant period)

314 Net additional dwellings completed

NPPF standard methodology based target of 1,068 dwellings per annum (890 dwellings per annum + 20% Buffer) for 2021/2022 not met



2 – Five year land supply (estimated dwelling numbers)

Year	Estimated Net Dwellings
2022/23	561
2023/24	436
2024/25	522
2025/26	379
2026/27	247
Total	2,145

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

Five year land supply (2022/23 to 2026/27) at 1 April 2022 = **2,145 net dwellings**

NPPF Standard Methodology:

Five year land supply at 1,068 dwellings per annum (890 dwellings per annum + 20% Buffer) at 1 April 2022 = **2.0 years**

Five year land supply of 2,145 net dwellings for period 2022/23 to 2026/27, against NPPF standard methodology based target of 1,068 dwellings per annum (890 dwellings per annum + 20% Buffer) for 2022/23 to 2026/27; Target not met

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

Net Additional Dwellings	Previously Developed Land			Greenfield	
	New Build	Conversions	Total	New Build	Total
Number	147	28	175	133	308
Percentage	48	9	57	43	100

N.B. Previously Developed Land / Greenfield status not known for 6 additional (net) dwellings

No Target Set

175 additional dwellings (net) / 57% 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	4	21	12	0	37	10
Social Rent	3	1	0	0	4	1
Affordable Home Ownership	2	22	6	0	30	8
Total Affordable Housing	9	44	18	0	71	19
Market Housing	40	85	63	109	297	81
Total All Sectors	49	129	81	109	368	100

N.B. Unknown bed size for 10 dwellings (gross)

Tenure / Sector	Bed Size (Percentage of Gross Dwelling Completions)				
	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Affordable Rent	11%	57%	32%	0%	100%
Social Rent	75%	25%	0%	0%	100%
Affordable Home Ownership	7%	73%	20%	0%	100%
Total Affordable Housing	13%	62%	25%	0%	100%
Market Housing	13%	29%	21%	37%	100%
Total All Sectors	13%	35%	22%	30%	100%

N.B. Unknown bed size for 10 dwellings (gross)

No Target Set

Dwelling Completions (Market): 1 Bed (13%), 2 Bed (29%), 3 Bed (21%), 4+ Bed (37%)

Dwelling Completions (Affordable): 1 Bed (13%), 2 Bed (62%), 3 Bed (25%), 4+ Bed (0%)

Dwelling Completions (All Sectors): 1 Bed (13%), 2 Bed (35%), 3 Bed (22%), 4+ Bed (30%)



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	103	0	103	100%	0%
Semi-Detached House	48	6	54	89%	11%
Terraced House	43	34	77	56%	44%
Bungalow	3	0	3	100%	0%
Apartment (Flat / Maisonette)	95	31	126	75%	25%
Studio	4	0	4	100%	0%
Mobile or Temporary Dwelling	11	0	11	100%	0%
Dwelling Equivalent	0	0	0	0%	0%
Total	307	71	378	81%	19%

No Target Set

6 – Number / Percentage of gross dwellings completed as affordable

	Total Affordable Housing	Total Market Housing	Total
Number of gross dwellings completed	71	307	378
Percentage of gross dwellings completed (%)	19	81	100

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

71 gross affordable dwellings completed / 19% 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	34	4	33	71
Percentage of affordable gross dwellings completed (%)	48	6	46	100

No Target Set

48% Affordable Rent / 6% Social Rent / 46% 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 2021/2022 monitoring year.

No Target Set



Policy Topic: Employment Land

9 – Change in employment (B use class – B2 / B8 and E use class – E(g)(i) / E(g)(ii) / E(g)(iii)) floor space stock (by type – office / industrial and warehousing ‘shed’ – and by main employment location)

Location	Floor Space	Employment (B and E Use Classes) Floor Space (m ²)						
		E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total	Lost to Non-Employment (B) / (E) Uses
Article 4 Directions - Employment Areas	Gain	1,069	0	0	0	0	1,069	0
	Loss	0	0	0	0	340	340	340
	Net	1,069	0	0	0	-340	729	-340
Rest of District	Gain	171	54	0	252	328	805	0
	Loss	475	0	349	726	775	2,325	2,073
	Net	-304	54	-349	-474	-447	-1,520	-2,073
Total	Gain	1,240	54	0	252	328	1,874	0
	Loss	475	0	349	726	1,115	2,665	2,413
	Net	765	54	-349	-474	-787	-791	-2,413

Target: No employment floor space on Article 4 Directions employment areas lost to non-employment (non-B and E) uses

340 square metres of employment floor space lost to non-employment (non-B and E) 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)
E(g)(i) / B1(a)	Offices	0.548	9,531
E(g)(ii) / B1(b)	Research and Development	0.088	1,155
E(g)(iii) / B1(c)	Industrial Processes / Light Industry	0.046	922
B2	General Industry	0.014	137
B8	Storage and Distribution	0.034	343
Total		0.730	12,088

0.036 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	E(a) Retail / F2(a) Shops / A1 Shops	E(b) Food & Drink / A3 Restaurants & Cafes	E(c) Financial, Professional or Other Services / A2 Financial & Professional 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 / B1(a) Offices	D2 Assembly & Leisure	F1 Learning and Non-Residential Institutions	Sui Generis (including Pubs, Bars, Drinking Establishments and Hot Food Takeaways)	Total
St Albans City Centre	Gain	0	33	0	0	0	0	0	0	0	32	65
	Loss	32	122	0	0	0	0	128	155	0	0	437
	Net	-32	-89	0	0	0	0	-128	-155	0	32	-372
Harpenden Town Centre	Gain	0	13	0	0	0	0	0	0	0	98	111
	Loss	0	0	0	0	0	0	122	0	0	0	122
	Net	0	13	0	0	0	0	-122	0	0	98	-11
Rest of District	Gain	1,015	155	0	339	0	0	1,240	32	0	7,153	9,934
	Loss	1,129	145	0	0	458	0	225	499	316	1,468	4,240
	Net	-114	10	0	339	-458	0	1,015	-467	-316	5,685	5,694
Total	Gain	1,015	201	0	339	0	0	1,240	32	0	7,283	10,110
	Loss	1,161	267	0	0	458	0	475	654	316	1,468	4,799
	Net	-146	-66	0	339	-458	0	765	-622	-316	5,815	5,311

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	2022
Bus	0.0	1.7	3.3
Car / van as driver	56.6	54.9	67.6
Car / van as passenger	3.2	3.8	0.7
Cycle / bike	2.5	7.2	0.7
Motorcycle	0.7	0.0	1.6
Scooter	0.0	0.0	0.9
Taxi	0.0	0.0	1.8
Train	32.9	21.3	20.3
Tube	0.4	0.8	0.0
Walk	3.7	10.3	3.1
Other	0.0	0.0	0.0
Total (%)	100.0	100.0	100.0

No Target Set

Sources: Hertfordshire County Travel Survey 2015 (Table D.35)^{31 32}, 2018 (Table D.27)³³ and 2022 (Table D.30)

N.B. Caution should be observed when seeking to draw inference from these travel to work statistics. This may have been impacted by small sample sizes, e.g. cycle / bike trips changing from 2.5% in 2015 to 7.2% in 2018 to 0.7% in 2022.

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 2021/22, a total of 378 (gross) dwellings were completed with a total of 64 losses, resulting in 314 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 (75% 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 Zero (net) C3 Use Class dwellings (from C2 Use Class dwelling equivalents) were included in the total net completions figure for the monitoring year 2021/22. The Government published updated Planning Practice Guidance (PPG) on ‘Housing for older and disabled people’¹⁸ in June 2019. Additional updates to the PPG on ‘Housing supply and delivery’¹⁹ 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 2022 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 permissions, estimated future completions).
- 3.4 The overall figure of 314 net additional dwellings completed for 2021/2022 is lower than the figure of 1,068 dwellings per annum (890 dwellings per annum plus 20% Buffer), calculated using the standard methodology. The NPPF standard methodology based target for 2021/2022 has therefore not been met.



Table 1: Net Additional Dwellings Completed, by Settlement Category / Settlement (2021/22)

Policy Reference	Settlement Category / Settlement	Net Additional Dwellings Completed	Percent of Total (%)
Towns (excluded from the Green Belt)		54	17
T.1	St Albans	41	13
T.2	Harpenden	13	4
Specified Settlements (excluded from the Green Belt)		24	8
SS.1	Bricket Wood	2	1
SS.2	Chiswell Green	0	0
SS.3	How Wood	-3	-1
SS.4	London Colney	18	6
SS.5	Park Street/Frogmore	2	1
SS.6	Redbourn	5	2
SS.7	Wheathampstead	0	0
Green Belt Settlements (located within the Green Belt)		-1	<-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	0	0
GBS.8	Sleapshyde	0	0
GBS.9	Smallford	-1	<-1
Metropolitan Green Belt		237	75
Overall Total		314	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 2021/22. An average of 395 net dwellings per year have been completed in the District between 1994/95 and 2021/22. The average delivery over the past 5 years (between 2017/18 and 2021/22) has been 455 net dwellings per year.



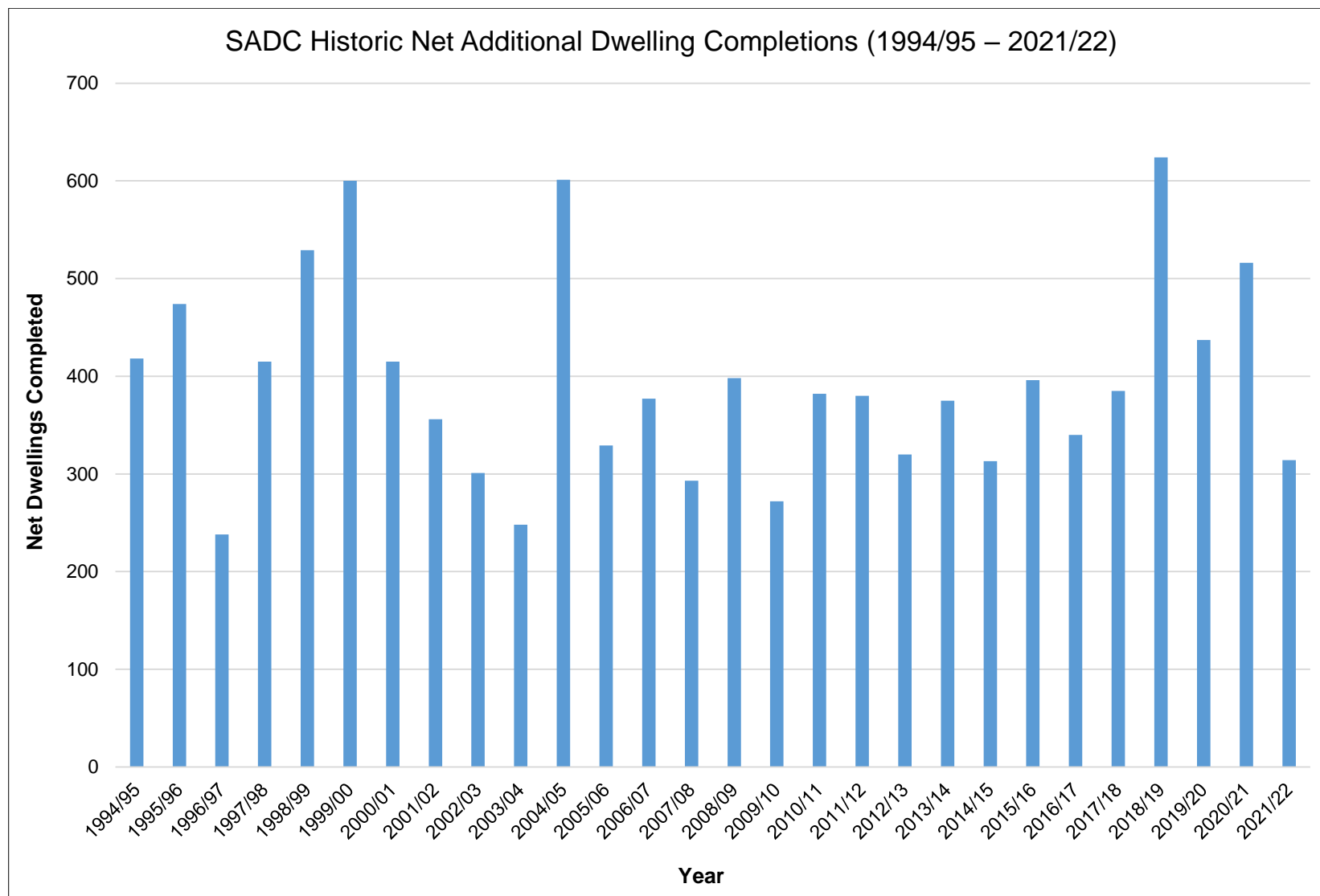
Table 2: SADC Historic Net Additional Dwelling Completions (1994/95 – 2021/22)

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
2021/22	314
Total	11,046
Average per year (1994/95 to 2021/22)	395
Average per year (2017/18 to 2021/22)	455

Sources: SADC and Hertfordshire County Council



Figure 5: Chart of SADC Historic Net Additional Dwelling Completions (1994/95 – 2021/22)



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’) ¹².
- 3.8 The standard method for assessing local housing need is set out in Planning Practice Guidance on ‘Housing and economic needs assessment’ ²⁰, updated in December 2020. It involves applying a formula consisting of four steps. First, 2014 based household projection figures ²¹ are used to calculate average annual household growth in the District over the ten year period from 2022 to 2032 (636 dwellings) as the set baseline. Second, the most recent District median workplace-based affordability ratio ²² for 2021 (17.32) 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 2022-2032 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 **890 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 ¹². 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 2021 Housing Delivery Test for SADC ²³ (published in January 2022) indicated a HDT measurement of 69%. This result was calculated for the period 2018/19 to 2020/21, with 1,596 net homes delivered against the HDT housing requirement of 2,317 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 ¹² 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 2022 ²⁴. 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 2022 and including the relevant 20% buffer, there is approximately:

5 year housing land supply at 1,068 Dwellings Per Annum (890 Dwellings per Annum + 20% Buffer) at 1 April 2022: 2.0 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 ¹².
- 3.14 Details of the currently anticipated housing trajectory that makes up the housing land supply position from 2022/23 to 2040/41 is set out below, and in further detail at Appendix 1 – Housing Trajectory Schedule.



Table 3: Housing Trajectory Data (1 April 2022)

Year	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	2038/39	2039/40	2040/41	Total	
Permissions (Past Completions)	437	516	314																				1,267	
Total Estimated Future Completions (Permissions, Site Allocations & Windfall Allowance)*				561	436	522	379	247	395	354	295	182	182	182	182	182	182	182	182	182	182	182	5,191	
Cumulative Completions (Total Past & Estimated Future Completions)				1,828	2,264	2,786	3,165	3,412	3,807	4,161	4,456	4,638	4,820	5,002	5,184	5,366	5,548	5,730	5,912	6,094	6,276	6,458	6,458	
PLAN - Emerging Local Housing Target / Requirement: 1,068 dwellings per year (890 dwellings per year + 20% Buffer) for Years 1 to 5 of Plan Period, 890 dwellings per year for Years 6 to 17 of Plan Period				1,068	1,068	1,068	1,068	1,068	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890	17,800
MONITOR - Number of Dwellings Above or Below the Cumulative Target / Requirement				760	128	-418	-1,107	-1,928	-2,423	-2,959	-3,554	-4,262	-4,970	-5,678	-6,386	-7,094	-7,802	-8,510	-9,218	-9,926	-10,634	-11,342	-11,342	

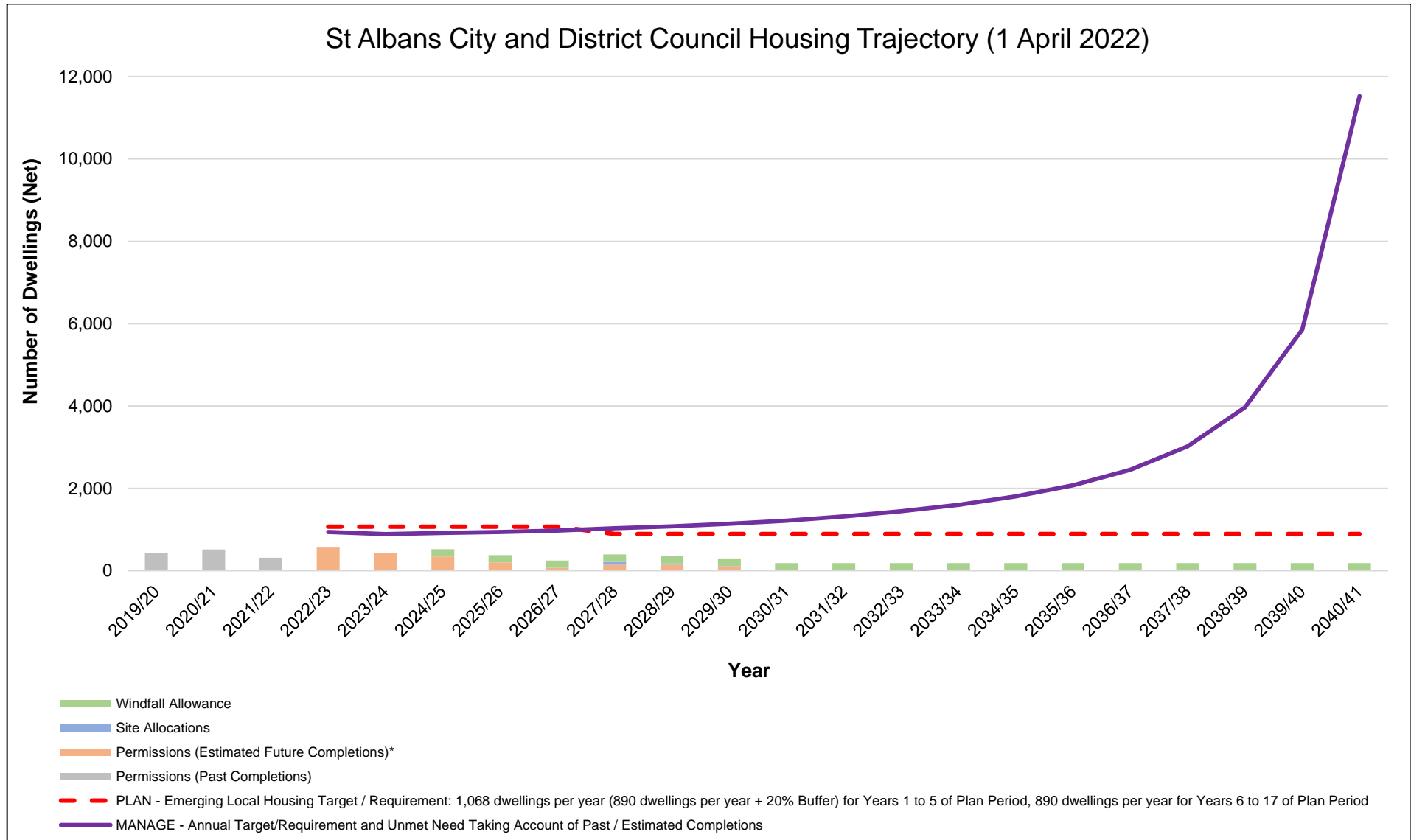


Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total
MANAGE - Annual Target / Requirement and Unmet Need Taking Account of Past / Estimated Completions				937	887	914	938	976	1,028	1,076	1,137	1,213	1,316	1,442	1,600	1,802	2,072	2,450	3,018	3,963	5,853	11,524	2,324

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



Figure 6: Chart of Housing Trajectory (1 April 2022)



*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 2021/22, a total of 175 additional dwellings (net) were built on PDL, accounting for 57% of total net additional dwellings built in the monitoring year. 43% of net additional dwelling completions (133 net dwellings) during 2021/22 were not built on previously developed land. Other (Including Sui Generis and Mixed Use) and Learning and Non-Residential Institutions (Use Classes D1 / F1) were the greatest contributors during the 2021/22 monitoring year. Both categories represented 83% 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. This AMR monitors the previous use classes of additional dwellings with reference to the updated Use Classes Order, which came into force on 1 September 2020, and previous revoked use classes.

Table 4: Additional Dwellings (Net) Built on Previously Developed Land (2021/2022)

Previous Use Class	Number of Additional Dwellings Built (Net)					Percent of Total (%)
	Previously Developed Land			Greenfield		
	New Build	Conversions	Total	New Build	Total	
Retail / Services / Leisure (A1 / E(a), A3 / E(b), A2 / E(c), E(d), E(f))	-1	2	1	0	1	<1
Employment (B1(a) / E(g)(i), B1 (b) / E(g)(ii), B1(c) / E(g)(iii), B2, B8)	2	15	17	0	17	6
Residential (C3)	15	9	24	6	30	10
Hotels / Residential Institutions / Houses in Multiple Occupation (C1, C2, C4)	0	0	0	0	0	0
Learning and Non-Residential Institutions (D1 / F1)	41	0	41	16	57	19
Agricultural	0	0	0	3	3	1
Other (Including Sui Generis and Mixed Use)	90	2	92	108	200	65
Total	147	28	175	133	308	100
Percent of Total (%)	48	9	57	43	100	

N.B. Previously Developed Land / Greenfield status of 6 additional dwellings (net) not known



- 3.16 A table outlining historic gross dwelling completions on previously developed land is included below. The data covers the period from 2001/02 to 2021/22. An average of 392 gross dwellings per year have been completed on previously developed land in the District between 2001/02 and 2021/22. On average, 87% of gross dwelling completions per year were completed on previously developed land in the District between 2001/02 and 2021/22.

Table 5: SADC Historic Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2021/22)

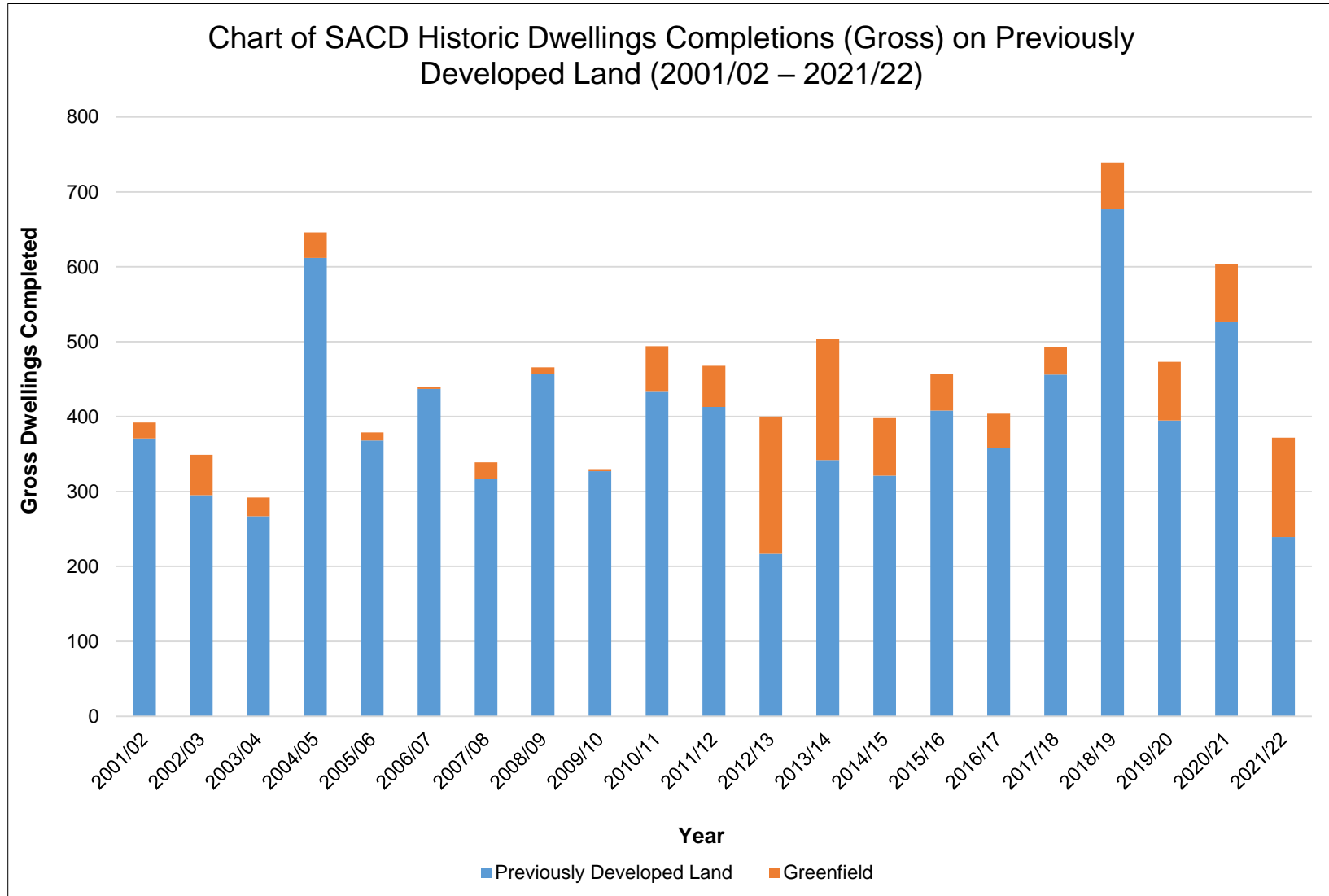
Monitoring Year	Dwelling Completions (Gross)			Percent Previously Developed Land (%)
	Previously Developed Land	Greenfield	Total	
2001/02	371	21	392	95
2002/03	295	54	349	85
2003/04	267	25	292	91
2004/05	612	34	646	95
2005/06	368	11	379	97
2006/07	437	3	440	99
2007/08	317	22	339	94
2008/09	457	9	466	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
2021/22	239	133	372	64
Total (2001/02 to 2021/22)	8,236	1,203	9,439	~
Average per year (2001/02 to 2021/22)	392	57	449	87

N.B. Previously Developed Land / Greenfield status not known for 1 dwelling (gross) in 2018/19, 2 dwellings (gross) in 2019/20 and 6 dwellings (gross) in 2021/22. Total (gross dwelling completions) differ for following monitoring years: 2018/19, 739 dwellings; 2019/20, 475 dwellings; 2021/22, 378 dwellings.

Sources: SADC and Hertfordshire County Council



Figure 7: Chart of SACD Historic Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2021/22)



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

- 3.17 For housing size in 2021/22, provision across all housing sectors illustrated that 2 bedroom dwellings represented the largest size group with 35% of gross dwelling completions. 4+ bedroom dwellings accounted for the second largest size group, representing 30% of gross dwelling completions. This was followed by 3 bedroom dwellings (22% of gross dwelling completions), with 1 bedroom dwellings accounting for the smallest size group (13% of gross dwelling completions). Market housing represented the majority of gross dwelling completions for all sizes of housing (81% of gross dwelling completions), compared with affordable housing (19% 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 (2021/2022)

Tenure / Sector	Bed Size (Number of Gross Dwelling Completions)					Percent of Total (%)
	1 Bed	2 Bed	3 Bed	4+ Bed	Total	
Affordable Rent	4	21	12	0	37	10
Social Rent	3	1	0	0	4	1
Affordable Home Ownership	2	22	6	0	30	8
Total Affordable Housing	9	44	18	0	71	19
Market Housing	40	85	63	109	297	81
Total All Sectors	49	129	81	109	368	100

N.B. Unknown bed size for 10 dwellings (gross)

Table 7: Percentage Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces) (2021/2022)

Tenure / Sector	Bed Size (Percentage of Gross Dwelling Completions)				
	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Affordable Rent	11%	57%	32%	0%	100%
Social Rent	75%	25%	0%	0%	100%
Affordable Home Ownership	7%	73%	20%	0%	100%
Total Affordable Housing	13%	62%	25%	0%	100%
Market Housing	13%	29%	21%	37%	100%
Total All Sectors	13%	35%	22%	30%	100%

N.B. Unknown bed size for 10 dwellings (gross)



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

- 3.18 There is no target set in the AMR Monitoring Framework for the type of housing completed. For the 2021/22 monitoring year, the highest proportion of dwelling completions were for apartments (including flats and maisonettes) amounting to 33% of total (gross) dwelling completions (126 gross dwellings) in the District. Detached houses represented the second highest proportion of dwelling completions, accounting for 27% of the District's total (gross) dwelling completions (103 gross dwellings). This was followed by terraced houses (20%, 77 gross dwellings), semi-detached houses (14%, 54 gross dwellings), mobile or temporary dwellings (3%, 11 gross dwellings), studios (1%, 4 gross dwellings) and bungalows (1%, 3 gross dwellings). Dwelling equivalents were recorded for zero gross dwellings in the monitoring year.
- 3.19 Market housing represented all of the gross dwelling completions, compared with affordable housing, for the following dwelling types: detached houses, bungalows, studios and mobile or temporary dwellings. In addition, market housing accounted for the majority of gross dwelling completions compared with affordable housing for: semi-detached houses (89% market, 11 % affordable), terraced houses (56% market, 44% affordable) and apartments (including flats and maisonettes) (75% market, 25% affordable).

Table 8: Dwelling Completions (Gross) by Dwelling Type, on Market / Affordable Split (2021/2022)

Dwelling Type	Number of Dwellings Completed (Gross)			Market / Affordable Split (%)	
	Market Housing	Affordable Housing	Total	Market Housing (%)	Affordable Housing (%)
Detached House	103	0	103	100%	0%
Semi-Detached House	48	6	54	89%	11%
Terraced House	43	34	77	56%	44%
Bungalow	3	0	3	100%	0%
Apartment (Flat / Maisonette)	95	31	126	75%	25%
Studio	4	0	4	100%	0%
Mobile or Temporary Dwelling	11	0	11	100%	0%
Dwelling Equivalent	0	0	0	0%	0%
Total	307	71	378	81%	19%



6 – Number / Percentage of gross dwellings completed as affordable

- 3.20 Out of the 378 gross dwellings completed in 2021/22, 71 dwellings (19%) were affordable housing. Of the affordable homes completed, 48% were terraced houses (34 gross dwellings), 44% were apartments (including flats and maisonettes) (31 gross dwellings) and 6% 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 ¹³ (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 (2021/2022)

	Total Affordable Housing	Total Market Housing	Total
Number of gross dwellings completed	71	307	378
Percentage of gross dwellings completed (%)	19	81	100

- 3.21 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 2021/22. An average of 73 net affordable dwellings per year have been completed in the District between 1994/95 and 2021/22. On average, 18% of net dwelling completions in the District per year were affordable housing between 1994/95 and 2021/22. The majority (73%) of net affordable housing completed in the District between 1994/95 and 2021/22, 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 – 2021/22)

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
2021/22	314	67	4	71	23
Total (1994/95 to 2021/22)	11,046	1,582	451	2,033	~
Average per year (1994/95 to 2021/22)	395	57	16	73	18



7 – Affordable housing completions by type

- 3.22 Out of the total of 71 gross affordable dwellings completed in 2021/22, 34 gross dwellings were for affordable rent (48%). This was followed by 33 affordable home ownership gross dwellings (46% of affordable gross dwellings completions) and 4 social rent gross dwellings (6% 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 (2021/2022)

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Affordable Home Ownership	
Number of affordable gross dwellings completed	34	4	33	71
Percentage of affordable gross dwellings completed (%)	48	6	46	100

Table 12: Affordable Housing Completions (Gross), by Planning Permission (2021/2022)

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	28
		Affordable Home Ownership	13
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 Home Ownership	12
5/2018/2806	Radio Casa, Oaklands Lane, Smallford	Affordable Home Ownership	3
Total Affordable Dwellings Completed (Gross)			71



3.23 As at 1 April 2022, a total of 395 affordable dwellings (gross) have been granted planning permission and are yet to be completed. Over half (56%) of the affordable housing commitments are for affordable rent (22 gross dwellings), with 22% for affordable home ownership (88 gross dwellings) and 22% for social rent (85 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 2022)

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	10
		Affordable Home Ownership	8
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
5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	Affordable Rent	4
5/2018/2118	Former HSBC Training Centre, Smug Oak Lane, Bricket Wood	Affordable Rent	10
5/2019/1845	Former Westfield Allotment Site, Beeching Close, Harpenden	Affordable Rent	2
		Social Rent	12
		Affordable Home Ownership	10
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
5/2019/3164	The Old Electricity Works, Campfield Road, St Albans	Affordable Rent	5
		Affordable Home Ownership	2



Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings to be Completed (Gross)
5/2020/1773	Civic Centre Opportunity Site (South), Victoria Street, St Albans	Social Rent	33
5/2020/1910	Ridgeview Lodge, Barnet Road, London Colney	Social Rent	10
5/2020/1992	Roundhouse Farm, Bullens Green Lane, Colney Heath	Affordable Rent	16
5/2022/0879		Affordable Home Ownership	8
5/2020/2142	61-65 St Peters Street, St Albans	Affordable Rent	4
		Affordable Home Ownership	2
5/2020/2451	The Hedges, Woollam Crescent, St Albans	Social Rent	12
5/2020/2978	67 St Peters Street, St Albans	Affordable Rent	2
5/2020/3084	Land Between The River Lea And Palmerston Drive, Wheathampstead	Affordable Rent	4
5/2018/1260		Affordable Home Ownership	20
5/2021/0423	Land To Rear Of 112-156b, Harpenden Road, St Albans	Affordable Rent	40
		Affordable Home Ownership	20
5/2021/0611	Former London Colney Recreation Centre, Alexander Road, London Colney	Affordable Rent	7
		Affordable Home Ownership	4
5/2021/0724	Noke Lane Business Centre, Noke Lane, St Albans	Affordable Rent	8
		Affordable Home Ownership	5
5/2021/1435	York House, Guildford Road & 130 Ashley Road, St Albans	Affordable Rent	25
5/2021/1674	The King Offa PH, Norman Close, Wallingford Walk, St Albans	Social Rent	14
5/2021/2091	Land Between Hopkins Crescent And The Former Baptist Chapel, St Albans Road, Sandridge	Affordable Rent	8
		Affordable Home Ownership	6
Total Affordable Rent Dwellings to be Completed (Gross)			222
Total Social Rent Dwellings to be Completed (Gross)			85
Total Affordable Home Ownership Dwellings to be Completed (Gross)			88
Total Affordable Dwellings to be Completed (Gross)			395



Policy Topic: Gypsies, Travellers and Travelling Show People

8 – Net additional pitches

- 3.24 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 2021/2022 monitoring year, planning permission was granted for zero net additional pitches. In addition, 11 gross (10 net) mobile or temporary dwellings were completed in 2021/2022. No target is set in the monitoring framework for the provision of pitches for Gypsies, Travellers and Travelling Show People.

HCC Gypsy and Traveller Sites

- 3.25 HCC's Gypsy and Traveller Service²⁵ 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 2022)

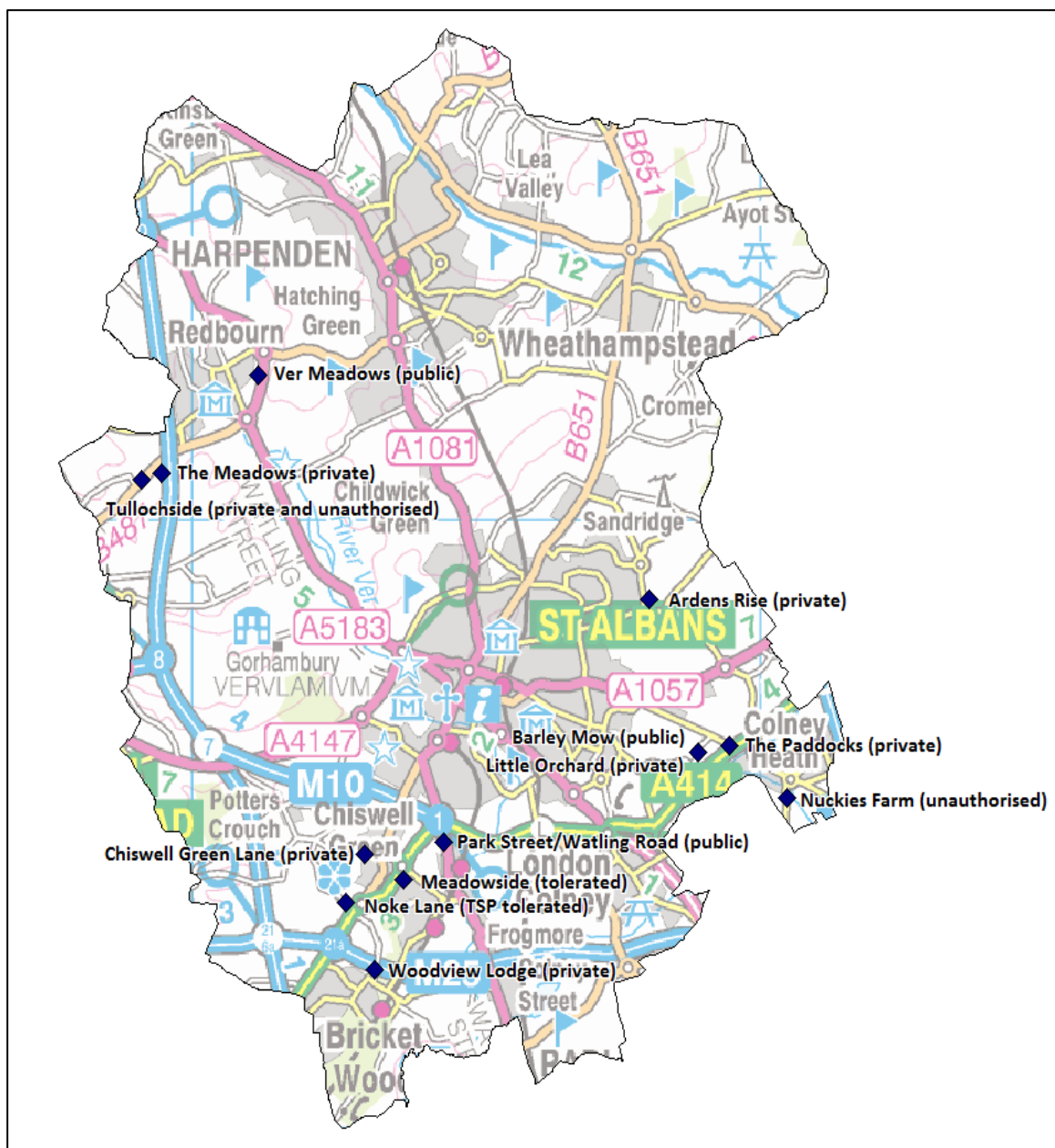
Planning Permission Reference Number(s)	Site Name	Number of Pitches		
		Residential	Transit	Total
5/1992/1357 5/1987/0335 5/1985/1712	The Barley Mow, Barley Mow Lane, Tyttenhanger Green	15	0	15
5/1987/0338	Ver Meadows, Redbourn Bypass, Redbourn	15	0	15
5/1990/1009 5/1987/0336	Watling Street, Park Street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

Sources: SADC Planning Application History and HCC Gypsy and Traveller Service²⁵



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

Figure 8: Distribution of Existing Gypsy and Traveller Sites in St Albans District



Source: SADC Gypsy and Traveller Accommodation Assessment (GTAA) Update January 2019
26

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

3.27 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. As of January 2022, a total of 72 pitches were recorded at three private licensed Gypsy and Traveller sites in the District with permanent planning permission. Noke Nurseries in Chiswell Green was not included in the caravan count. 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. Data for the number of pitches is sourced from the Council's caravan count undertaken in January 2022. Details of these sites are included in the table below:

Table 15: Private Licensed Gypsy and Traveller Sites with Permanent Planning Permission (January 2022)

Planning Permission Reference Number(s)	Site Name	Total Number of Pitches
5/2008/1995 5/2009/0578 5/2015/0767 5/2015/2756 5/2019/2463	Arden's Rise, House Lane, St Albans ^c	17
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	15
5/2002/1791 5/2010/2087 5/2018/2725	Tullochside Farm, Hemel Hempstead Road, Redbourn ^e	40
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	N/A
Total		72

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (January 2022)

^c Arden's Rise, St Albans is 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) allowed at appeal on 17/10/2022.

^d The Paddocks, Colney Heath is authorised.

^e Tullochside Farm, Redbourn is authorised.



Private Unlicensed Gypsy and Traveller Sites

3.28 Furthermore, there are four Gypsy and Traveller sites in the District which have been granted permanent planning permission which are not licensed by the Council's Housing Department. As of January 2022, a total of 42 pitches were recorded in the caravan count at four unlicensed Gypsy and Traveller sites with permanent planning permission. Land adjacent the Mill House, Coursers Road in Colney Heath was not included in the caravan count. 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. Further data relating to these sites is set out in the table below:

Table 16: Unlicensed Gypsy and Traveller Sites with Permanent Planning Permission (January 2022)

Planning Permission Reference Number(s)	Site Name	Total Number of Pitches
5/2006/1574 5/2012/1364 5/2018/0048	Nuckies Farm, Coursers Road, Colney Heath ^d	8
5/1985/1712 5/1987/0335 5/1992/1357	Little Orchard, Barley Mow Lane, Colney Heath	4
5/2002/1846	73 Chiswell Green Lane, Chiswell Green ^e	12
5/2002/1287 5/2008/2522 5/2014/2418 5/2015/0665	Woodview Lodge, Lye Lane, Bricket Wood ^f	18
5/2020/1124	Land adjacent the Mill House, Coursers Road, Colney Heath ^g	N/A
Total		42

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (January 2022)

^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 February 2023.

^g Land adjacent the Mill House, Coursers Road, Colney Heath is authorised. 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 allowed at appeal on 03/02/2023.



- 3.29 As of January 2022, there are two 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. In the caravan count, 6 pitches were observed at Meadowside in Chiswell Green and 1 pitch was recorded at Hoofprints in Bricket Wood. Details of these sites are included in the table below:

Table 17: Unlicensed Gypsy and Traveller Sites without Permanent Planning Permission (January 2022)

Site Name	Total Number of Pitches Recorded
Meadowside, Orchards Drive, Chiswell Green ^h	6
Hoofprints, Lye Lane, Bricket Wood ⁱ	1
Total	7

Source: SADC Housing Department Caravan Count (January 2022)

- 3.30 Until adoption of a new Local Plan, evidence from the recent Gypsy and Traveller Accommodation Needs Assessment (GTANA) ²⁶ may be useful for the consideration of relevant planning applications. 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.
- 3.31 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. 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.

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

ⁱ 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 enforcement notices were quashed as of November 2021.



- 3.32 DLUHC published an updated Planning Policy for Traveller Sites (PPTS) ²⁷ 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 - B2 / B8 and E use class – E(g)(i) / E(g)(ii) / E(g)(iii)) floor space stock (by type - office / industrial and warehousing ‘shed’ - and by main employment location)

- 4.1 For the monitoring year 2021/2022, a total net loss of 791 square metres of employment (B and E Use Classes) floor space stock was recorded in the District. The total employment floor space net change figure included a gross gain of 1,874 square metres and a loss of 2,665 square metres of B and E Use Classes floor space. A total net gain of 729 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 were withdrawn under Article 4 Directions. Out of the total loss of floor space above, 340 square metres of employment (B Use Class) floor space was lost to non-employment (B and E) 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. Furthermore, a loss of 1,520 square metres of B and E Use Classes floor space was recorded in the rest of the District. This included 2,073 square metres of floor space lost to non-employment (non-B and E Use Classes) uses.
- 4.2 With reference to the specific types of employment floor space stock, total net losses occurred for three out of the five B and E Use Classes. A net loss of 349 square metres of E(g)(iii) Industrial Processes / B1(c) Light Industry Use Class floor space was recorded. Further total net losses of 474 square metres of floor space for B2 General Industry Use Class and 787 square metres of for B8 Storage & Distribution were observed. In contrast, a total net gain of 765 square metres of E(g)(i) Offices / B1(a) Offices floor space was recorded in the District, with a net gain of 1,069 square metres in Employment (Article 4 Directions) areas and a net loss of 304 square metres in the rest of the District. A total net gain of 54 square metres of floor space was also observed for E(g)(ii) Research & Development / B1(b) Research & Development Use Class in the rest of the District.
- 4.3 This AMR monitors employment floor space stock with reference to the updated Use Classes Order, which came into force on 1 September 2020, and previous revoked Use Classes.



Table 18: Change in Employment (B Use Class – B2 / B8 and E Use Class – E(g)(i) / E(g)(ii) / E(g)(iii)) Floor Space Stock, by Type (Office / Industrial / Warehousing) and by Main Employment Location (2021/2022)

Location	Floor Space	Employment (B and E Use Classes) Floor Space (m ²)						
		E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total	Lost to Non-Employment (B) / (E) Uses
Article 4 Directions - Employment Areas	Gain	1,069	0	0	0	0	1,069	0
	Loss	0	0	0	0	340	340	340
	Net	1,069	0	0	0	-340	729	-340
Rest of District	Gain	171	54	0	252	328	805	0
	Loss	475	0	349	726	775	2,325	2,073
	Net	-304	54	-349	-474	-447	-1,520	-2,073
Total	Gain	1,240	54	0	252	328	1,874	0
	Loss	475	0	349	726	1,115	2,665	2,413
	Net	765	54	-349	-474	-787	-791	-2,413

- 4.4 A table outlining historic employment (B and E Use Classes) floor space gains and losses in the District is included below. The data covers the period from 2004/05 to 2021/22. Overall, there has been a net loss of 135,187 square metres of employment floor space in the District, during the period from 2004/05 to 2021/22.



Table 19: SACD Historic Floor Space Gains and Losses for Employment (B and E Use Classes), 2004/05 – 2021/22

Year	Floor Space	Employment Use Class Floor Space (m ²)							
		B0 Mixed Employment	B1 Business	E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
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



Year	Floor Space	Employment Use Class Floor Space (m ²)							
		B0 Mixed Employment	B1 Business	E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
2015/16	Gain	0	0	0	0	0	0	1,870	1,870
	Loss	0	17	3,988	0	415	1,800	534	6,754
	Net	0	-17	-3,988	0	-415	-1,800	1,336	-4,884
2016/17	Gain	0	0	539	163	58	0	1,092	1,852
	Loss	0	2,074	16,349	3,489	219	2,757	5,655	30,543
	Net	0	-2,074	-15,810	-3,326	-161	-2,757	-4,563	-28,691
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
2021/22	Gain	0	0	1,240	54	0	252	328	1,874
	Loss	0	0	475	0	349	726	1,115	2,665
	Net	0	0	765	54	-349	-474	-787	-791
Total 2004/05 to 2021/22	Gain	34,556	3,460	29,983	9,087	5,053	9,882	27,820	119,841
	Loss	15,066	8,659	81,749	35,351	14,177	56,504	43,522	255,028
	Net	19,490	-5,199	-51,766	-26,264	-9,124	-46,622	-15,702	-135,187

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



- 4.5 In addition, a table illustrating historic floor space gains and losses for employment (B and E Use Classes) in employment/regeneration areas designated in the District Local Plan Review 1994 can be seen below. The data covers the period from 2004/05 to 2021/22. In 2021/22 there was a net loss of 340 square metres of employment floor space in designated employment areas in the District. Overall, there has been a net loss of 15,724 square metres of employment floor space recorded in employment areas, during the period from 2004/05 to 2021/22.



Table 20: Historic Floor Space Gains and Losses for Employment (B and E Use Classes) in Employment/Regeneration Areas Designated in the District Local Plan Review 1994 (2004/05 – 2021/22)

Year	Floor Space	Employment Use Class Floor Space (m ²)							
		B0 Mixed Employment	B1 Business	E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / 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
2021/22	Gain	0	0	0	0	0	252	0	252
	Loss	0	0	0	0	252	0	340	592
	Net	0	0	0	0	-252	252	-340	-340
Total 2004/05 to 2021/22	Gain	34,556	2,265	16,426	4,116	3,272	4,826	14,921	80,382
	Loss	10,238	4,892	10,257	5,197	7,331	27,075	31,116	96,106
	Net	24,318	-2,627	6,169	-1,081	-4,059	-22,249	-16,195	-15,724



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)

- 4.6 As at 1 April 2022, 0.730 hectares of new employment development land (B and E Use Classes) is immediately available in the District, with 12,088 square metres of employment land (B and E Use Classes) granted permission remaining outstanding. Of the immediately available employment land, 0.036 hectares includes outline permissions.
- 4.7 75% (0.548 hectares) of the immediately available employment land is for Use Classes E(g)(i) / B1(a) Offices. Use Classes E(g)(ii) / B1(b) Research and Development represented 12% (0.088 hectares) of the immediately available employment land and Use Classes E(g)(iii) / B1(c) Industrial Processes / Light Industry represented 6% (0.046 hectares). Use Class B8 Storage and Distribution represented 5% (0.034 hectares) and Use Class B2 General Industry 2% (0.014 hectares). A detailed list of new immediately available employment land can be seen in Appendix 2.

Table 21: Employment Land Availability by Type – Use Classes E(g)(i) / B1(a), E(g)(ii) / B1(b), E(g)(iii) / B1(c), B2 and B8 (1 April 2022)

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m ²)
E(g)(i) / B1(a)	Offices	0.548	9,531
E(g)(ii) / B1(b)	Research and Development	0.088	1,155
E(g)(iii) / B1(c)	Industrial Processes / Light Industry	0.046	922
B2	General Industry	0.014	137
B8	Storage and Distribution	0.034	343
Total		0.730	12,088

- 4.8 This AMR monitors employment land availability with reference to the updated Use Classes Order, which came into force on 1 September 2020, and previous revoked use classes.
- 4.9 The map and accompanying table below shows the remaining employment areas designated 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 were withdrawn under Article 4 Directions. There are nineteen remaining designated 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 E(g)(i) (previously 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 will generally be protected from loss to other uses.



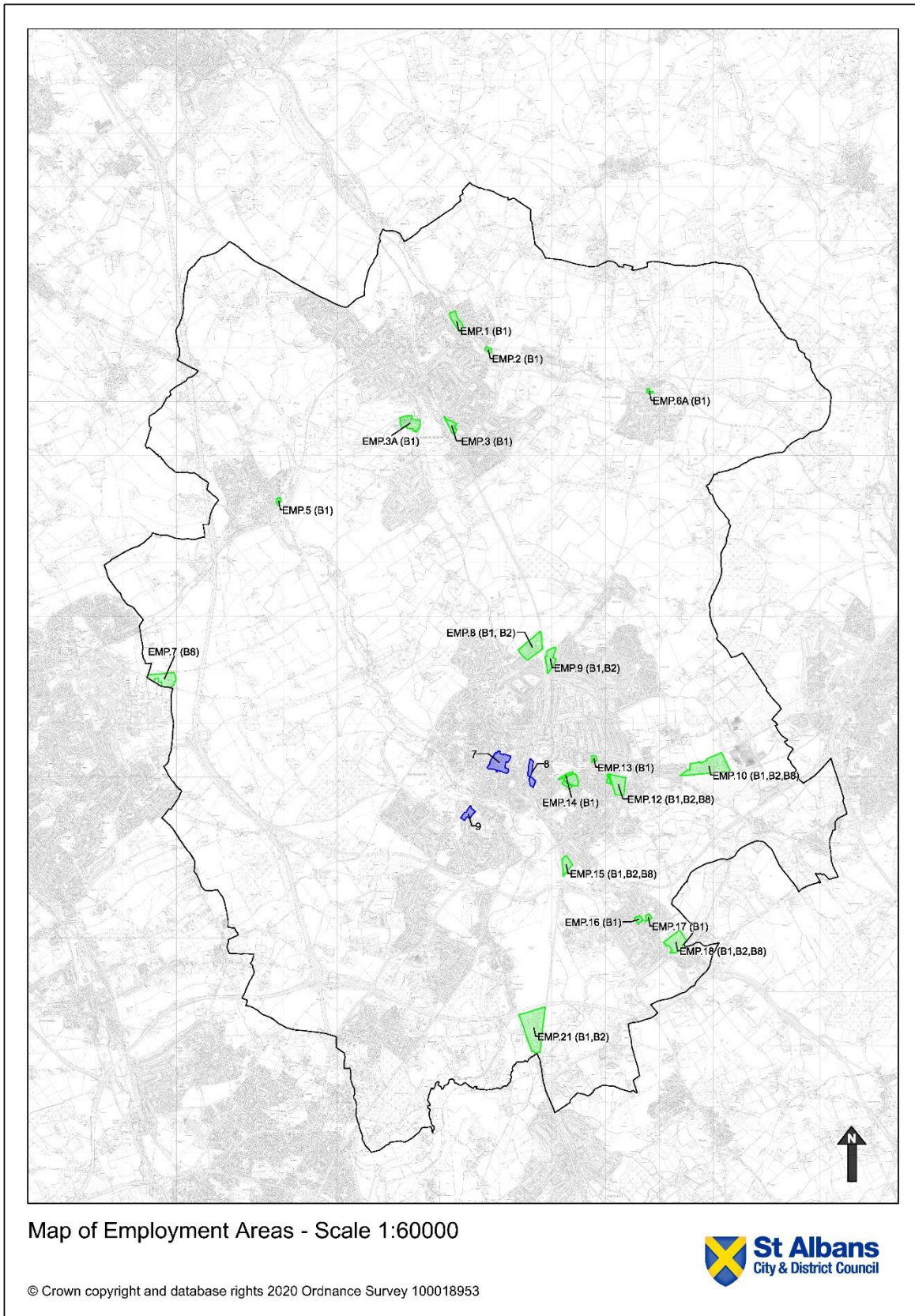
Figure 9: Key to Map of Employment Areas

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 were 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 designated 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 not monitored. These previous four designated employment areas have changed to residential use.



Figure 10: Map of Employment Areas



- 4.10 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 Employment Areas as designated in the District Local Plan Review 1994. These areas have been monitored for vacancy rates^j and current uses^k. The vacancy rate remains relatively low, with an average vacancy rate of 13% reported. Employment areas with relatively high recorded vacancy rates included: Riverside Estate, London Colney (38% vacancy rate); Southdown Industrial Estate and former Gas Works, Harpenden (32% vacancy rate); Executive Park and adjoining land, St Albans (27% vacancy rate) and Batford Mill Industrial Estate, Harpenden (25% vacancy rate).
- 4.11 The following designated employment areas in the District Local Plan Review 1994 are not monitored, as they have subsequently changed 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 unallocated employment sites for former Use Class B1 (now Use Class E) uses, subject to certain criteria.
- 4.12 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 were subject to Article 4 Directions, under Article 4(1) of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended). This restricted the change of use from Class B1(a) (now known as Class E(g)(i)) to Class C3 (dwellinghouses) through permitted development rights.
- 4.13 The Building Research Station (now known as the Building Research Establishment), Garston is not a designated Employment Area in the District Local Plan Review 1994. However, this site is an important area of employment in the District, providing high-tech research and innovation. Subject to site access, this site 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 or 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 (November / December 2022 & January 2023)

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	57	6	0	35	0	1	2	6	2	11	11
EMP.2	Batford Mill Industrial Estate, Harpenden	24	6	0	12	0	0	4	4	3	1	25
EMP.3	Southdown Industrial Estate and former Gas Works (part), Southdown Road, Harpenden	41	13	0	9	0	3	7	15	0	7	32
EMP.5	Redbourn Industrial Park, Redbourn	9	1	0	0	0	3	5	1	0	0	11
EMP.6A	Station Road, Wheathampstead	8	1	0	7	0	0	0	0	0	1	13
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	160	10	0	95	1	7	12	28	4	13	6
EMP.9	Council depot and adjoining land, St. Albans Road, Sandridge	34	1	0	8	1	4	4	7	5	5	3
EMP.10	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans	67	5	0	16	1	3	13	15	9	10	7
EMP.12	Brick Knoll Park, Ashley Road, St Albans	29	7	0	2	0	1	1	11	10	4	24
EMP.13	Executive Park and adjoining land, Hatfield Road, St Albans	15	4	0	1	0	4	0	6	1	3	27
EMP.14	Camp Road/Campfield Road, St Albans	31	2	0	2	0	0	2	18	1	8	6
EMP.15	North Orbital Trading Estate, Napsbury Lane, St Albans	28	1	0	0	3	2	9	13	1	0	4
EMP.16	Wellington Road, London Colney	10	0	1	1	0	0	4	3	1	1	0



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	4	0	38	1	0	1	0	1	5	9
EMP.18	Riverside Estate, London Colney	8	3	0	0	2	0	1	4	1	0	38
EMP.20	Watling Street, Frogmore	35	4	0	15	0	2	3	13	1	1	11
EMP.21	Industrial/Warehousing Estate, Colney Street	42	5	0	1	2	1	7	30	1	0	12
Total		646	73	1	242	11	31	75	176	41	70	~
Average Vacancy Rate, Percent (%)											13	

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



Prior Approval – Office to Residential

- 4.14 The introduction of permitted development rights for conversion from office to residential use has resulted in considerable loss of office E(g)(i) / 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 (2021/2022) are listed below. Completed conversions have been relatively low over the past year with two dwellings converted from office to residential use. Known office floor space loss from prior approvals for the previous year is approximately 122 square metres. A further loss of 2,810 square metres of Office E(g)(i) / 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 provide 44 residential (C3 Use Class) dwellings.

Table 23: Office to Residential – Prior Approvals Started and Completed (2021/2022)

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings Completed in Year	Number of Dwellings to be Completed	Total E(g)(i) / B1(a) Offices Floor Space Lost (m ²)
5/2020/2179	22 Station Road, Harpenden	2	2	0	122
Total Office to Residential Prior Approvals, Number of Dwellings Completed in 2021/2022					2 dwellings
Total E(g)(i) / B1(a) Offices Floor Space Lost to Residential Use from Completed Prior Approvals					122 m²



Table 24: Office to Residential – Prior Approvals with Permission to be Completed (1 April 2022)

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings to be Completed	Total E(g)(i) / 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
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	6	1,303
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	3	210
5/2020/1095	Crown House, 1a Crown Street, Redbourn	4	4	360
5/2021/0693	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	1	1	57
Total		44	21	2,810
Total Office to Residential Prior Approvals, Number of Dwellings with Permission at 1 April 2022		44 dwellings		
Total Office to Residential Prior Approvals, Number of Dwellings with Permission to be Completed at 1 April 2022		21 dwellings		
Total E(g)(i) / B1(a) Offices Floor Space to be Lost to Residential Use from Prior Approvals with Permission to be Completed		2,810m²		



Business Floor Space Stock

- 4.15 As at 31 March 2022, the Valuation Office Agency (VOA) recorded a total of 191,000 square metres of office sector floor space in the District, along with a total of 431,000 square metres of industrial sector floor space. Between 2000/01 and 2021/22, a reduction of 37,000 square metres of office sector floor space was observed in the District; industrial sector floor space stock decreased by 11,000 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 2021/22.

Table 25: Employment (Office and Industrial Sectors) Floor Space Stock Change (2000/01 – 2021/22)

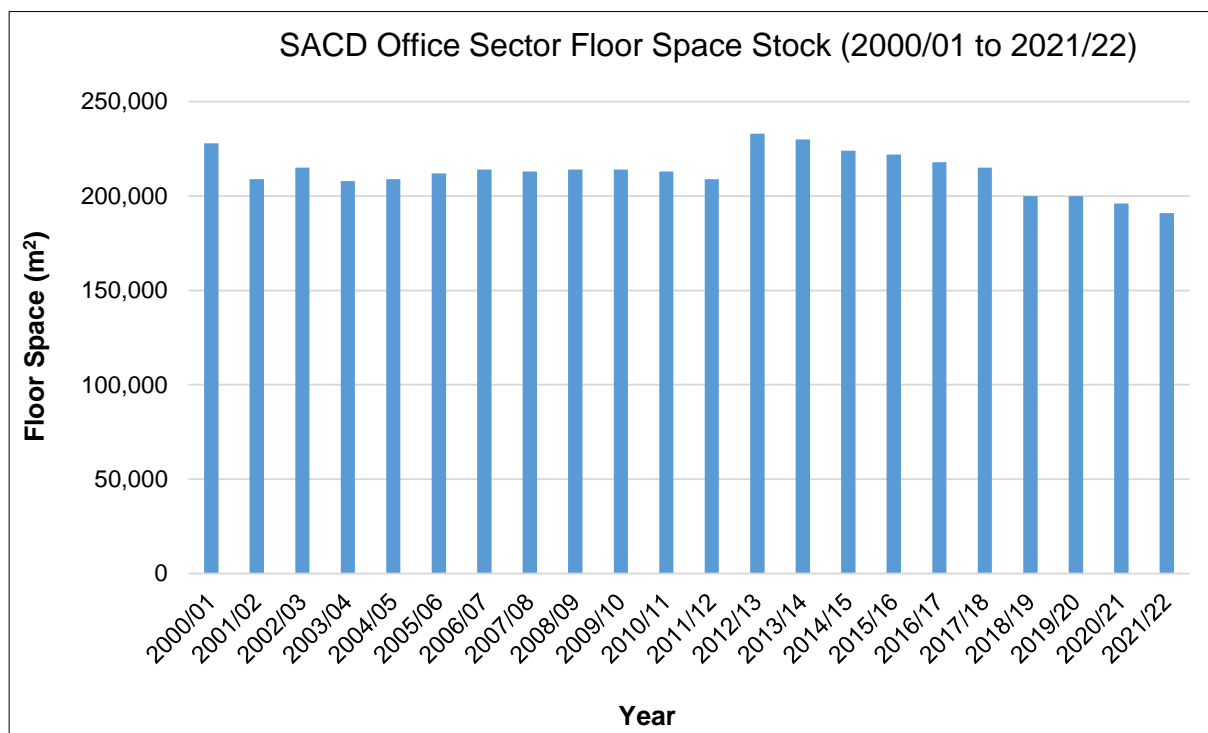
Year	Floor Space Stock (m ²)		
	Office Sector	Industrial Sector	Total
2000/01	228,000	442,000	670,000
2001/02	209,000	440,000	649,000
2002/03	215,000	459,000	674,000
2003/04	208,000	455,000	663,000
2004/05	209,000	447,000	656,000
2005/06	212,000	433,000	645,000
2006/07	214,000	435,000	649,000
2007/08	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
2021/22	191,000	431,000	622,000
2000/01 to 2021/22 Change	-37,000	-11,000	-48,000

Source: Non-Domestic Rating – Stock of Properties including Business Floor Space, 2022 (VOA) ²⁸



- 4.16 The chart below illustrates a graphical representation of office sector floor space stock change between 2000/01 and 2021/22. A decline in office floor space stock (estimated loss of 42,000 square metres of floor space) is observed in the District from 2012/13 to 2021/22.

Figure 11: Chart of Office Sector Floor Space Stock Change (2000/01 – 2021/22)

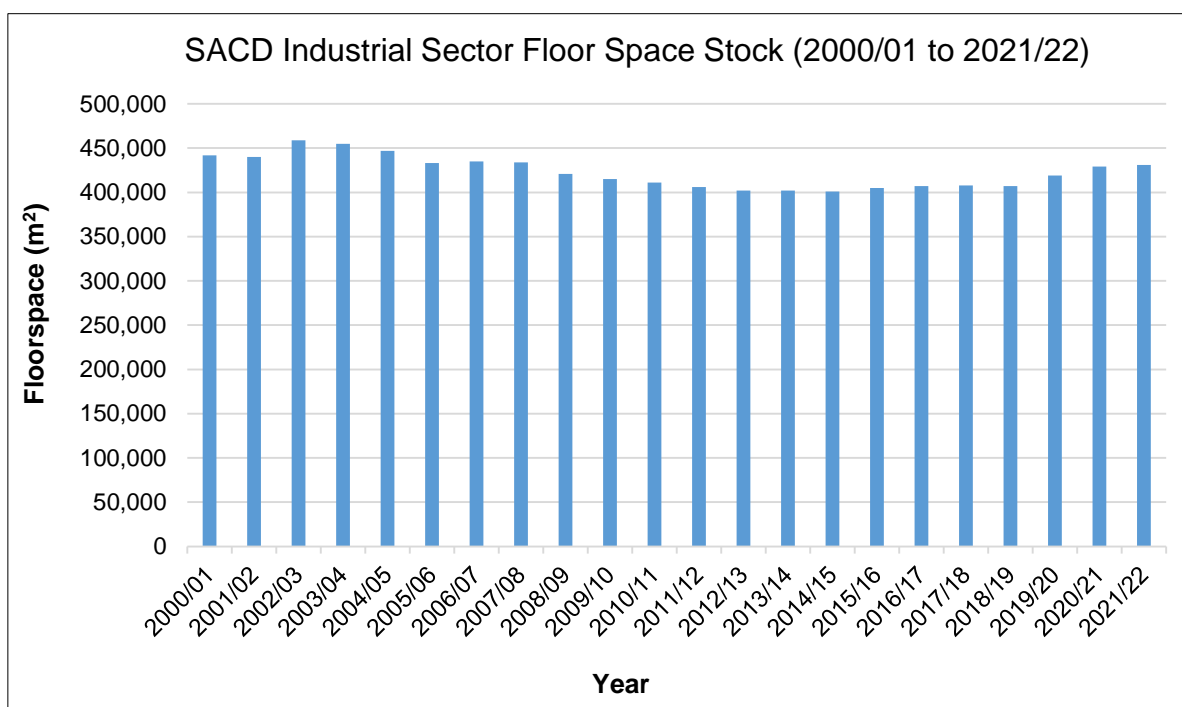


Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2022 (VOA) ²⁸

- 4.17 The chart below demonstrates floor space stock change in the industrial sector between 2000/01 and 2021/22. 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 an increase (estimated gain of 30,000 square metres of floor space) occurring over the previous seven years.



Figure 12: Chart of Industrial Sector Floor Space Stock Change (2000/01 – 2021/22)



Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2022 (VOA) ²⁸

- 4.18 The table below combines the estimated floor space stock of both the office and industrial sectors, published by the VOA in June 2022, with employment floor space stock data recorded from the most recent monitoring period, 2021/2022. This is combined to establish an estimate of business floor space stock in the District at 1 April 2022.



Table 26: Employment Floor Space Stock Estimate at 1 April 2022

Year	VOA Business Floor Space Stock 2022 (m ²)			AMR Employment Floor Space Stock Change 2021/2022 (m ²)		
	Office Sector	Industrial Sector	Total	Offices (Use Classes E(g)(i) / B1(a))	Industrial (Use Classes E(g)(iii), B2 & B8)	Total
2021/22	191,000	431,000	622,000	765	-1,610	-845

Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2022 (m ²)			
Date	Offices	Industrial	Total
1 April 2022	191,765	429,390	621,155

Sources: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2022 (VOA) ²⁸ and AMR 2022 Change in Employment Floor Space Stock 2021/2022 (Table 18)

- 4.19 With reference to the business floor space estimates above for 1 April 2022, a small increase (estimated increase of 765 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 1,610 square metres of floor space) in industrial sector floor space has been calculated.
- 4.20 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 7% for the office sector and an estimated vacancy rate of 9% for the industrial sector in January 2023, with an estimated total vacancy rate of 8.5% for both sectors.

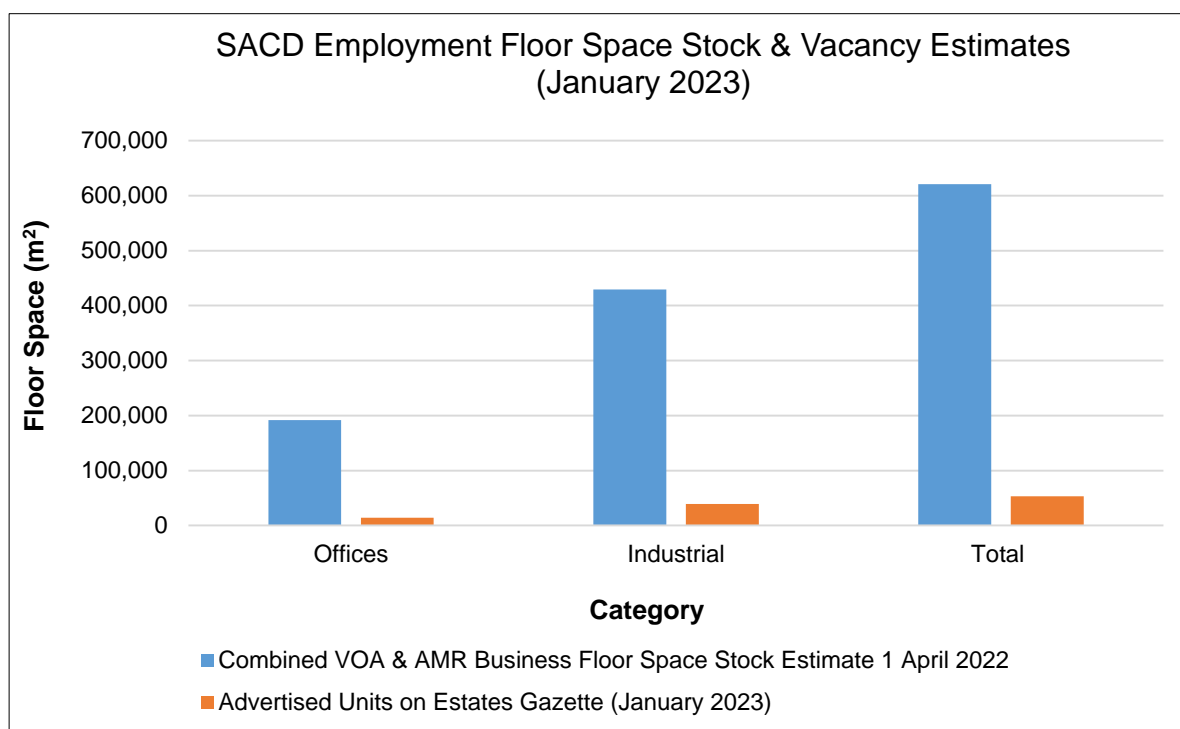
Table 27: Employment Floor Space Stock and Vacancy Estimates (January 2023)

Category	Floor Space (m ²)		
	Offices	Industrial	Total
Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2022	191,765	429,390	621,155
Advertised Units on Estates Gazette (January 2023)	14,033	38,974	53,007
Estimated Vacancy Rate (%)	7.3%	9.1%	8.5%

Sources: AMR Employment Floor Space Stock Estimate at 1 April 2022 (Table 26) and Property Link – Estates Gazette (January 2023) ²⁹



Figure 13: Chart of Employment Floor Space Stock and Vacancy Estimates (January 2023)



Sources: AMR Employment Floor Space Stock Estimate at 1 April 2022 (Table 26) and Property Link – Estates Gazette (January 2023)²⁹



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 2021/2022, a total net gain of 5,311 square metres of retail, services and leisure floor space stock was recorded in the District. This AMR monitors retail / service / leisure floor space stock with reference to the updated Use Classes Order, which came into force on 1 September 2020, and previous revoked use classes.
- 5.3 In terms of the types of retail, services and leisure floor space stock, there was an overall net loss of 146 square metres of E(a) Retail / F2(a) Shops / A1 Shops Use Class floor space in the District, with a net loss of 32 square metres in St Albans City Centre, a net gain of 0 square metres in Harpenden Town Centre and a net loss of 114 square metres in the rest of the District. Additionally, net losses of floor space were recorded in the District for: E(b) Food & Drink / A3 Restaurants & Cafes, E(e) Medical or Health Services, D2 Assembly & Leisure and F1 Learning and Non-Residential Institutions. Net gains of floor space were observed for E(d) Indoor Sport, Recreation or Fitness, E(g)(i) Offices / B1(a) Offices and Sui Generis (including Pubs, Bars, Drinking Establishments and Hot Food Takeaways). Furthermore net gains of 0 square metres of floor space were reported for E(c) Financial, Professional or Other Services / A2 Financial & Professional Services and E(f) Creche, Day Nursery or Day Centre.



Table 28: Change in Retail / Service / Leisure Floor Space Stock, by Centre / Frontage and by Type – Retail / Food and Drink / Other Services (2021/2022)

Location	Retail / Service / Leisure Use Class Floor Space (m ²)											
	Floor Space	E(a) Retail / F2(a) Shops / A1 Shops	E(b) Food & Drink / A3 Restaurants & Cafes	E(c) Financial, Professional or Other Services / A2 Financial & Professional 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 / B1(a) Offices	D2 Assembly & Leisure	F1 Learning and Non-Residential Institutions	Sui Generis (including Pubs, Bars, Drinking Establishments and Hot Food Takeaways)	Total
St Albans City Centre	Gain	0	33	0	0	0	0	0	0	0	32	65
	Loss	32	122	0	0	0	0	128	155	0	0	437
	Net	-32	-89	0	0	0	0	-128	-155	0	32	-372
Harpenden Town Centre	Gain	0	13	0	0	0	0	0	0	0	98	111
	Loss	0	0	0	0	0	0	122	0	0	0	122
	Net	0	13	0	0	0	0	-122	0	0	98	-11
Rest of District	Gain	1,015	155	0	339	0	0	1,240	32	0	7,153	9,934
	Loss	1,129	145	0	0	458	0	225	499	316	1,468	4,240
	Net	-114	10	0	339	-458	0	1,015	-467	-316	5,685	5,694
Total	Gain	1,015	201	0	339	0	0	1,240	32	0	7,283	10,110
	Loss	1,161	267	0	0	458	0	475	654	316	1,468	4,799
	Net	-146	-66	0	339	-458	0	765	-622	-316	5,815	5,311



- 5.4 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
- 5.5 Retail monitoring surveys of retail, services and leisure centres in the District were undertaken in August and September 2022. 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.
- 5.6 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 2021, monitoring surveys recorded 57 vacant units out of a total of 614 units in both centres, representing a vacancy rate of 9%. The number of vacancies in St Albans City Centre and Harpenden Town Centre decreased in 2022 to 49 vacant units out of a total of 614 units, leading to a vacancy rate of 8%.
- 5.7 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 (August / September 2022)

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	36	268	73	50	0	7	1	5	7	13	9	6
Harpenden Town Centre	174	13	102	24	27	0	3	0	2	4	7	2	3
Total	614	49	370	97	77	0	10	1	7	11	20	11	9

- 5.8 Monitoring surveys indicate a significant fall in the number of vacant units in St Albans City Centre between 2021 and 2022. In July 2021, 45 vacant units were recorded out of a total of 440 units, representing a vacancy rate of 10%. The number of monitored vacant units decreased noticeably to 36 units in August 2022, leading to a vacancy rate of 8% in St Albans City Centre. Frontages with relatively high numbers of vacancies include: Christopher Place, The Maltings, 1-57 St Peters Street, 92-164 London Road and 113-117 London Road & 1-6 Francis Court.
- 5.9 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 (August 2022)

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	10	1	2	0	0	0	0	0	0	0	0	
PSF 2	2A-38 Chequer Street	159	19	1	8	5	6	0	0	0	0	0	0	0	0	
PSF 3	Christopher Place (inner courtyard only)	212	21	4	16	5	0	0	0	0	0	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	0	8	2	0	0	0	0	0	0	1	0	0	
PSF 6	18-28 George Street	85	13	0	10	1	0	0	0	0	0	0	1	1	0	
PSF 7	The Maltings	462	46	3	41	2	2	0	0	0	0	0	0	0	1	
PSF 8	1-37 Market Place	135	18	0	12	4	2	0	0	0	0	0	0	0	0	
PSF 9	6-38 Market Place	88	11	0	7	2	1	0	0	0	0	0	0	0	0	
PSF 10	1-57 St Peters Street	183	18	2	13	5	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	12	145	34	15	0	0	0	0	0	2	1	1	0



Table 31: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Percentage Use Class (August 2022)

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	77	8	15	0	0	0	0	0	0	0	0
PSF 2	2A-38 Chequer Street	159	19	42	26	32	0	0	0	0	0	0	0	0
PSF 3	Christopher Place (inner courtyard only)	212	21	76	24	0	0	0	0	0	0	0	0	0
PSF 4	3-21 French Row	54	8	63	38	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
PSF 6	18-28 George Street	85	13	77	8	0	0	0	0	0	0	8	8	0
PSF 7	The Maltings	462	46	89	4	4	0	0	0	0	0	0	0	2
PSF 8	1-37 Market Place	135	18	67	22	11	0	0	0	0	0	0	0	0
PSF 9	6-38 Market Place	88	11	64	18	9	0	0	0	0	0	0	0	0
PSF 10	1-57 St Peters Street	183	18	72	28	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
PSF 12	3-33 High Street	107	14	79	21	0	0	0	0	0	0	0	0	0
Total		1,735	199	73	17	8	0	0	0	0	0	17	1	3

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 (August 2022)

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	0	0	1
SSF 2	6-28 Catherine Street & 93 St Peters Street	59	7	1	4	0	0	0	0	0	0	0	0	2	1	0
SSF 3	Heritage Close (All)	68	8	0	5	2	0	0	1	0	0	0	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	0	7	1	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	2	4	0	1	0	0	0	0	0	0	0	0	0
SSF 9	2-46 London Road	107	18	2	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	0	0	0	0	0	0	1	1
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	10	53	17	12	0	2	0	3	1	3	3	2	



Table 33: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Percentage Use Class (August 2022)

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	0	0	9
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	63	25	0	0	13	0	0	0	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	58	8	0	0	0	0	25	8	0	0	0	
SSF 7	2-34 Holywell Hill	98	15	47	27	27	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	
SSF 9	2-46 London Road	107	18	50	11	28	0	6	0	0	0	0	6	0	
SSF 10	61-85 St Peters Street	119	13	54	23	8	0	0	0	0	0	0	0	8	
SSF 11	1 Spencer Street	20	1	100	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	
Total		773	96	55	18	13	0	2	0	3	1	3	3	2	

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 (August 2022)

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	1	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	1	0
AF3	61-63 Lattimore Road & 80/80A Victoria Street	5	0	3	0	0	0	0	0	1	0	0	1	0	0
AF4	13-29 London Road & 1-9 Marlborough Road	9	1	4	1	3	0	0	0	0	0	0	1	0	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	4	13	5	1	0	1	0	0	0	1	6	2	1
AF7	113-117 London Road & 1-6 Francis Court	5	3	0	1	3	0	0	0	0	0	0	0	1	0
AF8	4 St Peters Street-Forrester House & 1-9 Victoria Street	14	1	6	0	6	0	0	0	1	0	0	0	1	0
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



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	
AF11	109-117 St Peters Street	4	1	4	0	0	0	0	0	0	0	0	0	0	0
AF12	4A-24 Spencer Street	3	0	1	1	0	0	1	0	0	0	0	0	0	0
AF13	1-13 Verulam Road	5	0	2	2	0	0	0	0	0	0	0	0	0	1
AF14	2-6 Victoria Street	3	0	2	0	1	0	0	0	0	0	0	0	0	0
AF15	Victoria Parade & 95-143 Victoria Street	16	1	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	0	2	0	0	0
AF17	145-161 Victoria Street	10	2	6	3	0	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	0
	Total	145	14	70	22	23	0	5	1	2	4	9	5	4	



- 5.10 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.
- 5.11 Monitoring surveys indicate a slight increase in the number of vacant units in Harpenden Town Centre between 2021 and 2022. In July 2021, 12 vacant units were recorded out of a total of 174 units, representing a vacancy rate of 7%. The number of monitored vacant units rose to 13 units in September 2022 out of a total of 174 units, leading to a vacancy rate of 7% in Harpenden Town Centre. Relatively high numbers of vacant units were recorded in the following frontages at 4-6 Church Green & 52-104 High Street and 18-50 High Street in September 2022.
- 5.12 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 (September 2022)

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	0	12	1	1	0	0	0	0	1	0	0	2
PSF 3	18-50 High Street	104	15	3	7	0	6	0	1	0	0	0	1	0	0
PSF 4	The Leys (between High Street and Leyton Road)	57	3	0	1	0	2	0	0	0	0	0	0	0	0
PSF 5	1-11 Leyton Road & 12-18 Church Green Row	96	7	0	6	1	0	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	4	41	4	13	0	1	0	0	2	1	0	2



Table 36: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Percentage Use Class (September 2022)

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	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	71	6	6	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	14	0	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	11	0	0	0
Total		619	64	64	6	20	0	2	0	0	3	2	0	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 (September 2022)

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	5	15	7	2	0	0	0	0	1	1	1	0
SSF 2	33-61 High Street	152	25	2	16	1	4	0	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	1	0	1
SSF 5	1-17A Station Road	77	11	0	6	2	1	0	1	0	0	0	1	0	0
Total		582	85	8	49	13	12	0	2	0	0	2	4	2	1



Table 38: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Percentage Use Class (September 2022)

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	16	0	4	0	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	0
SSF 4	2A-34 Station Road	138	20	55	15	20	0	0	0	0	0	0	5	0	5
SSF 5	1-17A Station Road	77	11	55	18	9	0	9	0	0	0	0	9	0	0
Total		582	85	58	15	14	0	2	0	0	0	2	5	2	1

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 (August 2022)

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	0
AF2	1-12 Harding Parade, Station Road	10	1	4	3	1	0	0	0	0	0	0	2	0	0
AF3	1A-3 & 2-4 Vaughan Road and 1-3 Clayton House	8	0	4	3	0	0	0	0	0	1	0	0	0	0
Total		25	1	12	7	2	0	0	0	0	2	0	2	0	0

- 5.13 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.
- 5.14 Monitoring surveys reveal a slight rise in the number of vacant units in the District's Neighbourhood Centres between 2021 and 2022. In July 2021, 17 vacant units were recorded out of a total of 253 units, representing a vacancy rate of 7%. The number of monitored vacant units increased to 20 units in September 2022 out of a total of 254 units, leading to a vacancy rate of 8% in the District's Neighbourhood Centres. A relatively high number of vacant units were observed in Fleetville (St Albans) and Redbourn Neighbourhood Centres, with a total of 11 vacant units recorded in both centres in September 2022.



5.15 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 (September 2022)

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	3	15	3	1	0	4	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	3	12	2	0	0	1	0	0	0	0	0	0
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



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.7	London Colney	Co-op Supermarket Haseldine Road; 152-166 & 184-196 High Street	231	14	1	8	0	2	0	0	0	0	0	0	1	3	0
Total			1,021	106	10	70	9	7	0	6	0	0	0	6	7	1	



Table 41: Neighbourhood Centres – Primary Shopping Frontages, Percentage Use Class (September 2022)

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	54	11	4	0	14	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
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	57	0	14	0	0	0	0	0	7	21	0
Total			1,021	106	66	8	7	0	6	0	0	0	6	7	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 (September 2022)

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	0	0	1	0	0	0	0	0	1
NC.2	Redbourn	17-19, 51-83, 22-30, 48-66 & 82-86 High Street	21	4	11	2	5	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
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	3	33	9	6	0	3	0	4	2	15	2	6
NC.6	The Quadrant, Marshalswick (St Albans)	1-10 & 53-72 The Quadrant; 1-9 Wycombe Place	20	1	8	1	5	1	1	0	0	0	3	0	1
NC.7	London Colney	1-17 Haseldine Road; 170 High Street - White Horse PH	13	0	5	1	1	0	1	0	0	1	2	1	1
Total			148	10	67	15	17	1	6	0	4	3	22	4	9



- 5.16 District Local Plan Review 1994, Saved Policy 55 – Local Shopping Facilities sets out the retail / service / leisure frontages in the District’s Local Centres.
- 5.17 Monitoring surveys highlight a slight increase in the number of vacant units in the District’s Local Centres between 2021 and 2022. In July/August 2021 6 vacant units were recorded out of a total of 158 units, representing a vacancy rate of 4%. The number of monitored vacant units rose to 8 units in September 2022 out of a total of 159 units, leading to a vacancy rate of 5% in the District’s Local Centres.
- 5.18 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 (September 2022)

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	1	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	1	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	11	1	7	0	2	0	0	0	0	0	1	0	1
LC.12	191-205 Cell Barnes Lane	6	1	5	0	0	0	0	0	0	0	1	0	0
LC.13	1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, Hill End	7	1	4	0	0	0	1	0	0	0	1	0	1
Total		87	5	56	2	3	0	4	0	0	0	16	4	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 changed to residential use.



Table 44: Towns – Harpenden Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (September 2022)

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	1	0	0	0	1	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	1	0	0	0	1	0	1	0	0	0	0
	Total	17	1	8	0	1	1	4	0	1	0	0	2	0



Table 45: Specified Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (September 2022)

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	3	1	0	0	0	0	0	0	0	2	0	0
LC.21	Bricket Wood	95-127 Oakwood Road	9	0	6	0	1	0	0	0	2	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	0	7	0	0	0	0	0	0	0	2	0	1	0
LC.24	How Wood	2-30 How Wood	13	0	10	0	1	0	0	0	0	0	2	0	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	2	0	0	0
Total			50	1	29	3	2	0	0	0	5	1	9	0	1	0



Table 46: Green Belt Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (September 2022)

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	1	1	1	1	0	0	0	0	0	1	0	1
Total			5	1	1	1	1	0	0	0	0	0	1	0	1

- 5.19 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.
- 5.20 Monitoring surveys reveal a slight rise in the number of vacant units in the District's out of centre retail / service areas between 2021 and 2022. In July/August 2021, zero vacant units were recorded out of a total of 29 units, representing a vacancy rate of 0%. The number of monitored vacant units increased to one unit in September 2022 out of a total of 29 units, leading to a vacancy rate of 3% in the District's out of centre retail / service areas.
- 5.21 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, is included below:



Table 47: Out of Centre Retail / Service Area – Retail / Service Frontages, Vacant Units & Use Class (September 2022)

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	1	6	0	0	0	0	0	0	0	0	0	0	1
Total		29	1	23	0	0	1	0	0	0	0	0	0	2	3



Miscellaneous

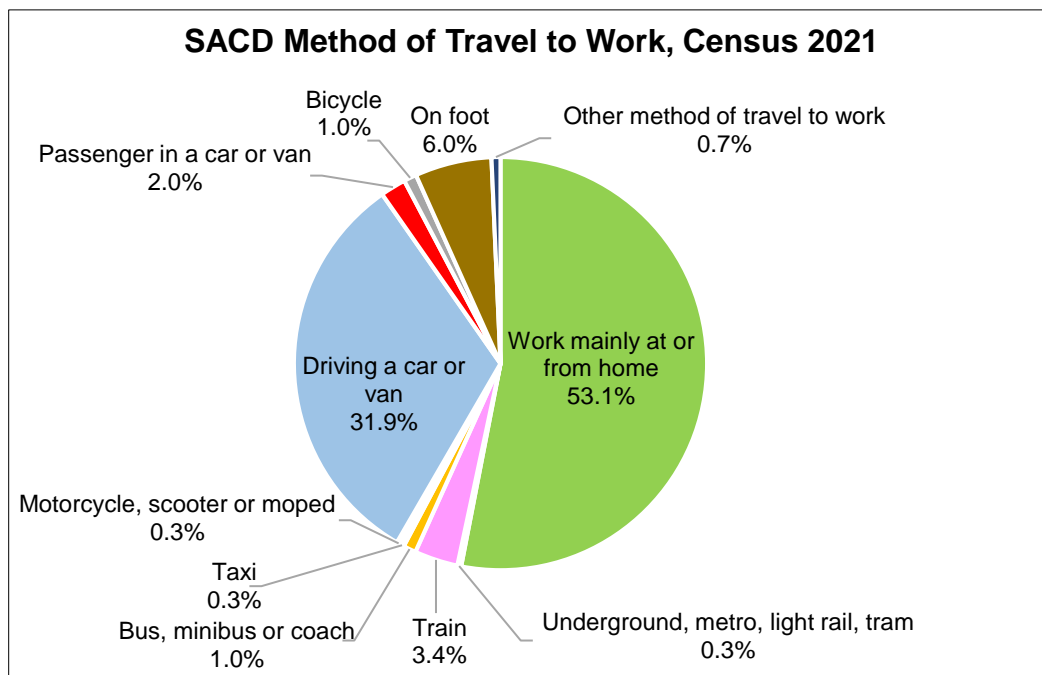
Policy Topic: Transport Strategy

- 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 2021 Census indicated that the majority of people in the District worked mainly at or from home (53%). Over 32% of journeys to work in the District were taken by car, van or taxi, compared to 5% by public transport (train, underground and bus) and 7% by bicycle or on foot.
- 6.3 ONS state that Census 2021 took place during a period of rapid change due to the Covid-19 pandemic and that care should be taken when using this data for planning purposes. Furthermore, data from the 2021 Census for this variable is not comparable with data from the 2011 Census, as the 2021 Census took place during a national lockdown. The government advice at the time was for people to work from home (if they can) and avoid public transport. In addition, people who were furloughed were advised to answer the transport to work question based on their previous travel patterns before or during the pandemic. This means that the data does not accurately represent what they were doing on Census Day. This variable cannot be directly compared with the 2011 Census Travel to Work data as it does not include people who were travelling to work on that day.



Figure 14: Chart of SACD Method of Travel to Work, Census 2021

ONS Crown Copyright Reserved (from Nomis)

Source: Census 2021 data, Table TS061 - Method of travel to work (ONS, Nomis) ³⁰

Table 48: SACD Method of Travel to Workplace, Census 2021

Method of Travel to Workplace	Number of People	Percent (%)
Work mainly at or from home	38,594	53.0
Underground, metro, light rail, tram	243	0.3
Train	2,464	3.4
Bus, minibus or coach	732	1.0
Taxi	221	0.3
Motorcycle, scooter or moped	189	0.3
Driving a car or van	23,272	31.9
Passenger in a car or van	1,478	2.0
Bicycle	764	1.0
On foot	4,371	6.0
Other method of travel to work	543	0.7
Total: All usual residents aged 16 years and over in employment the week before the census	72,871	100.0

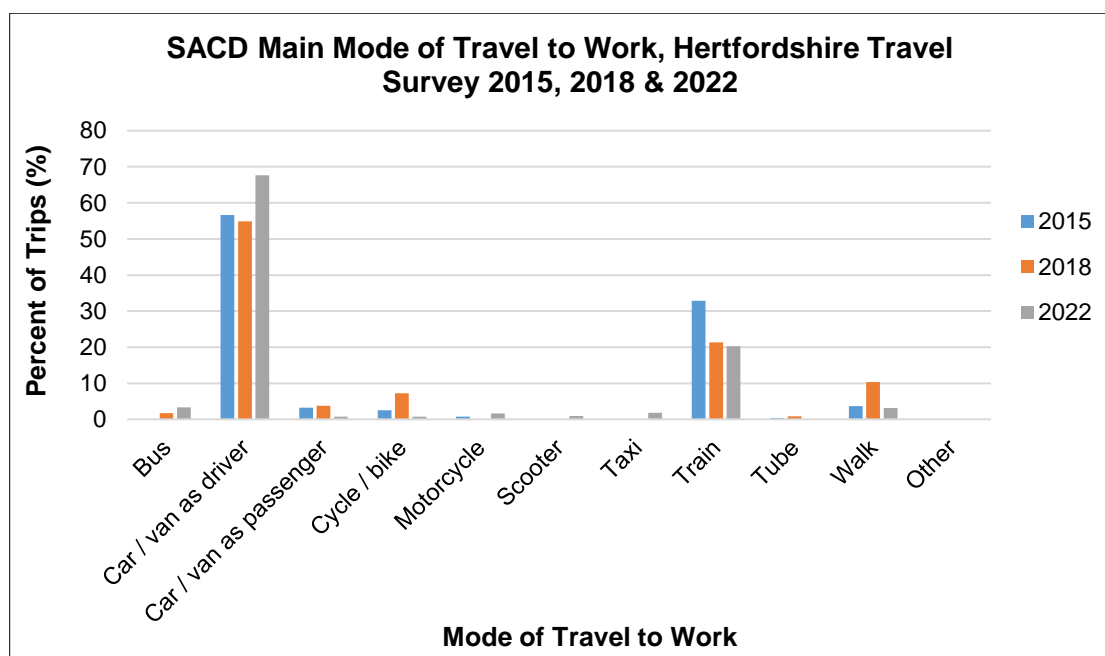
ONS Crown Copyright Reserved (from Nomis)

Source: Census 2021 data, Table TS061 - Method of travel to work (ONS, Nomis) ³⁰



- 6.4 Data from the most recent local survey, the Hertfordshire Travel Survey 2022, illustrates that over 68% of trips to work in the District were by car or van³³. The proportion of journeys to work by car or van (as driver and passenger) increased significantly from 59% of journeys in 2018 to 68% of journeys in 2022. Over 20% of trips to work in the District in 2022 were by train, a fall of 1% compared to 2018. The percentage of journeys to work by bus increased from 2% in 2018 to 3% in 2022. A declining share of journeys in the District were by active modes of travel. The proportion of trips to work by walking decreased from 10% in 2018 to 3% in 2022. Additionally, the percentage of journeys to work by cycle or bike fell sharply from 7% in 2018 to 1% in 2022. Local journeys to work travel data will be monitored and updated when the next Hertfordshire County Travel Survey Report is published after 2024.

Figure 15: Chart of SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015, 2018 and 2022



Sources: Hertfordshire County Travel Survey 2015 (Table D.35)^{31 32}, 2018 (Table D.27)³³ and 2022³⁴ (Table D.30)

N.B. Caution should be observed when seeking to draw inference from these travel to work statistics. This may have been impacted by small sample sizes, e.g. cycle / bike trips changing from 2.5% in 2015 to 7.2% in 2018 to 0.7% in 2022.



Table 49: SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015, 2018 and 2022

Mode of Travel to Work	Percent of Trips (%)		
	2015	2018	2022
Bus	0.0	1.7	3.3
Car / van as driver	56.6	54.9	67.6
Car / van as passenger	3.2	3.8	0.7
Cycle / bike	2.5	7.2	0.7
Motorcycle	0.7	0.0	1.6
Scooter	0.0	0.0	0.9
Taxi	0.0	0.0	1.8
Train	32.9	21.3	20.3
Tube	0.4	0.8	0.0
Walk	3.7	10.3	3.1
Other	0.0	0.0	0.0
Total (%)	100.0	100.0	100.0

Sources: Hertfordshire County Travel Survey 2015 (Table D.35) ^{31 32}, 2018 (Table D.27) ³³ and 2022 ³⁴ (Table D.30)

N.B. Caution should be observed when seeking to draw inference from these travel to work statistics. This may have been impacted by small sample sizes, e.g. cycle / bike trips changing from 2.5% in 2015 to 7.2% in 2018 to 0.7% in 2022.

Policy Topic: Metropolitan Green Belt

13 - Area of Green Belt (Hectares)

- 6.5 The Green Belt prevents urban sprawl. The area of the Metropolitan Green Belt in the District in 2022 is 13,140 hectares (measured to the nearest 10 hectares). The Council attaches great importance to protecting it from inappropriate development.

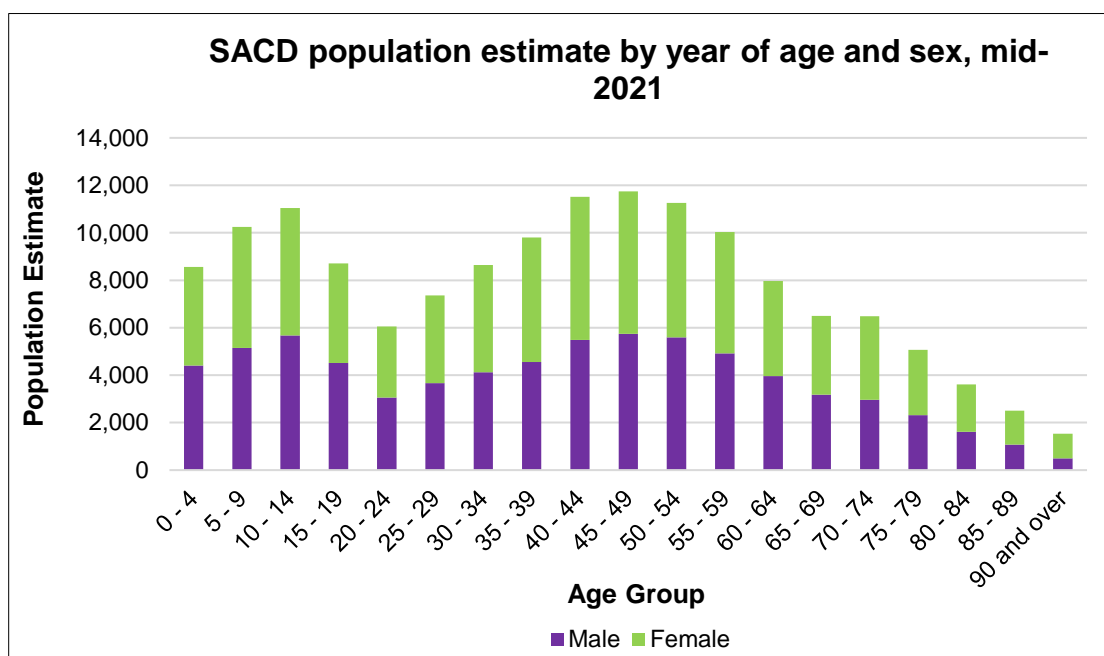


3 Contextual Indicators and Census Data

SACD Population Estimate

- 7.1 According to the most recent national statistics for mid-2021, the estimated population of the District was 148,641 persons. Females represented 76,144 persons (51% of the estimated total District population), males represented 72,497 persons (49% of the estimated total District population).

Figure 16: Graph of SACD Population Estimate by Year of Age and Sex, mid-2021



Updated December 2022 © Crown copyright 2022

Source: Office for National Statistics licensed under the Open Government Licence ³⁵



Population by Age

- 7.2 The middle age groups 40-44, 45-49 and 50-54 represented the largest age groups, accounting for over 23% of the estimated District population in mid-2021. In addition, the younger age groups 5-9 and 10-14 represented a significant proportion of the estimated District population at over 14% of the overall total. Conversely, the older 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-2021

Age Group	Male	Female	Total	Percent of Overall Total (%)
0 - 4	4,412	4,143	8,555	5.8
5 - 9	5,147	5,094	10,241	6.9
10 - 14	5,670	5,377	11,047	7.4
15 - 19	4,511	4,193	8,704	5.9
20 - 24	3,063	2,994	6,057	4.1
25 - 29	3,670	3,697	7,367	5.0
30 - 34	4,129	4,516	8,645	5.8
35 - 39	4,552	5,252	9,804	6.6
40 - 44	5,485	6,035	11,520	7.8
45 - 49	5,742	6,001	11,743	7.9
50 - 54	5,596	5,667	11,263	7.6
55 - 59	4,922	5,107	10,029	6.7
60 - 64	3,965	4,004	7,969	5.4
65 - 69	3,173	3,327	6,500	4.4
70 - 74	2,961	3,526	6,487	4.4
75 - 79	2,313	2,755	5,068	3.4
80 - 84	1,609	1,996	3,605	2.4
85 - 89	1,081	1,426	2,507	1.7
90 and over	496	1,034	1,530	1.0
All ages (Total)	72,497	76,144	148,641	100.0

Updated December 2022 © Crown copyright 2022

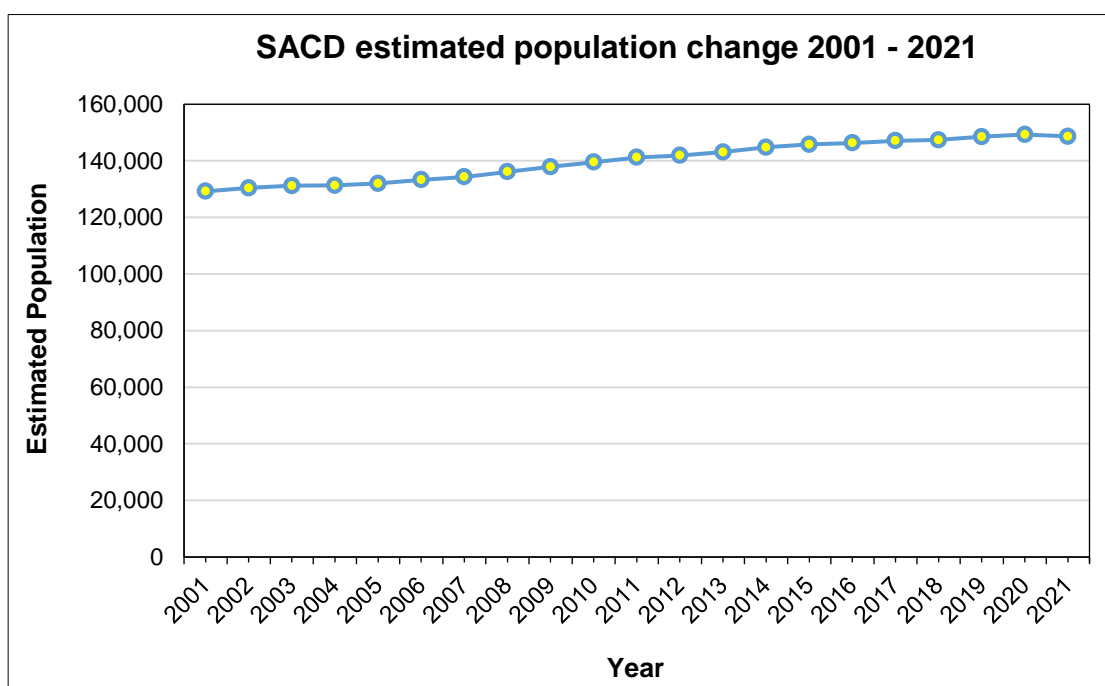
Source: Office for National Statistics licensed under the Open Government Licence ³⁵



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 2021, the estimated District population decreased by approximately 700 persons or 1% compared with the previous year, 2020.
- 7.4 Overall, the 2021 estimated District population of 148,600 people (rounded to the nearest hundred) represents growth of 5% in the local population since 2011, and 15% compared to 2001.

Figure 17: Graph of SACD Estimated Population Change, 2001 – 2021



Updated December 2022 © Crown copyright 2022

Source: Office for National Statistics licensed under the Open Government Licence ³⁵

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



Table 51: SACD Estimated Population Change, 2001 – 2021

Year	Estimated Population (Number of Persons)	Change from previous year	Change from previous year (%)
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
2021	148,600	-700	-0.99

	Number	Percent
SACD estimated population increase since 2001	19,400	15.02
SACD estimated population increase since 2011	7,400	5.24

Updated December 2022 © Crown copyright 2022

Source: Office for National Statistics licensed under the Open Government Licence ³⁵

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



Ethnic Population

- 7.5 Census 2021 data illustrates that the largest ethnic group in the District is White, representing 84% of the total population. Asian, Asian British or Asian Welsh is the second largest ethnic group in the District at 8% of the total; followed by Mixed or Multiple ethnic groups at 4% of the total; Black, Black British, Black Welsh, Caribbean or African at over 2% of the total; and Other ethnic groups at 2% of the total.

Table 52: Ethnic Population of SACD, Census 2021

Ethnic Group	Number	Percent
Asian, Asian British or Asian Welsh	12,176	8.2
Asian, Asian British or Asian Welsh: Bangladeshi	3,107	2.1
Asian, Asian British or Asian Welsh: Chinese	1,625	1.1
Asian, Asian British or Asian Welsh: Indian	3,856	2.6
Asian, Asian British or Asian Welsh: Pakistani	1,619	1.1
Asian, Asian British or Asian Welsh: Other Asian	1,969	1.3
Black, Black British, Black Welsh, Caribbean or African	3,159	2.1
Black, Black British, Black Welsh, Caribbean or African: African	1,821	1.2
Black, Black British, Black Welsh, Caribbean or African: Caribbean	905	0.6
Black, Black British, Black Welsh, Caribbean or African: Other Black	433	0.3
Mixed or Multiple ethnic groups	6,354	4.3
Mixed or Multiple ethnic groups: White and Asian	2,556	1.7
Mixed or Multiple ethnic groups: White and Black African	650	0.4
Mixed or Multiple ethnic groups: White and Black Caribbean	1,306	0.9
Mixed or Multiple ethnic groups: Other Mixed or Multiple ethnic groups	1,842	1.2
White	123,865	83.6
White: English, Welsh, Scottish, Northern Irish or British	108,962	73.5
White: Irish	2,976	2.0
White: Gypsy or Irish Traveller	142	0.1
White: Roma	149	0.1
White: Other White	11,636	7.9
Other ethnic group	2,615	1.8
Other ethnic group: Arab	880	0.6
Other ethnic group: Any other ethnic group	1,735	1.2
Total: All usual residents	148,169	100.0

© ONS Crown copyright reserved

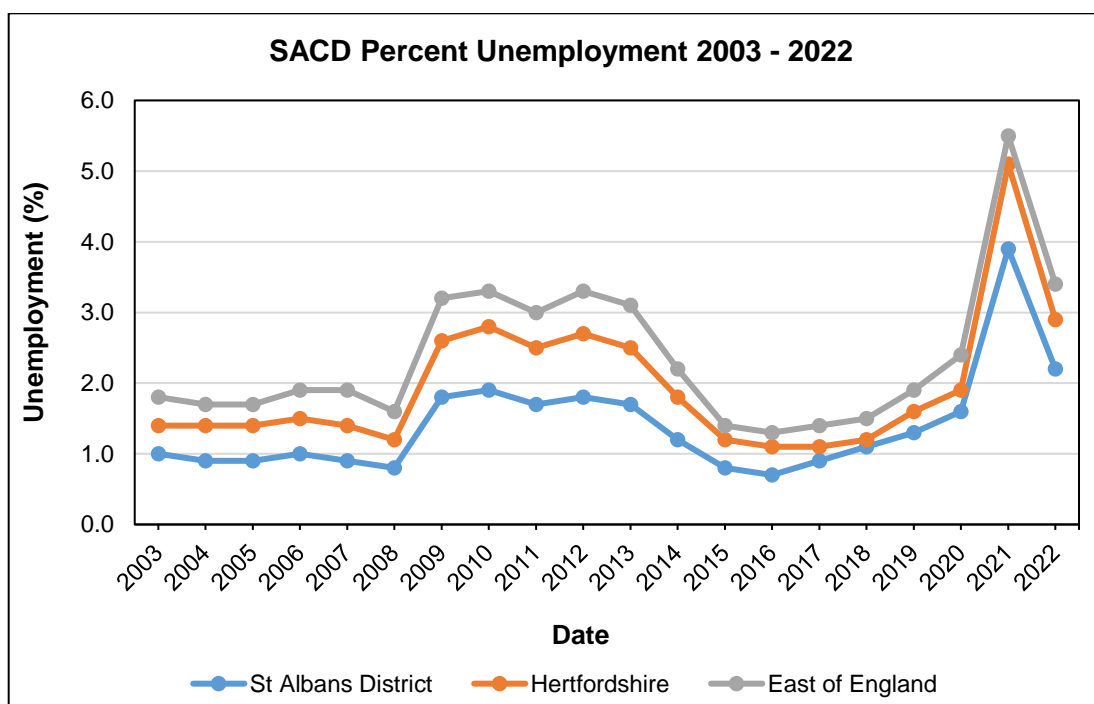
Source: Office for National Statistics licensed under the Open Government Licence and ONS Census data 2021 (from NOMIS) ³⁶



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 decrease in unemployment in the District was recorded, down from 3.9% in 2021 to 2.2% in 2022. This is likely caused by the removal of 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 2022. Figures for SACD in 2022 follow the regional pattern, although the District measure of unemployment is relatively lower at 2.3%. Unemployment stands at 3.4% in the East of England and 2.9% in Hertfordshire. The data used to produce these statistics derives from the Claimant Count.

Figure 18: Graph of Unemployment in SACD 2003 – 2022 (based on figures for March each year)



© ONS Crown copyright reserved

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) ³⁷



Table 53: Percent Unemployment in SACD 2003 – 2022 (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
March 2022	2.2	2.9	3.4

© ONS Crown copyright reserved

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) ³⁷



Average Earnings

- 7.7 Average earnings in the District (by residence and workplace) remain relatively high compared with national and regional figures. For 2021, the median gross weekly pay (by place of residence) of full time employees in the District was £874.90. Based on this measure, median gross weekly pay in the District was 39% higher than regional earnings in the East of England and 43% higher than national earnings in Great Britain. Median gross weekly pay (by place of work) of full time employees in the District was £643.70 in 2021. The District figure was 7% higher than regional earnings in the East of England and 5% higher than national earnings in Great Britain. Comparatively high average earnings in SACD 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 SACD 2021, by Residence

Provisional Earnings by Residence 2021			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£874.90	£628.60	£613.10
Male full-time employees	£1,004.20	£684.20	£655.50
Female full-time employees	£726.10	£568.30	£558.10

© Crown copyright 2021

Source: Office for National Statistics licensed under the Open Government Licence, Earnings and hours worked, place of residence by local authority (ASHE Table 8) ³⁸

Table 55: Average Earnings in SACD 2021, by Workplace

Provisional Earnings by Workplace 2021			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£643.70	£601.90	£612.80
Male full-time employees	£781.50	£651.60	£654.30
Female full-time employees	£574.90	£542.00	£558.10

© Crown copyright 2021

Source: Office for National Statistics licensed under the Open Government Licence, Earnings and hours worked, place of work by local authority (ASHE Table 7) ³⁹



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.”⁴⁰ 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.”⁴⁰

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.”⁴⁰

7.12 For Base Period 7 (31 October 2021 to 30 October 2022), a total of 58 planning permissions for self and custom build were granted, translating to 66 plots. A total of 150 permissions for self and custom build were granted between 31 October 2016 and 30 October 2022, translating to a total of 158 plots. The table



below sets out relevant permissions and plots which have been granted for each base period.

- 7.13 The Council will explore further measures to ensure that the 'duty to grant planning permission' is fulfilled as set out in the PPG.

Table 56: SADC Self-Build and Custom Housebuilding Relevant Permissions and Plots (2016 – 2022)

Base Period	Dates	Number of Permissions Granted	Number of Plots Granted
1	01 April – 30 October 2016	N/A	N/A
2	31 October 2016 – 30 October 2017	17	17
3	31 October 2017 – 30 October 2018	14	14
4	31 October 2018 – 30 October 2019	23	23
5	31 October 2019 – 30 October 2020	23	23
6	31 October 2020 – 30 October 2021	15	15
7	31 October 2021 – 30 October 2022	58	66
Total		150	158

N.B. The Council sought clarification from DLUHC on the correct way of recording data. The table above has been amended to reflect the layout of data that is provided to DLUHC annually. DLUHC require permissions to be recorded from 31 October to 30 October each year for the relevant base period. No permissions are recorded for Base Period 1 as they do not count towards a full year from inception of the Register.

- 7.14 Between 31 October 2021 and 30 October 2022, there were a total of 87 individual entries on the Council's Self-build and Custom Housebuilding Register. From 1 April 2016 to 30 October 2022, there were a total of 745 entries on the Register, comprised of 732 individual entries, 3 association entries and 13 persons in association entries. 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 – 2022)

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
31 October 2021 – 30 October 2022	87	0	0
Total	732	3	13



4 References

1. Current Local Plan: SADC, 2022
<https://www.stalbans.gov.uk/current-local-plan>
2. District Local Plan Review 1994 (Adopted 30 November 1994): SADC, 1994
[https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/district-local-plan-review-1994/District%20Local%20Plan%20Review%201994%20Saved%20and%20Deleted%20Policies%20Version%20\[July%202020\].pdf](https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/district-local-plan-review-1994/District%20Local%20Plan%20Review%201994%20Saved%20and%20Deleted%20Policies%20Version%20[July%202020].pdf)
3. District Local Plan Review 1994 – Saved Policies, Direction and Correction:
 Government Office for the East of England, 2007
<https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/Saved%20Policies%2C%20Direction%20and%20Correction.pdf>
4. Harpenden Neighbourhood Plan 2018 – 2033 (Final Version for Referendum, November 2018) (Made February 2019): Harpenden Neighbourhood Plan Steering Group, 2018
<https://www.stalbans.gov.uk/sites/default/files/attachments/Harpenden%20Neighbourhood%20Plan%20-%20version%20for%20referendum%20Nov%202018%20Combined%20%28Low%20res%29.pdf>
5. Sandridge Parish Neighbourhood Plan 2019 – 2036 (Referendum Version, March 2021) (Made July 2021): Sandridge Parish Council, 2021
<https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/Sandridge/Sandridge%20Parish%20Council%20Neighbourhood%20Plan%20Referendum%20Final.pdf>



6. St Stephen Parish Neighbourhood Plan 2019 – 2036 (Made Version; Policies Map Corrected) (Made July 2022): St Stephen Parish Council, 2022
https://www.stalbans.gov.uk/sites/default/files/attachments/St%20Stephen%20Neighbourhood%20Plan%20-%20Made%20Version_policies%20map%20corrected.pdf
7. Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (Adopted November 2012): HCC, 2012
<https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/planning-in-hertfordshire/waste-local-plan/waste-core-strategy-and-development-management-policies-document.pdf>
8. Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (Adopted July 2014): HCC, 2014
<https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/planning-in-hertfordshire/waste-local-plan/the-waste-site-allocations-document-2.pdf>
9. Hertfordshire Minerals Local Plan Review 2002-2016 (Saved Policies) (Adopted March 2007): HCC, 2007
<https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/planning-in-hertfordshire/minerals-planning/minerals-local-plan/mineral-local-plan-review-2002-2016-adopted-march-2007.pdf>
10. Withdrawal of the draft Local Plan 2018: SADC, 2020
<https://www.stalbans.gov.uk/withdrawal-draft-local-plan-2018>
11. New Local Plan: SADC, 2022
<https://www.stalbans.gov.uk/new-local-plan>
12. Revised National Planning Policy Framework: MHCLG, 2021
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>



13. Supplementary Planning Guidance – Affordable Housing (March 2004):
SADC, 2004
<https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-g-building-control/planning-policy/Affordable%20housing%20-%20supplementary%20planning%20guidance.pdf>
14. Neighbourhood Planning: SADC, 2022
<https://www.stalbans.gov.uk/neighbourhood-planning>
15. Local Development Scheme: SADC, 2022
<https://www.stalbans.gov.uk/local-development-scheme>
16. Agenda and Minutes, Local Plan Advisory Group – Tuesday 15th June 2021
(see Appendix 1 to Appendix 9, Duty to Cooperate Meeting Notes): SADC, 2021
<https://stalbands.moderngov.co.uk/ieListDocuments.aspx?CId=615&MId=10430&Ver=4>
17. South West Herts Joint Strategic Plan: SADC, 2022
<https://www.stalbans.gov.uk/south-west-herts-joint-strategic-plan>
18. Planning Practice Guidance – Housing for Older and Disabled People
(Paragraph: 007 Reference ID: 63-007-20190626 and Paragraph: 016a Reference ID: 63-016a-20190626): MHCLG, 2019
<https://www.gov.uk/guidance/housing-for-older-and-disabled-people>
19. Planning Practice Guidance – Housing Supply and Delivery (Paragraph: 034 Reference ID: 68-034-20190722 and Paragraph: 035 Reference ID: 68-035-20190722): MHCLG, 2019
<https://www.gov.uk/guidance/housing-supply-and-delivery>
20. Planning Practice Guidance – Housing and Economic Needs Assessment:
MHCLG, 2020
<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>



21. 2014-Based Household Projections in England, 2014 to 2039 (Table 406, Unitary Authorities and Districts in England): DCLG, 2016
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>
22. House Price to Workplace-Based Earnings Ratio, 2021 (Table 5c, Local Authority District – Median Affordability Ratio): ONS, 2022
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratio-of-house-price-to-workplace-based-earnings-lower-quartile-and-median>
23. Housing Delivery Test – 2021 Measurement: MHCLG, 2022
<https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>
24. St Albans Housing Delivery Test Action Plan 2022: SADC, 2023
<https://www.stalbans.gov.uk/housing-delivery-test-action-plan>
25. Hertfordshire Gypsy and Traveller Service: HCC, 2022
<https://www.hertfordshire.gov.uk/services/adult-social-services/money-and-benefits-advice/hertfordshire-gypsy-service.aspx>
26. St Albans City & District Council Gypsy and Traveller Accommodation Assessment (GTAA) Update (January 2019): ORS, 2019
https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/examination-library/St%20Albans%20Gypsy%20and%20Traveller%20Accommodation%20Assessment%20Update%20Final%20Draft_tcm15-66976.pdf
27. Planning Policy for Traveller Sites: DCLG, 2015
<https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>
28. Non-Domestic Rating – Stock of Properties Including Business Floorspace, 2022: VOA, 2022
<https://www.gov.uk/government/statistics/non-domestic-rating-stock-of-properties-2022>



29. Property Link – Estates Gazette: Estates Gazette, 2023
<https://propertylink.estatesgazette.com/>
30. Census 2021 – TS061 Method of Travel to Work: ONS (Nomis), 2022
<https://www.nomisweb.co.uk/datasets/c2021ts061>
31. Hertfordshire Travel Survey 2015 Report (February 2016): AECOM (Prepared for HCC), 2016
<https://www.hertfordshire.gov.uk/media-library/documents/highways/transport-planning/transport-and-accident-data/hertfordshire-2015-travel-survey-report-final-26-02-16-2.pdf>
32. Hertfordshire County Travel Survey 2015 – St Albans District Profile: AECOM (Prepared for HCC), 2016
<https://www.hertfordshire.gov.uk/media-library/documents/highways/transport-planning/transport-and-accident-data/county-travel-survey/st-albans-district-profile.pdf>
33. Hertfordshire Travel Survey 2018 Report (March 2019): AECOM (Prepared for HCC), 2019
<https://www.hertfordshire.gov.uk/media-library/documents/highways/transport-planning/transport-and-accident-data/final-report-to-hertfordshire-travel-survey.pdf>
34. Hertfordshire Travel Survey 2022 Report (November 2022): AECOM (Prepared for HCC), 2022
35. Estimates of the Population for the UK, England and Wales, Scotland and Northern Ireland (Mid-2021: 2021 Local Authority Boundaries): ONS, 2022
<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>
36. Census 2021 – TS021 Ethnic Group: ONS (Nomis), 2022
<https://www.nomisweb.co.uk/datasets/c2021ts021>



37. Claimant Count by Sex and Age: ONS (Nomis), 2022
<https://www.nomisweb.co.uk/datasets/ucjsa>
38. 2021 Earnings and Hours Worked, Place of Residence by Local Authority (ASHE Table 8): ONS, 2022
<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityashetable8>
39. 2021 Earnings and Hours Worked, Place of Work by Local Authority (ASHE Table 7): ONS, 2022
<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofworkbylocalauthorityashetable7>
40. Planning Practice Guidance – Self-build and Custom Housebuilding: MHCLG, 2021
<https://www.gov.uk/guidance/self-build-and-custom-housebuilding>



5 Appendices

Appendix 1

Housing Trajectory Schedule

1. This monitoring report contains a housing trajectory with a base date of 1 April 2022. Estimates of future housing supply are detailed from 2022/23 onwards until 2040/41.
2. Estimates of the dates for future completions have been made for:
 - Permissions (estimated future completions)
 - Site 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 and estimated future completions)
 2. Site allocations

The schedule lists all sites included in the housing trajectory and five year housing land supply.

Figure 19: SADC Total 5 Year Housing Land Supply at 1 April 2022

Total 5 year housing land supply at 1 April 2022 (From period 2022/23 to 2026/27)	2,145 net dwellings
Total 5 year housing land supply at 1 April 2022 at 1,068 dwellings per annum (890 dwellings per annum + 20% Buffer) (From period 2022/23 to 2026/27)	2.0 years



Figure 20: Housing Trajectory 1 April 2022

St Albans City and District Council Housing Trajectory (1 April 2022)

Year	Housing Delivery Test Past Completions			5 Year Housing Land Supply																	Total		
	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	2038/39		2039/40	2040/41
Permissions (Past Completions)	437	516	314																				1,267
Permissions (Estimated Future Completions)*				561	436	340	197	65	145	145	109												1,998
Site Allocations									68	27	4												99
Windfall Allowance						182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	3,094
Total	437	516	314	561	436	522	379	247	395	354	295	182	182	182	182	182	182	182	182	182	182	6,458	

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



Figure 21: Housing Trajectory Schedule 1 April 2022

Permissions (Past Completions and Estimated Future Completions)

Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2013/2589 5/2018/1303 5/2019/1291	Oaklands College, Smallford Campus, Hatfield Road, St Albans	389		242	147	98	55	55	37																	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]).
5/2015/0990	Land At Harperbury Hospital, Harper Lane (Kingsley Green)	206		154	52	41	52																			
5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	160		0	160	0						55	55	50												Site forms part of Hemel Garden Communities.
5/2021/0423	Land To Rear Of 112-156B Harpenden Road, St Albans	150		0	150	0						55	55	40												
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		85	55	49	55																			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.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2018/2525 5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, Grosvenor Road, St Albans	130		125	5	0	5																			Site includes 2 permissions, permission 5/2016/3422 for 125 dwellings and permission 5/2018/2525 for 5 additional dwellings.
5/2020/3022	Land To Rear Of Burston Garden Centre, North Orbital Road, Chiswell Green	124		0	124	0			55	55	14															
5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107		0	107	0			55	52																Permission 5/2019/3164 supersedes permission 5/2018/0095. Permission 5/2019/3164 allowed at appeal.
5/2017/1550	Building Research Establishment (north & north east areas), Bucknalls Lane, Bricket Wood	100		99	1	0	1																			
5/2020/1773 5/2018/1925 5/2017/1060	Civic Centre Opportunity Site (South), Victoria Street, St Albans	93		0	93	0	20	20	20	20	13															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.
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		91	0	16																				Site includes 2 permissions, previous part implemented permission 5/2015/1713 for 29 dwellings and permission 5/2018/2080 for 62 dwellings.
5/2017/1149	Ziggurat House (Car Park), Grosvenor Road, St Albans	74		0	74	0	20	20	20	14																Permission 5/2017/1149 allowed at appeal.
5/2020/1992	Roundhouse Farm, Bullens Green Lane, Colney Heath	50		0	50	0						20	20	10												Outline permission 5/2020/1992 allowed at appeal. N.B. cross-boundary planning application at SADC and WHBC, circa 50% of dwellings in SADC (50 dwellings), circa 50% of dwellings (50 dwellings) in WHBC.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	0	43	0	-3	15	15	15	1														Conversion ratio of 1.8 applied to 83 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 46 dwellings (83 / 1.8 = 46 [nearest whole number]). Permission allowed at appeal.	
5/2021/0611 5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	45		0	45	0			15	15	15														Permission 5/2021/0611 supersedes permission 5/2019/1799. Reserved matters permission 5/2021/0611 granted on 31/08/2021.	
5/2020/1910	Ridgeview Lodge, Barnet Road, London Colney	44		0	44	0			15	15	14															
5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	39		0	39	0						15	15	9											Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA3 for minimum of 14 dwellings. Outline permission granted on 04/09/2019.	
5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	36		0	36	0		15	15	6															Permission 5/2021/0724 supersedes permission 5/2020/0606	
5/2019/1642	Chelford House, Coldharbour Lane, Harpenden	35		0	35	0		15	15	5															Conversion ratio of 1.8 applied to 63 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 35 dwellings (63 / 1.8 = 35 [nearest whole number]). Permission 5/2019/1642 allowed at appeal.	
5/2020/3084 5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28		0	28	0	15	13																	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)	
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	-2	20	7	15	5																	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 Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
																										planning permission 5/2017/0634, but prior to the determination of reserved matters applications.
5/2021/1435 5/2018/1867	York House, Guildford Road & 130 Ashley Road, St Albans	25		0	25	0		15	10																	Permission 5/2021/1435 supersedes permission 5/2018/1867
5/2019/1845 5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	24		0	24	0	15	9																		Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA2 for minimum of 23 dwellings; 100% affordable housing.
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21		15	6	0	6																			
5/2020/2978	67 St Peters Street, St Albans	20		0	20	0		15	5																	
5/2020/0733 5/2017/3185 5/2017/3015	60 Victoria Street, St Albans	18		17	1	0	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.
5/2020/2142 5/2019/3099	61-65 St Peters Street, St Albans	18		0	18	0		15	3																	Permission 5/2020/2142 supersedes permission 5/2019/3099. Permission 5/2019/3099 allowed on appeal.
5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14		7	7	0	7																			
5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	-8	14	0	14																			
5/2015/2871 5/2016/3811	223a Hatfield Road, St Albans	14		0	14	0	14																			
5/2021/2091 5/2020/0919	Land Between Hopkins Crescent And The Former Baptist Chapel, St Albans Road, Sandridge	14		0	14	0		14																		Permission 5/2021/2091 supersedes permission 5/2020/0919.
5/2019/2656	Units 6 And 7 Batford Mill,	14		0	14	0		14																		



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
	Lower Luton Road, Harpenden																									
5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14		0	14	0		14																		
5/2020/2451	The Hedges, Woolam Crescent, St Albans	12		0	12	0		12																		
5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	0	9	0	-2	11																		
5/2019/1284	The Golden Lion PH, 111 High Street, London Colney	11		11	0	11																				
5/2018/1463	2 Salisbury Avenue, Harpenden	10	-1	9	0	10																				
5/2018/2725	Land At Tullochside Farm, Hemel Hempstead Road, Redbourn	10		10	0	10																				Permission 5/2018/2725 allowed on appeal
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	-2	10	-2	10																			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.
5/2020/1545 5/2019/3189 5/2019/3064	117 Hatfield Road, St Albans	10		0	10	0	10																			Permission 5/2020/1545 supersedes permissions 5/2019/3189 and 5/2019/3064
5/2019/0733 5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	9		0	9	0	9																			Permission 5/2019/0733 supersedes permissions 5/2016/1170 and 5/2013/2021
5/2021/3277 5/2018/1877 5/2016/3805	Land Rear of 103-105 St Peters Street, St Albans	9		0	9	0		9																		Permission 5/2021/3277 supersedes permissions 5/2018/1877 and 5/2016/3805
5/2019/2333	Queen Elizabeth The Queen	9		0	9	0	9																			Permission 5/2019/2333 allowed on appeal



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
	Mother Centre, Station Road, Bricket Wood																									
5/2020/1667	Land adjacent (south) Winslo House, Radlett Road, St Albans	9		0	9	0		9																		Permission 5/2020/1667 allowed on appeal.
5/2021/2895	21 Salisbury Avenue, Harpenden	9		0	9	0		9																		
5/2020/0807	4a Frogmore, St Albans	8		8	0	8																				
5/2020/0558 5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	8		0	8	0	8																			Site includes 2 permissions totalling 8 dwellings, permission 5/2020/0558 for 5 dwellings and permission 5/2016/2054 for 3 dwellings. Permissions 5/2020/0558 and 5/2016/2054 supersede permission 5/2015/1841.
5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8		0	8	0	8																			
5/2019/2322	Nicholas House, Cairns Close, St Albans	8		0	8	0	8																			
5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	-1	8	-1	8																			Permission 5/2019/2699 supersedes permission 5/2018/2036
5/2019/3217 5/2020/0784	6 Adelaide Street, St Albans	8		0	8	0	8																			Permission 5/2019/3217 supersedes permission 5/2020/0784. Permission 5/2019/3217 allowed on appeal.
5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8		0	8	0					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.
5/2021/2120 5/2019/2748	223 Hatfield Road, St Albans	8		0	8	0		8																		Permission 5/2021/2120 supersedes permission 5/2019/2748



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	7	-2	4	1	0	-1	1																	Partially superseded by permission 5/2009/1647. Permission 5/2007/1019 allowed on appeal.	
5/2021/0028 5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	7		5	2	5	2																		Site includes two permissions 5/2018/2657 for 5 dwellings and 5/2021/0028 for 2 dwellings	
5/2020/0436 5/2018/0945	Land to rear of Beaumont Court, Milton Road, Harpenden	7		7	0	7																			Permission 5/2020/0436 supersedes permission 5/2018/0945	
5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7		0	7	0	7																			
5/2019/3008 5/2018/3402	Land rear of 238a London Road, St Albans	6		6	0	6																			Permission 5/2019/3008 supersedes permission 5/2018/3402.	
5/2018/1560	1a Catherine Street, St Albans	6		6	0	6																				
5/2020/2463 5/2019/2525	1 The Mansion and 3 St Peters Street, St Albans	6		0	6	0		6																	Permission 5/2020/2463 supersedes permission 5/2019/2525	
5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	-1	5	0	5																			
5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	5		5	0	2																				
5/2019/2921	32 White Horse Lane, London Colney	5	-1	-1	5	-1	5																			
5/2019/1701	29-31 Beech Road, St Albans	5	-2	3	0	3																				
5/2019/3061 5/2017/0014	52 Victoria Street, St Albans	5		0	5	0	5																		Permission 5/2019/3061 supersedes permission 5/2017/0014.	
5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5		0	5	0	5																			
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5		0	5	0	5																			



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2021/0840 5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	5		0	5	0		5																		Permission 5/2021/0840 supersedes permission 5/2019/3185
5/2021/3364 5/2021/1359 5/2021/0042 5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	5		0	5	0		5																		Permission 5/2021/3364 supersedes permissions 5/2021/1359, 5/2021/0042 and 5/2017/2981.
5/2021/2515	16 & 16a High Street, Harpenden	5		0	5	0		5																		
5/2006/1586	62 & Land R/O 60 Mount Drive, Park Street	4	-1	1	2	0	2																			Extant permission
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4		1	3	0	3																			
5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	-1	3	0	-1	4																		Permission 5/2019/1990 supersedes permission 5/2016/2754
5/2020/0035 5/2018/3102	1a Netherway, Netherway, St Albans	4	-1	-1	4	0	4																			Permission 5/2020/0035 supersedes permission 5/2018/3102
5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney	4		4	0	4																				
5/2018/1319	Land Adj To 179 - 187 High Street, London Colney	4		4	0	4																				
5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	4	-3	1	0	1		-1	1																	Site includes two permissions, permission 5/2021/1594 for 1 dwelling and permission 5/2018/1689 for 3 dwellings
5/2020/1582	36 Burston Drive, How Wood	4	-1	-1	4	-1	4																			
5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	4	-2	0	2	0	-2	4																		
5/2020/2318 5/2019/3252 5/2019/1973	Cromwell Piggeries, Marshalls Heath Lane, Wheathampstead	4		0	4	0	4																			Permission 5/2020/2318 supersedes permissions 5/2019/3252 and 5/2019/1973.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2017/2602	132 & 132A Kings Road, London Colney	4		0	4	0	4																			
5/2020/0193 5/2017/2893	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4		0	4	0	4																			Permission 5/2020/0193 supersedes permission 5/2017/2893.
5/2021/1987 5/2021/0367 5/2019/0717 5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	-1	0	3	0	4																			Permission 5/2021/1987 supersedes permissions 5/2021/0367, 5/2019/0717 and 5/2018/2016
5/2021/0083 5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4		0	4	0		4																		Permission 5/2021/0083 supersedes permission 5/2018/1544
5/2020/2505 5/2018/1945	Land South Of Minister Court, Frogmore	4		0	4	0		4																		Permission 5/2020/2505 supersedes permission 5/2018/1945.
5/2020/0238	83 & 85 Kings Road, London Colney	4	-2	0	2	0	-2	4																		
5/2020/1095	Crown House, 1a Crown Street, Redbourn	4		0	4	0	4																			
5/2020/0139	107 Camp Road, St Albans	4	-1	0	3	0	-1	4																		
5/2020/0934	201 Hatfield Road, St Albans	4	-1	-1	4	-1	4																			
5/2021/0555	Odyssey Cinema, 166 London Road, St Albans	4		0	4	0	4																			
5/2021/2514 5/2021/2119 5/2020/0772 5/2019/1426	Land at Lady Bray Farm and Lady Bray Farm, Kennel Lane, Kinsbourne Green	4		0	4	0		4																		Permissions 5/2021/2514 and 5/2021/2119 supersede permissions 5/2020/0772 and 5/2019/1426. Site includes two permissions, permission 5/2021/2119 for 3 dwellings and permission 5/2021/2514 for 1 dwelling.
5/2020/3142 5/2020/3143	Batford Farm, Common Lane, Batford, Harpenden	4		0	4	0		4																		Site includes two permissions, permission 5/2020/3142 for 3 dwellings and permission 5/2020/3143 for 1 dwelling
5/2021/1268	226a and 226b London Road, St Albans	4	-2	0	2	0		-2	4																	



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2021/1824 5/2021/1826	Land At The Stables, Nicholls Farm, Livery Yard, Lybury Lane Redbourn, Redbourn	4		0	4	0		4																		Site includes two permissions, permission 5/2021/1824 for 2 dwellings and permission 5/2021/1826 for 2 dwellings
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	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.
5/2020/0420 5/2014/1450	Gorhambury, St Albans	3	-2	-1	2	0	-1	3																		Permission 5/2020/0420 supersedes permission 5/2014/1450. Loss of -1 dwelling recorded for permission 5/2014/1450
5/1989/0659	Adj 14 Barry Close, Chiswell Green	3		2	1	0	1																			Extant permission
5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	-1	2	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.
5/2020/0390	Priory Court, Old London Road, St Albans	3		3	0	3																				
5/2020/0475	204 Park Street Lane, How Wood	3	-1	-1	3	-1	3																			
5/2020/1930	23 Crouch Hall Lane, Redbourn	3	-1	2	0	2																				
5/2021/2242	32 Cambridge Road, St Albans	3	-1	-1	3	-1	3																			
5/2019/0767	24-26 Holywell Hill, St Albans	3		3	0	3																				
5/2021/1974 5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3		0	3	0		3																		Permission 5/2021/1974 supersedes permission 5/2018/0629
5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	0	2	0	-1	3																		



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2021/1591 5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3		0	3	0	3																			Permission 5/2021/1591 supersedes permission 5/2017/2626.
5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3		0	3	0	3																			
5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore, Park Street	3		0	3	0	3																			
5/2020/1624	5 Mount Pleasant Lane, Bricket Wood	3	-1	0	2	0	-1	3																		
5/2020/0463	4a-8 Piggottshill Lane, Harpenden	3	-2	0	1	0	-2	3																		
5/2020/1923	Garage Rear Of 77-79 Station Road, Smallford	3	-1	0	2	0	-1	3																		
5/2021/0415 5/2019/2786	Land rear of 8-10 Prospect Road, St Albans	3		0	3	0		3																		Permission 5/2021/0415 supersedes permission 5/2019/2786
5/2020/3062 5/2020/1391	49 Hatfield Road, St Albans	3	-1	0	2	0		-1	3																	Permission 5/2020/3062 supersedes permission 5/2020/1391
5/2020/1259	Houndswood Stables, Houndswood Farm, Harper Lane, Shenley	3		0	3	0		3																		
5/2021/2861 5/2020/3009	Land Rear of 50-54 Francis Avenue, St Albans	3		0	3	0		3																		Permission 5/2021/2861 supersedes permission 5/2020/3009
5/2021/0075 5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	3	-3	0	0	0		-3	3																	Permission 5/2021/0075 supersedes permission 5/2018/2734
5/2020/0835	Warwick House, 21-23 London Road, St Albans	3		0	3	0		3																		Permission 5/2020/0835 allowed on appeal
5/2019/0249 5/2019/3080	227 & 227a Hatfield Road, St Albans	3	-1	0	2	0	-1	3																		Permission 5/2019/0249 supersedes permission 5/2019/3080.
5/2021/1452	18-20 Wood End Road, Harpenden	3	-2	-2	3	-2	3																			



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2021/0659	Land R/O The Red Cow PH, 171 Westfield Road, Harpenden	3		0	3	0	3																			
5/2021/3381	50-52 Mayflower Road, How Wood, St Albans	3	-2	0	1	0		-2	3																	
5/2021/3032	Land Rear Of 97 to 105 The Hill, Wheathampstead	3		0	3	0		3																		
5/2017/1717	15 Longcroft Avenue, Harpenden	2	-1	1	0	2																				
5/2003/1651	6 & 7 Ashwell Street, St Albans	2		2	0	1																				
5/2001/2104	Shafford Farm, Redbourn Road, St Albans	2		1	1	0	1																			Extant permission
5/2021/3212 5/2019/2749 5/2018/0542	71 Townsend Lane, Harpenden	2	-1	0	1	0		1																		Permissions 5/2021/3212 and 5/2019/2749 supersede permission 5/2018/0542. Loss of -1 dwelling for permission 5/2018/0542.
5/2017/2208	80 Oaklands Lane, Smallford	2	-1	1	0	2																				
5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	-1	2	0	2																			
5/2018/0314	49 Bucknalls Drive, Bricket Wood	2	-1	1	0	2																				
5/2019/2768	82 Crabtree Lane, Harpenden	2	-1	1	0	2																				
5/2017/1904	27 Becketts Avenue, St Albans	2	-1	-1	2	0	2																			
5/2017/1957	6 The Willows, St Albans	2	-1	1	0	2																				
5/2020/2240 5/2019/3100	25 Abbey Avenue, St Albans	2	-1	-1	2	0	2																			Permission 5/2020/2240 supersedes permission 5/2019/3100
5/2020/1557 5/2020/0213 5/2019/1863	30 Sandpit Lane, St Albans	2	-1	1	0	2																				Permission 5/2020/1557 supersedes permissions 5/2020/0213 and 5/2019/1863
5/2017/3127	Braybourne End, Kennel Lane,	2		2	0	2																				



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
	Kinsbourne Green																									
5/2019/0195	26 & 26a Station Road, Harpenden	2	-1	1	0	1																				
5/2019/3138	99a Hatfield Road, St Albans	2		2	0	2																				
5/2020/1737	23, How Wood, How Wood	2	-1	1	0	1																				
5/2020/2179	22 Station Road, Harpenden	2		2	0	2																				
5/2020/2549	419-421 Hatfield Road, St Albans	2	-2	0	0	0																				
5/2020/0491	24 Grove Avenue, Harpenden	2	-1	-1	2	-1	2																			
5/2020/0921 5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2		2	0	2																				
5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	2		0	2	0	2																			Permission 5/2020/1233 supersedes permission 5/2017/3079
5/2020/1093 5/2017/0938	20a Holywell Hill, St Albans	2	-1	0	1	0	-1	2																		Permission 5/2020/1093 supersedes permission 5/2017/0938
5/2021/2069 5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2		0	2	0		2																		Permission 5/2021/2069 supersedes permission 5/2018/0865
5/2021/0265 5/2019/2076	21 The Pleasance, Harpenden	2	-1	-1	2	-1	2																			Permission 5/2021/0265 supersedes permission 5/2019/2076
5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2		0	2	0	2																			
5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	-1	2	-1	2																			Permission 5/2020/1035 supersedes permission 5/2017/1294
5/2021/1735 5/2017/3659	Land adj 14 Summerfield Close, London Colney	2		0	2	0		2																		Permission 5/2021/1735 supersedes permission 5/2017/3659



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2016/3107	Garage Site Adj 28 College Place, St Albans	2		2	0	2																				
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2		0	2	0	2																			
5/2021/2303 5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2		0	2	0		2																		Permission 5/2021/2303 supersedes permission 5/2019/0477
5/2019/0986	1 Station Terrace, Park Street	2		2	0	2																				
5/2020/1909 5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	-1	-1	2	-1	2																			Permission 5/2020/1909 supersedes permission 5/2019/0884
5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	-1	1	-1	-1	2																		
5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2		0	2	0	2																			
5/2021/0850 5/2020/1847	32 Burston Drive, How Wood	2	-1	-1	2	-1	2																			Permission 5/2021/0850 supersedes permission 5/2020/1847
5/2020/1906	29 Collyer Road, London Colney	2	-1	0	1	0	-1	2																		
5/2016/3281	90 & 90a Grange Street, St Albans	2	-2	0	0	0	-2	2																		
5/2020/0461	59 Albert Street, St Albans	2	-1	1	0	1																				
5/2020/0464	Land R/O 43 & 45 Firwood Avenue, St Albans	2		0	2	0	2																			
5/2021/1241 5/2021/1220 5/2020/1060	35c Lancaster Road, St Albans	2		0	2	0	2																			Site includes two permissions, permission 5/2021/1241 for 1 dwelling and permission 5/2021/1220 for 1 dwelling. Permissions 5/2021/1241 and 5/2021/1220 supersedes permission 5/2020/1060.
5/2020/1215	Adjacent 155 Camp Road, St Albans	2		0	2	0	2																			
5/2021/2950 5/2020/1282	3 Watford Road, St Albans	2		0	2	0	2																			Permission 5/2021/2950 supersedes permission 5/2020/1282



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2020/1850	12 Admirals Walk, St Albans	2	-1	0	1	0	-1	2																		
5/2020/2334	17 Broomleys, St Albans	2	-1	1	0	1																				
5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton Road, Wheathampstead	2	-1	0	1	0		-1	2																	
5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2		0	2	0	2																			
5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	0	1	0	-1	2																		
5/2021/0737	14 Frogmore, St Albans	2	-1	0	1	0	-1	2																		
5/2021/0547	Trentburn, St Bernards Road, St Albans	2	-1	-1	2	-1	2																			
5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2		0	2	0		2																		Permission 5/2020/1207 supersedes permission 5/2021/0937. Permission 5/2020/1207 allowed at appeal.
5/2021/0337	The Grove, Livery Stables, The Grove, Pipers Lane, Harpenden	2		0	2	0		2																		
5/2021/0315 5/2020/0421	7 Manor Road, St Albans	2	-2	0	0	0	-2	2																		Site includes 2 permissions, permission 5/2021/0315 for 1 dwelling and permission 5/2020/0421 for 1 dwelling
5/2020/2186	St Matthews Residential Care Home, Chequer Lane, Redbourn	2		0	2	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]).
5/2021/3214	Land Rear of 131 Mount Pleasant Lane, Bricket Wood	2		0	2	0		2																		



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	2	-1	0	1	0		-1	2																	Permission 5/2021/2332 supersedes permission 5/2020/0200
5/2021/2853	38 Burston Drive, St Albans	2	-1	0	1	0		-1	2																	
5/2021/1523	24 St Annes Road, London Colney	2	-1	0	1	0		-1	2																	
5/2022/0095	53 White Horse Lane, London Colney	2	-1	0	1	0		-1	2																	
5/2021/1918 5/2021/1917	12 Hemel Hempstead Road, Redbourn	2		0	2	0		2																		Permission 5/2021/1918 supersedes permission 5/2021/1917
5/2021/3139	2a Crown Street, Redbourn	2		0	2	0		2																		
5/2020/1299	17 Woodstock Road North, St Albans	2	-1	0	1	0		-1	2																	
5/2021/0286	17 Hazelmere Road, St Albans	2	-1	0	1	0		-1	2																	
5/2021/2135	118-120 Victoria Street, St Albans	2		0	2	0		2																		
5/2021/2725	364 Hatfield Road, St Albans	2	-1	0	1	0		-1	2																	
5/2021/3614	1 Sandridgebury Lane, St Albans	2	-1	0	1	0		-1	2																	
5/2021/2163 5/2021/0758	Land Between 106 And 116 Tollgate Road, Colney Heath	2		0	2	0		2																		Permission 5/2021/2163 supersedes permission 5/2021/0758
5/2020/2170 5/2018/1621	10 Alders End Lane, Harpenden	1	-1	-1	1	0	1																			Permission 5/2020/2170 supersedes permission 5/2018/1621
5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	-1	1	0	1																			
5/2018/0685	70 West Common, Harpenden	1	-1	0	0	1																				
5/2017/0610	11 Sandfield Road, St Albans	1	-1	0	0	1																				
5/2018/1630	10 The Uplands, Harpenden	1	-1	0	0	1																				
5/2018/2632	49 Dunstable Road, Redbourn	1	-1	0	0	1																				



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	-1	-1	1	0	1																			
5/2018/2968	25 Park Avenue North, Harpenden	1	-1	0	0	1																				
5/2019/0805	21 The Deerings, Harpenden	1	-1	0	0	1																				
5/2021/0023 5/2019/1676	21 Nomansland, Wheathampstead	1	-1	0	0	1																				Permission 5/2021/0023 supersedes permission 5/2019/1676
5/2015/3508	East Lodge, Oaklands Lane, Smallford	1	-1	-1	1	0	1																			
5/2019/2662	30 Faircross Way, St Albans	1	-1	0	0	1																				
5/2019/2394	Bamville Copse, Cross Lane, Harpenden	1	-1	0	0	1																				
5/2019/0392 5/2017/2668	38 Marshalswick Lane, St Albans	1	-1	0	0	1																				
5/2019/2827	11 Oak Way, Harpenden	1	-1	0	0	1																				
5/2020/0248 5/2019/2297 5/2018/2786	37a Beaumont Avenue, St Albans	1	-1	0	0	1																				Permission 5/2020/0248 supersedes permissions 5/2019/2297 and 5/2018/2786
5/2020/0886	45 Westfields, St Albans	1	-1	0	0	1																				
5/2018/3367	7 Wood End Hill, Harpenden	1	-1	-1	1	0	1																			
5/2019/0284	34 Long Butlers, Harpenden	1	-1	0	0	1																				
5/2019/0861	4 Pondwicks Close, St Albans	1	-1	-1	1	0	1																			
5/2019/1801	4 Midway, St Albans	1	-1	-1	1	0	1																			
5/2019/2833	54 Marshalswick Lane, St Albans	1	-1	-1	1	0	1																			
5/2020/0308 5/2019/0094	2 Manland Avenue, Harpenden	1	-1	0	0	1																				Permission 5/2020/0308 supersedes permission 5/2019/0094
5/2020/0836	Paddock End, Kimpton Bottom, Harpenden	1	-1	-1	1	0	1																			
5/2020/2331	17 The Uplands, Harpenden	1	-1	-1	1	0	1																			



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2017/2513	35 Clarence Road, St Albans	1	-1	0	0	1																				
5/2020/2700	59 Battlefield Road, St Albans	1	-1	-1	1	0	1																			
5/2019/0471	Rear of 46 Burnham Road, St Albans	1		1	0	1																				
5/2019/2006 5/2016/3480	17 Maxwell Road, St Albans	1		1	0	1																				Permission 5/2019/2006 supersedes permission 5/2016/3480
5/2019/3030	Spielplatz, Lye Lane, Bricket Wood	1		1	0	1																				
5/2020/1184 5/2019/2641	Eight Acre, Mackerye End, Harpenden	1		1	0	1																				Permission 5/2020/1184 supersedes permission 5/2019/2641
5/2021/0070	53A Hatfield Road, St Albans	1		1	0	1																				
5/2021/3133 5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	-2	-2	1	-2	1																			Site includes previous losses for two permissions 5/2021/3133 and 5/2018/3282
5/2019/0422	12 Wheatfield Road, Harpenden	1	-1	-1	1	-1	1																			
5/2019/1251	10 Tuffnells Way, Harpenden	1	-1	-1	1	-1	1																			
5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	-1	1	-1	1																			Permission 5/2019/2235 supersedes permission 5/2016/3817
5/2020/0876	86 Beaumont Avenue, St Albans	1	-1	-1	1	-1	1																			
5/2020/1673	60 Marshals Drive, St Albans	1	-1	-1	1	-1	1																			
5/2020/1771	61 Sandridge Road, St Albans	1	-1	-1	1	-1	1																			
5/2021/2854 5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	1	-2	-2	1	-2	1																			Site includes previous losses for two permissions 5/2021/2854 and 5/2020/2035
5/2020/2585	5 Bamville Wood, Harpenden	1	-1	-1	1	-1	1																			
5/2020/2652	Land adj 6 West Way, Harpenden	1	-1	0	0	0																				



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2020/2862	212-212a Sandridge Road, St Albans	1	-2	-2	1	-2	1																			
5/2020/2894 5/2020/0519	3 Faulknors End Cottages, Roundwood Lane, Harpenden	1	-1	-1	1	-1	1																			Permission 5/2020/2894 supersedes permission 5/2020/0519
5/2020/3069 5/2020/1748	20 Park Avenue South, Harpenden	1	-1	-1	1	-1	1																			Permission 5/2020/3069 supersedes permission 5/2020/1748
5/2021/0024	10 Prospect Lane, Harpenden	1	-1	-1	1	-1	1																			
5/2021/3388 5/2021/0110	19 Kirkwick Avenue, Harpenden	1	-2	-2	1	-2	1																			Site includes previous losses for two permissions 5/2021/3388 and 5/2021/0110
5/2021/0688 5/2020/0969	87 Sandpit Lane, St Albans	1	-1	-1	1	-1	1																			Permission 5/2021/0688 supersedes permission 5/2020/0969
5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	1	-1	-1	1	-1	1																			Permission 5/2021/2536 supersedes permission 5/2020/1794
5/2021/2554	42 Mayflower Road, How Wood	1	-1	-1	1	-1	1																			
5/2020/0713 5/2017/3581	6 Grove Road, Harpenden	1		0	1	0	1																			Permission 5/2020/0713 supersedes permission 5/2017/3581
5/2019/2777	Land adj 114 Ladies Grove, St Albans	1		1	0	1																				
5/2017/0855	33 Stewart Road, Harpenden	1		0	1	0	1																			
5/2019/2433	38 Tassell Hall, Redbourn	1		1	0	1																				
5/2018/1566	Land R/O 68 Oakwood Road, Bricket Wood	1		0	1	0	1																			
5/2019/1704	Building 1 Lamer Park Farm, Lamer Lane, Wheathampstead	1		0	1	0	1																			
5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1		0	1	0	1																			
5/2018/0581	Land Rear Of 61 Catherine Street,	1		1	0	1																				



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
	Etna Road, St Albans																									
5/2017/3661	3a Albion Road, St Albans	1		0	1	0	1																			
5/2019/0165	111-113 St Peters Street, St Albans	1		1	0	1																				
5/2021/0835 5/2017/3601	65 The Hill, Wheathampstead	1		0	1	0		1																		Permission 5/2021/0835 supersedes permission 5/2017/3601
5/2019/1939 5/2016/2362	The Fruit Store, Gorhambury, St Albans	1		0	1	0	1																			
5/2020/0555 5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1		0	1	0	1																			Permission 5/2020/0555 supersedes permission 5/2017/2409
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1		0	1	0	1																			
5/2019/2258 5/2018/2344	The Wood Store, Redding Lane, Norrington End, Redbourn	1		0	1	0	1																			Permission 5/2019/2258 supersedes permission 5/2018/2344
5/2018/1520	21 & 21a George Street and 25 Bowes Lyon Mews, St Albans	1		1	0	1																				
5/2020/2820 5/2018/2391	25 Verulam Road, St Albans	1		1	0	1																				Permission 5/2020/2820 supersedes permission 5/2018/2391
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1		0	1	0	1																			
5/2020/0256 5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	0	-1	0	-2	1																		Permission 5/2020/0256 supersedes permission 5/2019/1174
5/2019/2342	Amwell Farm, Down Green Lane, Wheathampstead	1		1	0	1																				
5/2019/1032	81 Sopwell Lane, St Albans	1	-2	0	-1	0	-2	1																		



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2019/1269	2a Warwick Road, St Albans	1		0	1	0	1																			
5/2020/0024	Tankerfield House, 1 Romeland Hill, St Albans	1		0	1	0	1																			
5/2017/2447	74 West Riding, Bricket Wood	1		0	1	0	1																			
5/2020/0859 5/2017/0118	4 Hatching Green Close, Harpenden	1		0	1	0	1																			Permission 5/2020/0859 supersedes permission 5/2017/0118
5/2020/2917 5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1		0	1	0	1																			Permission 5/2020/2917 supersedes permission 5/2018/0925
5/2021/1953 5/2018/2237	14 Browning Road, Harpenden	1	-1	0	0	0		-1	1																	
5/2018/1371	Land adj 103 How Wood, How Wood	1		0	1	0	1																			
5/2020/1755 5/2017/2720	Land Adj 38 Morris Way, London Colney	1		0	1	0	1																			Permission 5/2020/1755 supersedes permission 5/2017/2720
5/2018/1924	Land adj 33 Long Cutt, Redbourn	1		1	0	1																				
5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	0	0	-1	1																		
5/2021/3093 5/2017/1669	Land Rear Of 3 And 5 Approach Road, Orient Close, St Albans	1		0	1	0		1																		Permission 5/2021/3093 supersedes permission 5/2017/1669
5/2020/2837 5/2019/2978 5/2017/2276	Land Adjacent The Blue Anchor PH, 45 Fishpool Street, St Albans	1		0	1	0	1																			Permission 5/2020/2837 supersedes permissions 5/2019/2978 and 5/2017/2276
5/2020/1799 5/2017/2584	61 Cotlandswick, London Colney	1		0	1	0	1																			Permission 5/2020/1799 supersedes permission 5/2017/2584
5/2020/2938 5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1		0	1	0	1																			Permission 5/2020/2938 supersedes permission 5/2017/3655
5/2018/1540	R/O 68 Harpenden Road, St Albans	1		0	1	0	1																			



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2021/0792 5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1		0	1	0	1																			Permission 5/2021/0792 supersedes permission 5/2018/2057
5/2018/2094	48 Marshals Drive, St Albans	1	-1	-1	1	-1	1																			
5/2020/2602 5/2018/2124	R/O 3 Sandridge Road, St Albans	1		0	1	0	1																			Permission 5/2020/2602 supersedes permission 5/2018/2124
5/2021/1398 5/2018/3013	17 New House Park, St Albans	1	-1	0	0	0		-1	1																	Permission 5/2021/1398 supersedes permission 5/2018/3013
5/2018/3055	1 Mile House Close, St Albans	1		1	0	1																				
5/2021/0082 5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1		0	1	0		1																		Permission 5/2021/0082 supersedes permission 5/2018/0399
5/2021/2400 5/2020/1734 5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1		0	1	0		1																		Permission 5/2021/2400 supersedes permissions 5/2020/1734 and 5/2018/0455
5/2019/0093	12 The Warren, Harpenden	1	-1	0	0	0	-1	1																		
5/2020/1524 5/2019/0887	43 Park Avenue North, Harpenden	1	-1	0	0	0	-1	1																		
5/2019/2168	50 Roundwood Park, Harpenden	1	-1	0	0	0	-1	1																		
5/2019/2555	Land Adj 31 West Common Way, Harpenden	1		0	1	0	1																			
5/2019/2633	7 Tintern Close, Harpenden	1		0	1	0	1																			
5/2019/1287	Land R/O 24 Mayflower Road, How Wood	1		0	1	0	1																			
5/2021/0026 5/2020/1699 5/2019/1428	Land Adjacent to 110a Park Street Lane, How Wood	1		0	1	0		1																		Permission 5/2021/0026 supersedes permissions 5/2020/1699 and 5/2019/1428
5/2019/1281	172 High Street, London Colney	1		0	1	0	1																			
5/2021/1894 5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1		0	1	0		1																		Permission 5/2021/1894 supersedes permissions 5/2021/0759 and 5/2019/1687
5/2019/2946	12 Pipers Close, Redbourn	1		0	1	0	1																			
5/2019/2401	110 Charmouth Road, St Albans	1		1	0	1																				



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2019/2488	1 Jersey Lane, St Albans	1		0	1	0	1																			
5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1		0	1	0	1																			
5/2020/0898 5/2019/1935	63 The Hill, Wheathampstead	1		1	0	1																				Permission 5/2020/0898 supersedes permission 5/2019/1935
5/2019/2850	38 Saxon Road, Wheathampstead	1		0	1	0	1																			
5/2021/1610 5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1		0	1	0		1																		Permission 5/2021/1610 supersedes permission 5/2019/1904
5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1		0	1	0	1																			
5/2020/1217 5/2019/0894	25 Homewood Road, St Albans	1	-1	0	0	0	-1	1																		Permission 5/2020/1217 supersedes permission 5/2019/0894
5/2019/3173	49 The Park, St Albans	1	-1	-1	1	-1	1																			
5/2020/0169	33 Chalkdell Fields, St Albans	1		0	1	0	1																			
5/2020/0331 5/2018/3147	Land East of 21 Grasmere Avenue, Harpenden	1		0	1	0	1																			Permission 5/2020/0331 supersedes permission 5/2018/3147
5/2020/0818 5/2018/1021	Land adj 61 Aplins Close, Harpenden	1		1	0	1																				Permission 5/2020/0818 supersedes permission 5/2018/1021
5/2021/1864 5/2020/2159	53 & 55 Alexander Road, London Colney	1		0	1	0	1																			Permission 5/2021/1864 supersedes permission 5/2020/2159
5/2020/2783 5/2020/1341	247 The Ridgeway, St Albans	1		1	0	1																				Permission 5/2020/2783 supersedes permission 5/2020/1341
5/2020/1450	Land Between 22 And 24 Caesars Road, Wheathampstead	1		0	1	0	1																			
5/2020/1693 5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1		0	1	0	1																			Permission 5/2020/1693 supersedes permission 5/2019/1634
5/2020/2079 5/2019/0208	4 Leasey Dell Drive, Wheathampstead	1		0	1	0	1																			Permission 5/2020/2079 supersedes permission 5/2019/0208



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2020/1650	Land R/O 6 Broad Acre, Bricket Wood	1		1	0	1																				
5/2020/1665	Land Rear Of 34 North Riding Accessed From West Riding, Bricket Wood	1		0	1	0	1																			
5/2020/2181	23 Oakwood Road, Bricket Wood	1	-1	-1	1	-1	1																			
5/2021/0776 5/2020/2068	Land Adjacent 1a, Barry Close, Chiswell Green	1		0	1	0		1																		Permission 5/2021/0776 supersedes permission 5/2020/2068
5/2020/0414	6 Penny Croft, Harpenden	1	-1	0	0	0	-1	1																		
5/2020/0785	2 Someries Road, Harpenden	1		0	1	0	1																			
5/2021/1759 5/2020/0828	2 Broadstone Road, Harpenden	1		0	1	0		1																		Permission 5/2021/1759 supersedes permission 5/2020/0828
5/2020/1516	Land Adjacent 6 High Elms, Harpenden	1		0	1	0	1																			
5/2020/1544	20 Penny Croft, Harpenden	1	-1	-1	1	-1	1																			
5/2021/0179 5/2020/1813	2 Greyfriars Lane, Harpenden	1		0	1	0	1																			
5/2020/1858	6 Stewart Road, Harpenden	1	-1	0	0	0	-1	1																		
5/2020/0738	47 Manor Road, Wheathampstead	1		0	1	0	1																			
5/2020/0347	4 St Marys Close, Redbourn	1	-1	0	0	0	-1	1																		
5/2021/3223 5/2020/1494	56 Oaklands Lane, Smallford	1		0	1	0		1																		Permission 5/2021/3223 supersedes permission 5/2020/1494
5/2020/0341	3 Cloister Garth, St Albans	1		0	1	0	1																			
5/2020/0411	46 Marshals Drive, St Albans	1	-1	0	0	0	-1	1																		
5/2020/0841	31 Furse Avenue, St Albans	1		0	1	0	1																			
5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	1		0	1	0		1																		Permission 5/2020/2384 supersedes permission 5/2020/1192



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2021/0098 5/2020/1680	105 Cambridge Road, St Albans	1		0	1	0	1																			Permission 5/2021/0098 supersedes permission 5/2020/1680
5/2020/1700	50 London Road, St Albans	1		0	1	0	1																			
5/2021/2365 5/2020/1889	232 Sandridge Road, St Albans	1	-1	-1	1	-1	1																			Permission 5/2021/2365 supersedes permission 5/2020/1889
5/2020/2348	153 Victoria Street, St Albans	1		0	1	0	1																			
5/2020/1633	6 Barley Beans, Marford Road, Wheathampstead	1	-1	-1	1	-1	1																			
5/2020/0204	Barns And Stables At Sleapshyde Farm, Sleapshyde, Smallford	1		0	1	0	1																			
5/2021/0067 5/2020/0706	Croft Farm, Cherry Tree Lane, Wheathampstead	1		0	1	0	1																			Permission 5/2021/0067 supersedes permission 5/2020/0706
5/2021/3329 5/2020/1663 5/2020/1019	Canley, The Common, Kinsbourne Green	1	-1	0	0	0		-1	1																	Permission 5/2021/3329 supersedes permissions 5/2020/1663 and 5/2020/1019
5/2020/1351	Meadow Cottage, Kennel Lane, Kinsbourne Green	1	-1	0	0	0	-1	1																		
5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1		0	1	0	1																			
5/2020/2720	80 Oakwood Road, Bricket Wood	1	-1	0	0	0		-1	1																	
5/2020/2232	2 Browning Road, Harpenden	1	-1	0	0	0	-1	1																		
5/2020/2323	Land Rear Of 28 To 32 Carisbrooke Road, Harpenden	1		0	1	0	1																			
5/2021/0621 5/2020/2717	11 Moreton End Lane, Harpenden	1	-1	-1	1	-1	1																			Permission 5/2021/0621 supersedes permission 5/2020/2717



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2020/3121	39 Tuffnells Way, Harpenden	1	-1	0	0	0	-1	1																		
5/2020/2218	Land adj 243 Cell Barnes Lane, St Albans	1		0	1	0	1																			
5/2020/2406	38 Maynard Drive, St Albans	1		0	1	0	1																			
5/2020/2412	38 Holywell Hill, St Albans	1		0	1	0	1																			
5/2021/1233 5/2020/2659	217 Camp Road, St Albans	1	-1	0	0	0		-1	1																	Permission 5/2021/1233 supersedes permission 5/2020/2659
5/2020/2979	15 Seymour Road, St Albans	1	-1	-1	1	-1	1																			
5/2021/0245	105 Victoria Street, St Albans	1		0	1	0		1																		
5/2020/2896	31 Frogmore Home Park, St Albans	1	-1	0	0	0																				
5/2021/2923 5/2021/1064 5/2021/0854	62 Spencer Street, St Albans	1		0	1	0		1																		Permission 5/2021/2923 supersedes permissions 5/2021/0854 and 5/2021/1064
5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	0	0	0		-1	1																	Permission 5/2021/1155 supersedes permission 5/2019/0045
5/2020/2781	The Kestrels Care Home, 2-4 The Kestrels, Bucknalls Drive, Bricket Wood	1		0	1	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]).
5/2021/0463	23 Ragged Hall Lane, Chiswell Green	1	-1	0	0	0																				
5/2021/2619	33 Batchwood Drive, St Albans	1		1	0	1																				
5/2021/1128	17 & 17a French Row, St Albans	1	-1	-1	1	-1	1																			
5/2021/2566	40 Ridgewood Drive, Harpenden	1	-1	-1	1	-1	1																			
5/2021/2881	8 Homewood Road, St Albans	1	-1	-1	1	-1	1																			
5/2021/2920 5/2020/1328	316 Hatfield Road, St Albans	1	-1	0	0	0		1																		Permission 5/2021/2920 supersedes permission 5/2020/1328
5/2021/3418	Kestrels, Spring Road, Harpenden	1	-1	0	0	0		-1	1																	



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2020/3201	Land between 14 and 18, The Uplands, Bricket Wood	1		0	1	0	1																			
5/2021/2743 5/2021/1800	86 Mount Pleasant Lane, Bricket Wood	1	-1	0	0	0		-1	1																	Permission 5/2021/2743 supersedes permission 5/2021/1800
5/2021/3178	95 Stanley Avenue, Chiswell Green	1	-1	0	0	0		-1	1																	
5/2021/0189	5 Pondwick Road, Harpenden	1	-1	0	0	0		-1	1																	
5/2021/0296	22 Sun Lane, Harpenden	1		0	1	0		1																		
5/2021/0693	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	1		0	1	0		1																		
5/2021/1748	11a Croftwell, Harpenden	1	-1	0	0	0		-1	1																	
5/2021/2704	19a Park Avenue South, Harpenden	1	-1	0	0	0		-1	1																	
5/2021/2742	23 & 25 Moreton End Lane, Harpenden	1		0	1	0		1																		
5/2021/2921	45 Park Avenue North, Harpenden	1	-1	0	0	0		-1	1																	
5/2021/2944	12 Pondwick Road, Harpenden	1	-1	0	0	0		-1	1																	
5/2021/3260	42 Park Avenue North, Harpenden	1	-1	0	0	0		-1	1																	
5/2021/3375	90 Station Road, Harpenden	1	-1	0	0	0		-1	1																	
5/2021/3433	Land Rear Of 1-5 Common Lane, Batford, Harpenden	1		0	1	0		1																		
5/2021/3511	18 Prospect Lane, Harpenden	1	-1	0	0	0		-1	1																	
5/2021/3491	2 The Mall, How Wood	1		0	1	0		1																		
5/2020/0947	London Colney Islamic Centre, 174 High Street, London Colney	1	-1	0	0	0		-1	1																	



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2021/2928	43 White Horse Lane, London Colney	1		0	1	0		1																		
5/2021/2036	169 Watling Street, Park Street	1		0	1	0		1																		
5/2021/2876	71 and 73 Hemel Hempstead Road, Redbourn	1	-2	0	-1	0		-1	2																	
5/2021/3603	15 Highfield Road, Sandridge	1	-1	0	0	0		-1	1																	
5/2021/3537 5/2019/3260	Land Rear Of 213 The Ridgeway, St Albans	1		0	1	0		1																		Permission 5/2021/3537 supersedes permission 5/2019/3260
5/2021/0172	209 Camp Road, St Albans	1		0	1	0		1																		
5/2021/1327	26 Flavian Close, St Albans	1	-1	0	0	0		-1	1																	
5/2021/1654	26 Beaumont Avenue, St Albans	1	-1	0	0	0		-1	1																	
5/2021/2954 5/2021/1752	48a Alma Road, St Albans	1	-2	0	-1	0		-2	1																	
5/2021/1956	2 Dorcas Court, Old London Road, St Albans	1		0	1	0		1																		
5/2021/2414	134 St Albans Road, Sandridge	1	-4	0	-3	0		-4	1																	
5/2021/2674	6 Foxcroft, St Albans	1		0	1	0		1																		
5/2021/2695	Land Rear Of 11 College Place, St Albans	1		0	1	0		1																		
5/2021/3190	27a Townsend Drive, St Albans	1	-1	0	0	0		-1	1																	
5/2022/0109	The Oak House, 14 Starlight Way, St Albans	1		0	1	0		1																		
5/2022/0265	2a Royal Road, St Albans	1		0	1	0		1																		
5/2020/0138	Northern End Of Mill Walk, Wheathampstead	1		0	1	0		1																		
5/2020/1408	Black Barn, Childwickbury, St Albans	1		0	1	0		1																		



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	2038/39	2039/40	2040/41	Narrative
5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	0	0		-1	1																	
5/2021/1401	New Lodge, Drop Lane, Bricket Wood	1	-1	0	0	0		-1	1																	
5/2021/2244	Bowersbury Farm, Bower Heath, Harpenden	1		0	1	0	1																			
5/2021/2355	Hornbeam Wood, Common Lane, Batford	1		0	1	0		1																		
5/2021/2510	Woodring, Aubrey Lane, St Albans	1	-1	0	0	0		-1	1																	
5/2021/3155	Raisins Cottage, Mackerye End, Harpenden	1		0	1	0		1																		
5/2021/3470	242 Radlett Road, Frogmore	1	-1	0	0	0		-1	1																	
5/2021/3607	5 Meads Lane, Wheathampstead	1		0	1	0		1																		
5/2022/0039	108 Harper Lane, Radlett	1	-1	0	0	0		-1	1																	
5/2021/3159 5/2021/0178	Aberfoyle House, Stapley Road, St Albans	1		0	1	0		1																		
5/2021/0764	122 Southdown Road, Harpenden	0	-1	-1	0	-1																				
5/2018/2666 5/2015/0722	Copsewood and A405 Junction, North Orbital Road, Chiswell Green	0	-1	0	-1	0	-1																			
Permissions (Past Completions and Estimated Future Completions) Totals		3,130	-229	898	2,003	314	562	440	343	197	65	145	145	109	0	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	-1	-4	-3	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)						314	561	436	340	197	65	145	145	109	0	0	0	0	0	0	0	0	0	0	0	



Site Allocations

Site Reference Number	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	2038/39	2039/40	2040/41	Narrative
HA1	Harpenden Memorial Hospital, Harpenden	34		34	0						15	15	4												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 SI8. Net site area of 0.84 hectares is approximated residential area (excluding land to be retained as healthcare).
8D	222 London Road, St Albans	22		22	0						15	7													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						15	5													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						14														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



Site Reference Number	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	2038/39	2039/40	2040/41	Narrative
																									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	68	27	4	0	0	0	0	0	0	0	0	0	0	0	



Appendix 2

Employment Land Availability

Table 58: Employment Land Availability by Type – Use Classes E(g)(i) / B1(a) Offices (1 April 2022)

Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2018/3389	Noke Lane Business Centre, Noke Lane, St Albans	Side extension to commercial building with mezzanine floor (amended application form regarding existing use)	313	0.031
5/2019/3164	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), 499 sqm of office floor space and associated parking, landscaping and access works (resubmission following approval of 5/2018/0095 dated 20/12/2018)	499	0.050
5/2019/3239	Garages Rear Of 30-44 Beech Road, Beech Road, St Albans	Demolition of existing garage block and construction of an office building (Class B1) with parking	162	0.008
5/2020/0669	The Barn, Sergehill Lane, Bedmond, Abbots Langley	Alterations and extensions to and change of use of domestic outbuildings to Class B1(a) (office) in association with landscape design office, including staff parking	143	0.014



Planning Permission Reference Number	Site Address	Description	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, approximately 6,200m ² of flexible commercial floorspace and associated plant, landscaping including public realm, car and cycle parking and access works	6,200	0.310
5/2020/2599	Unit C, Batford Mill, Lower Luton Road, Harpenden	Change of use from Sui Generis to Class E (G)	317	0.016
5/2020/2762	Victoria, Alexandra, Littleport And Collingham House, Marlborough Park, Southdown Road, Harpenden	Outline application (access, layout and scale sought) for mixed use 3-storey commercial office and residential development to provide Offices and 8 dwellings (resubmission following refusal of 5/2020/0556)	1,072	0.036
5/2021/1810	Unit 2, Brick Knoll Park, St Albans	Removal of existing internal staircase from ground floor to first floor mezzanine, conversion of existing first floor mezzanine storage space to office accommodation with new external fire escape staircase	36	0.004
5/2021/2243	Dorcas Court, Old London Road, St Albans	Change of use of two lock-up garages to create one office unit	25	0.003
5/2021/2258	45 Grosvenor Road, St Albans	Conversion of the existing undercroft car park to provide 496 sqm (GIA) of additional Class E office floorspace together with associated alterations	496	0.050
5/2021/3078	Verulam Point, Station Way, St Albans	Partial demolition and replacement of glazed atrium, internal alterations to create additional office floor space, installation of first floor louvres, alterations to facade, parking and hard and soft landscaping works	268	0.027
Total			9,531	0.548



Table 59: Employment Land Availability by Type – Use Classes E(g)(ii) / B1(b) Research and Development (1 April 2022)

Planning Permission Reference Number	Site Address	Description	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	0.028
5/2021/0527	Old Apiary Site, Hatching Green, Harpenden	Extension of existing buildings	600	0.060
Total			1,155	0.088

Table 60: Employment Land Availability by Type – Use Classes E(g)(iii) / B1(c) Industrial Processes / Light Industry (1 April 2022)

Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2021/2804	Building 68, Building Research Establishment, Bucknalls Lane, Garston	Refurbishment and conversion of an existing R&D building to include a partially raised roof and other alterations to provide a fire test facility, together with associated external works (resubmission following withdrawal of 5/2021/2401)	922	0.046
Total			922	0.046



Table 61: Employment Land Availability by Type – Use Class B2 General Industry (1 April 2022)

Planning Permission Reference Number	Site Address	Description	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	0.014
Total			137	0.014

Table 62: Employment Land Availability by Type – Use Class B8 Storage and Distribution (1 April 2022)

Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2020/0316	227B Hatfield Road, St Albans	Single storey side and rear extension with rooflights and alterations to openings	72	0.007
5/2020/0548	Unit 2, Riverside Industrial Estate, London Colney Bypass, London Colney	Warehouse storage unit and associated parking	271	0.027
Total			343	0.034



Table 63: Employment Land Availability by Type – Employment Use Classes E(g)(i) / B1(a), E(g)(ii) / B1(b), E(g)(iii) / B1(c), B2 and B8 (1 April 2022)

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m²)
E(g)(i) / B1(a)	Offices	0.548	9,531
E(g)(ii) / B1(b)	Research and Development	0.088	1,155
E(g)(iii) / B1(c)	Industrial Processes / Light Industry	0.046	922
B2	General Industry	0.014	137
B8	Storage and Distribution	0.034	343
Total		0.730	12,088



Appendix 3

List of small and medium residential sites with permission (at 1 April 2022)

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 ¹² 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 2022 is included in the table below. All sites are currently granted permission for residential use. Planning permission has been granted for a total of 1,270 net dwellings as at 1 April 2022, which meet the NPPF criteria for small and medium sized sites.



Table 64: List of small and medium residential sites with permission at 1 April 2022

Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2022/0265	2a Royal Road, St Albans	1	0	1	0.020
5/2022/0109	The Oak House, 14 Starlight Way, St Albans	1	0	1	0.070
5/2022/0095	53 White Horse Lane, London Colney	2	-1	1	0.040
5/2022/0039	108 Harper Lane, Radlett	1	-1	0	0.190
5/2021/3614	1 Sandridgebury Lane, St Albans	2	-1	1	0.140
5/2021/3607	5 Meads Lane, Wheathampstead	1	0	1	0.060
5/2021/3603	15 Highfield Road, Sandridge	1	-1	0	0.250
5/2021/3537 5/2019/3260	Land Rear Of 213 The Ridgeway, St Albans	1	0	1	0.080
5/2021/3511	18 Prospect Lane, Harpenden	1	-1	0	0.130
5/2021/3491	2 The Mall, How Wood	1	0	1	0.020
5/2021/3470	242 Radlett Road, Frogmore	1	-1	0	0.040
5/2021/3433	Land Rear Of 1-5 Common Lane, Batford, Harpenden	1	0	1	0.038
5/2021/3418	Kestrels, Spring Road, Harpenden	1	-1	0	0.100
5/2021/3388 5/2021/0110	19 Kirkwick Avenue, Harpenden	1	-2	-1	0.170
5/2021/3381	50-52 Mayflower Road, How Wood, St Albans	3	-2	1	0.220
5/2021/3375	90 Station Road, Harpenden	1	-1	0	0.060
5/2021/3364 5/2021/1359 5/2021/0042 5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	5	0	5	0.590
5/2021/3329 5/2020/1663 5/2020/1019	Canley, The Common, Kinsbourne Green	1	-1	0	0.943



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/3277 5/2018/1877 5/2016/3805	Land Rear of 103-105 St Peters Street, St Albans	9	0	9	0.220
5/2021/3260	42 Park Avenue North, Harpenden	1	-1	0	0.190
5/2021/3223 5/2020/1494	56 Oaklands Lane, Smallford	1	0	1	0.117
5/2021/3214	Land Rear of 131 Mount Pleasant Lane, Bricket Wood	2	0	2	0.050
5/2021/3212 5/2019/2749 5/2018/0542	71 Townsend Lane, Harpenden	2	-1	1	0.140
5/2021/3190	27a Townsend Drive, St Albans	1	-1	0	0.130
5/2021/3178	95 Stanley Avenue, Chiswell Green	1	-1	0	0.050
5/2021/3159 5/2021/0178	Aberfoyle House, Stapley Road, St Albans	1	0	1	0.017
5/2021/3155	Raisins Cottage, Mackerye End, Harpenden	1	0	1	0.500
5/2021/3139	2a Crown Street, Redbourn	2	0	2	0.020
5/2021/3133 5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	-2	-1	0.090
5/2021/3093 5/2017/1669	Land Rear Of 3 And 5 Approach Road, Orient Close, St Albans	1	0	1	0.120
5/2021/3032	Land Rear Of 97 to 105 The Hill, Wheathampstead	3	0	3	0.090
5/2021/2954 5/2021/1752	48a Alma Road, St Albans	1	-2	-1	0.010
5/2021/2950 5/2020/1282	3 Watford Road, St Albans	2	0	2	0.080
5/2021/2944	12 Pondwick Road, Harpenden	1	-1	0	0.080
5/2021/2928	43 White Horse Lane, London Colney	1	0	1	0.140



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/2923 5/2021/1064 5/2021/0854	62 Spencer Street, St Albans	1	0	1	0.019
5/2021/2921	45 Park Avenue North, Harpenden	1	-1	0	0.118
5/2021/2920 5/2020/1328	316 Hatfield Road, St Albans	1	-1	0	0.070
5/2021/2895	21 Salisbury Avenue, Harpenden	9	0	9	0.230
5/2021/2881	8 Homewood Road, St Albans	1	-1	0	0.090
5/2021/2876	71 and 73 Hemel Hempstead Road, Redbourn	1	-2	-1	0.020
5/2021/2861 5/2020/3009	Land Rear of 50-54 Francis Avenue, St Albans	3	0	3	0.070
5/2021/2854 5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	1	-2	-1	0.043
5/2021/2853	38 Burston Drive, St Albans	2	-1	1	0.060
5/2021/2743 5/2021/1800	86 Mount Pleasant Lane, Bricket Wood	1	-1	0	0.110
5/2021/2742	23 & 25 Moreton End Lane, Harpenden	1	0	1	0.020
5/2021/2725	364 Hatfield Road, St Albans	2	-1	1	0.070
5/2021/2704	19a Park Avenue South, Harpenden	1	-1	0	0.060
5/2021/2695	Land Rear Of 11 College Place, St Albans	1	0	1	0.004
5/2021/2674	6 Foxcroft, St Albans	1	0	1	0.030
5/2021/2566	40 Ridgewood Drive, Harpenden	1	-1	0	0.090
5/2021/2554	42 Mayflower Road, How Wood	1	-1	0	0.080
5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	1	-1	0	0.140
5/2021/2515	16 & 16a High Street, Harpenden	5	0	5	0.040



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/2514 5/2021/2119 5/2020/0772 5/2019/1426	Land at Lady Bray Farm and Lady Bray Farm, Kennel Lane, Kinsbourne Green	4	0	4	0.160
5/2021/2510	Woodring, Aubrey Lane, St Albans	1	-1	0	0.260
5/2021/2414	134 St Albans Road, Sandridge	1	-4	-3	0.030
5/2021/2400 5/2020/1734 5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1	0	1	0.020
5/2021/2365 5/2020/1889	232 Sandridge Road, St Albans	1	-1	0	0.096
5/2021/2355	Hornbeam Wood, Common Lane, Batford	1	0	1	0.010
5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	2	-1	1	0.170
5/2021/2303 5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2	0	2	0.090
5/2021/2244	Bowersbury Farm, Bower Heath, Harpenden	1	0	1	0.670
5/2021/2242	32 Cambridge Road, St Albans	3	-1	2	0.060
5/2021/2163 5/2021/0758	Land Between 106 And 116 Tollgate Road, Colney Heath	2	0	2	0.090
5/2021/2135	118-120 Victoria Street, St Albans	2	0	2	0.010
5/2021/2120 5/2019/2748	223 Hatfield Road, St Albans	8	0	8	0.030
5/2021/2091 5/2020/0919	Land Between Hopkins Crescent And The Former Baptist Chapel, St Albans Road, Sandridge	14	0	14	0.460
5/2021/2069 5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2	0	2	0.670
5/2021/2036	169 Watling Street, Park Street	1	0	1	0.050



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/1987 5/2021/0367 5/2019/0717 5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	-1	3	0.020
5/2021/1974 5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3	0	3	0.090
5/2021/1956	2 Dorcas Court, Old London Road, St Albans	1	0	1	0.070
5/2021/1953 5/2018/2237	14 Browning Road, Harpenden	1	-1	0	0.100
5/2021/1918 5/2021/1917	12 Hemel Hempstead Road, Redbourn	2	0	2	0.030
5/2021/1894 5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1	0	1	0.040
5/2021/1864 5/2020/2159	53 & 55 Alexander Road, London Colney	1	0	1	0.025
5/2021/1824 5/2021/1826	Land At The Stables, Nicholls Farm, Livery Yard, Lybury Lane Redbourn, Redbourn	4	0	4	0.090
5/2021/1759 5/2020/0828	2 Broadstone Road, Harpenden	1	0	1	0.033
5/2021/1748	11a Croftwell, Harpenden	1	-1	0	0.080
5/2021/1735 5/2017/3659	Land adj 14 Summerfield Close, London Colney	2	0	2	0.090
5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14	0	14	0.370
5/2021/1654	26 Beaumont Avenue, St Albans	1	-1	0	0.090
5/2021/1610 5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1	0	1	0.400



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	4	-3	1	0.970
5/2021/1591 5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3	0	3	0.110
5/2021/1523	24 St Annes Road, London Colney	2	-1	1	0.060
5/2021/1452	18-20 Wood End Road, Harpenden	3	-2	1	0.290
5/2021/1435 5/2018/1867	York House, Guildford Road & 130 Ashley Road, St Albans	25	0	25	0.160
5/2021/1401	New Lodge, Drop Lane, Bricket Wood	1	-1	0	0.040
5/2021/1398 5/2018/3013	17 New House Park, St Albans	1	-1	0	0.100
5/2021/1327	26 Flavian Close, St Albans	1	-1	0	0.032
5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	0.120
5/2021/1268	226a and 226b London Road, St Albans	4	-2	2	0.060
5/2021/1241 5/2021/1220 5/2020/1060	35c Lancaster Road, St Albans	2	0	2	0.050
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	0.150
5/2021/1128	17 & 17a French Row, St Albans	1	-1	0	0.006
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	0	5	0.120
5/2021/0835 5/2017/3601	65 The Hill, Wheathampstead	1	0	1	0.030



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/0792 5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1	0	1	0.520
5/2021/0776 5/2020/2068	Land Adjacent 1a, Barry Close, Chiswell Green	1	0	1	0.020
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	0	36	0.600
5/2021/0693	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	1	0	1	0.010
5/2021/0688 5/2020/0969	87 Sandpit Lane, St Albans	1	-1	0	0.120
5/2021/0659	Land R/O The Red Cow PH, 171 Westfield Road, Harpenden	3	0	3	0.070
5/2021/0621 5/2020/2717	11 Moreton End Lane, Harpenden	1	-1	0	0.076
5/2021/0611 5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	45	0	45	0.810
5/2021/0555	Odyssey Cinema, 166 London Road, St Albans	4	0	4	0.011
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
5/2021/0415 5/2019/2786	Land rear of 8-10 Prospect Road, St Albans	3	0	3	0.080
5/2021/0337	The Grove, Livery Stables, The Grove, Pipers Lane, Harpenden	2	0	2	0.770
5/2021/0315 5/2020/0421	7 Manor Road, St Albans	2	-2	0	0.110
5/2021/0296	22 Sun Lane, Harpenden	1	0	1	0.070
5/2021/0286	17 Hazelmere Road, St Albans	2	-1	1	0.040
5/2021/0265 5/2019/2076	21 The Pleasance, Harpenden	2	-1	1	0.070
5/2021/0245	105 Victoria Street, St Albans	1	0	1	0.020



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2021/0189	5 Pondwick Road, Harpenden	1	-1	0	0.070
5/2021/0179 5/2020/1813	2 Greyfriars Lane, Harpenden	1	0	1	0.100
5/2021/0172	209 Camp Road, St Albans	1	0	1	0.010
5/2021/0098 5/2020/1680	105 Cambridge Road, St Albans	1	0	1	0.020
5/2021/0083 5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4	0	4	0.058
5/2021/0082 5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1	0	1	0.030
5/2021/0075 5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	3	-3	0	0.083
5/2021/0067 5/2020/0706	Croft Farm, Cherry Tree Lane, Wheathampstead	1	0	1	0.100
5/2021/0028 5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	7	0	7	0.080
5/2021/0026 5/2020/1699 5/2019/1428	Land Adjacent to 110a Park Street Lane, How Wood	1	0	1	0.040
5/2021/0024	10 Prospect Lane, Harpenden	1	-1	0	0.130
5/2020/3201	Land between 14 and 18 The Uplands, Bricket Wood	1	0	1	0.050
5/2020/3142 5/2020/3143	Batford Farm, Common Lane, Batford, Harpenden	4	0	4	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	0	28	0.890
5/2020/3069 5/2020/1748	20 Park Avenue South, Harpenden	1	-1	0	0.160



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/3062 5/2020/1391	49 Hatfield Road, St Albans	3	-1	2	0.013
5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2	0	2	0.370
5/2020/2979	15 Seymour Road, St Albans	1	-1	0	0.060
5/2020/2978	67 St Peters Street, St Albans	20	0	20	0.060
5/2020/2938 5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1	0	1	0.020
5/2020/2917 5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1	0	1	0.030
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, 45 Fishpool Street, St Albans	1	0	1	0.060
5/2020/2781	The Kestrels Care Home, 2-4 The Kestrels, Bucknalls Drive, Bricket Wood	1	0	1	0.240
5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8	0	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	R/O 3 Sandridge Road, St Albans	1	0	1	0.110
5/2020/2585	5 Bamville Wood, Harpenden	1	-1	0	0.040
5/2020/2505 5/2018/1945	Land South Of Minister Court, Frogmore	4	0	4	0.370
5/2020/2463 5/2019/2525	1 The Mansion and 3 St Peters Street, St Albans	6	0	6	0.040
5/2020/2451	The Hedges, Woolam Crescent, St Albans	12	0	12	0.297



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/2412	38 Holywell Hill, St Albans	1	0	1	0.010
5/2020/2406	38 Maynard Drive, St Albans	1	0	1	0.040
5/2020/2384					
5/2020/1192	Ellen House, 63 London Road, St Albans	1	0	1	0.030
5/2020/2348	153 Victoria Street, St Albans	1	0	1	0.010
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	0	1	0.100
5/2020/2240					
5/2019/3100	25 Abbey Avenue, St Albans	2	-1	1	0.114
5/2020/2232	2 Browning Road, Harpenden	1	-1	0	0.070
5/2020/2218	Land adj 243 Cell Barnes Lane, St Albans	1	0	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	2	0.680
5/2020/2181	23 Oakwood Road, Bricket Wood	1	-1	0	0.077
5/2020/2170					
5/2018/1621	10 Alders End Lane, Harpenden	1	-1	0	0.143
5/2020/2142					
5/2019/3099	61-65 St Peters Street, St Albans	18	0	18	0.060
5/2020/2079					
5/2019/0208	4 Leasey Dell Drive, Wheathampstead	1	0	1	0.101
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
5/2020/1858	6 Stewart Road, Harpenden	1	-1	0	0.039
5/2020/1850	12 Admirals Walk, St Albans	2	-1	1	0.070
5/2020/1799					
5/2017/2584	61 Cotlandswick, London Colney	1	0	1	0.150



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/1773 5/2018/1925 5/2017/1060	Civic Centre Opportunity Site (South), Victoria Street, St Albans	93	0	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	0	1	0.030
5/2020/1700	50 London Road, St Albans	1	0	1	0.014
5/2020/1693 5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1	0	1	0.780
5/2020/1673	60 Marshals Drive, St Albans	1	-1	0	0.149
5/2020/1667	Land adjacent (south) Winslo House, Radlett Road, St Albans	9	0	9	0.380
5/2020/1665	Land Rear Of 34 North Riding Accessed From West Riding, Bricket Wood	1	0	1	0.032
5/2020/1633	6 Barley Beans, Marford Road, Wheathampstead	1	-1	0	0.187
5/2020/1624	5 Mount Pleasant Lane, Bricket Wood	3	-1	2	0.054
5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1	0	1	0.320
5/2020/1582	36 Burston Drive, How Wood	4	-1	3	0.096
5/2020/1545 5/2019/3189 5/2019/3064	117 Hatfield Road, St Albans	10	0	10	0.065
5/2020/1544	20 Penny Croft, Harpenden	1	-1	0	0.103
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
5/2020/1450	Land Between 22 And 24 Caesars Road, Wheathampstead	1	0	1	0.013
5/2020/1408	Black Barn, Childwickbury, St Albans	1	0	1	0.530
5/2020/1351	Meadow Cottage, Kennel Lane, Kinsbourne Green	1	-1	0	0.152
5/2020/1299	17 Woodstock Road North, St Albans	2	-1	1	0.097



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/1259	Houndwood Stables, Houndwood Farm, Harper Lane, Shenley	3	0	3	0.268
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	0.023
5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2	0	2	0.100
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
5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	1	0.060
5/2020/0947	London Colney Islamic Centre, 174 High Street, London Colney	1	-1	0	0.030
5/2020/0934	201 Hatfield Road, St Albans	4	-1	3	0.010
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
5/2020/0785	2 Someries Road, Harpenden	1	0	1	0.030
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	18	0	18	0.060
5/2020/0713 5/2017/3581	6 Grove Road, Harpenden	1	0	1	0.010



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2020/0558 5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	8	0	8	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
5/2020/0420 5/2014/1450	Gorhambury, St Albans	3	-2	1	0.162
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
5/2020/0347	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
5/2020/0256 5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	-1	0.440
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	0.007
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
5/2020/0138	Northern End Of Mill Walk, Wheathampstead	1	0	1	0.010
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



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
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
5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1	0	1	0.060
5/2019/3061 5/2017/0014	52 Victoria Street, St Albans	5	0	5	0.060
5/2019/2946	12 Pipers Close, Redbourn	1	0	1	0.010
5/2019/2921	32 White Horse Lane, London Colney	5	-1	4	0.136
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
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1	0	1	0.003
5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	4	-2	2	0.150
5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	7	0.063
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
5/2019/2365 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
5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	9	0	9	0.297



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/2258 5/2018/2344	The Wood Store, Redding Lane, Norrington End, Redbourn	1	0	1	0.006
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
5/2019/1990 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	0.009
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
5/2019/1642	Chelford House, Coldharbour Lane, Harpenden	35	0	35	0.400
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
5/2019/1281	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
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
5/2019/0861	4 Pondwicks Close, St Albans	1	-1	0	0.130
5/2019/0733 5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	9	0	9	0.050
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5	0	5	0.740
5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	0.020



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
5/2019/0422	12 Wheatfield Road, Harpenden	1	-1	0	0.140
5/2019/0249 5/2019/3080	227 & 227a Hatfield Road, St Albans	3	-1	2	0.010
5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore, Park Street	3	0	3	0.140
5/2019/0093	12 The Warren, Harpenden	1	-1	0	0.134
5/2018/3367	7 Wood End Hill, Harpenden	1	-1	0	0.070
5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	-1	0	0.180
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
5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2	0	2	0.100
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
5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5	0	5	0.240
5/2018/1566	Land R/O 68 Oakwood Road, Bricket Wood	1	0	1	0.170
5/2018/1540	R/O 68 Harpenden Road, St Albans	1	0	1	0.070
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
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2	0	2	0.034
5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	4	0.060
5/2017/3661	3a Albion Road, St Albans	1	0	1	0.100
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1	0	1	0.170
5/2017/2602	132 & 132A Kings Road, London Colney	4	0	4	0.010
5/2017/2447	74 West Riding, Bricket Wood	1	0	1	0.060
5/2017/1904	27 Becketts Avenue, St Albans	2	-1	1	0.030
5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	1	0.070



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net Gain)	Gross Site Area (Hectares)
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
5/2016/3281	90 & 90a Grange Street, St Albans	2	-2	0	0.030
5/2016/2877	33, 34 And Part Of 35 The Close, Harpenden	3	-2	1	0.100
5/2016/0403					
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	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	223a Hatfield Road, St Albans	14	0	14	0.128
5/2016/3811					
5/2014/2136	270-274 London Road, St Albans	46	-3	43	0.680
5/2016/1647					
5/2012/0987					
5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	0	14	0.260
5/2017/2878					
5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	6	0.130
Total		1,446	-176	1,270	~

