



St Albans City and District

Authority's Monitoring Report 2023

**Four Year Housing Land Supply Position and
Housing Trajectory**

(1 April 2023)

Four year land supply (estimated dwelling numbers)

- 1.1 The government published a revised version of the National Planning Policy Framework (NPPF) in December 2023. It introduced a new requirement for some local planning authorities to annually identify and update a four year housing land supply position, applying for two years from the revised Framework's publication. Paragraphs 77 and 226 of the NPPF 2023 state that this requirement applies to certain authorities which have an emerging Local Plan that has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage (including both a policies map and proposed allocations towards meeting housing need). St Albans City and District Council (SADC) published its emerging new draft Local Plan 2041 (which included both a policies map and proposed site allocations towards meeting housing need) for a Regulation 18 Consultation, held between 12 July and 25 September 2023. Therefore, the Council considers that the annual requirement to identify and update a four year housing land supply position (with a buffer, if applicable, as set out in NPPF 2023 paragraph 77) applies for decision-making purposes only. In accordance with NPPF 2023 paragraph 226, the annual four year housing land supply position will be provided against local housing need calculated using the standard method set out in national planning guidance. This is because the current adopted strategic policies from the saved policies of the District Local Plan Review 1994 are over five years old.
- 1.2 Previous Authority's Monitoring Reports (AMRs) followed the former policy requirement in past versions of the NPPF (revised in 2018, 2019, 2021 and September 2023) for all authorities to annually identify and update a five year housing land supply position. This AMR follows the most recent policy requirement in the NPPF 2023 for certain authorities to provide an annual four year housing land supply position, as the requirement for all authorities to provide an annual five year housing land supply position has been superseded.
- 1.3 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 2023.
- 1.4 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 4 year housing land supply calculations (this should now be related to NPPF 2023 paragraph 11, which refers to 'objectively assessed needs' as well as paragraphs 61 and 77 which refer to 'local housing need').
- 1.5 The standard method for assessing local housing need is set out in Planning Practice Guidance on 'Housing and economic needs assessment', updated in December 2020. It involves applying a formula consisting of four steps. First, 2014 based household projection figures are used to calculate average annual household growth in the District over the ten year period from 2023 to 2033 (634 dwellings) as the set baseline. Second, the most recent District median workplace-based affordability ratio for 2022 (18.44) 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 2023-2033 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 **888 new households / dwellings per annum**.

- 1.6 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 emerging new draft Local Plan.
- 1.7 NPPF 2023 paragraphs 77, 79 and 80 set out that ‘Housing Delivery Test’ (HDT) results will be applied each year for plan-making authorities. 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.
- 1.8 Results from the 2022 Housing Delivery Test for SADC (published in December 2023) indicated a HDT measurement of 55%. This result was calculated for the period 2019/20 to 2021/22, with 1,273 net homes delivered against the HDT housing requirement of 2,307 dwellings. As housing delivery for the District was below 75% of the Government’s new assessed housing requirement, at this time a 20% buffer as set out in NPPF 2023 paragraph 79c has been applied to the Council’s 4 year housing land supply calculation. In accordance with NPPF 2023 paragraph 79c, the Council will prepare the St Albans Housing Delivery Test Action Plan 2024. The HDT Action Plan will analyse the key reasons for historic under-performance against the Government’s new assessed housing requirement and identify measures the Council intends to undertake to increase/maintain the delivery of new housing in the District.
- 1.9 The Council has updated its 4 year housing land supply schedule and considers that, at a baseline date of 1 April 2023 and including the relevant 20% buffer, there is approximately:
- 4 year housing land supply at 1,066 Dwellings Per Annum (888 Dwellings per Annum + 20% Buffer) at 1 April 2023: 1.7 years supply (42.5% of housing land supply requirement + 20% Buffer)**
- 1.10 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 4 year housing land supply as set out in NPPF 2023 paragraphs 77 and 226. Paragraph 11 of the NPPF 2023 is therefore engaged.
- 1.11 Details of the currently anticipated housing trajectory that makes up the housing land supply position from 2023/24 to 2040/41 is set out below, and in further detail at Appendix 1 – Housing Trajectory Schedule.



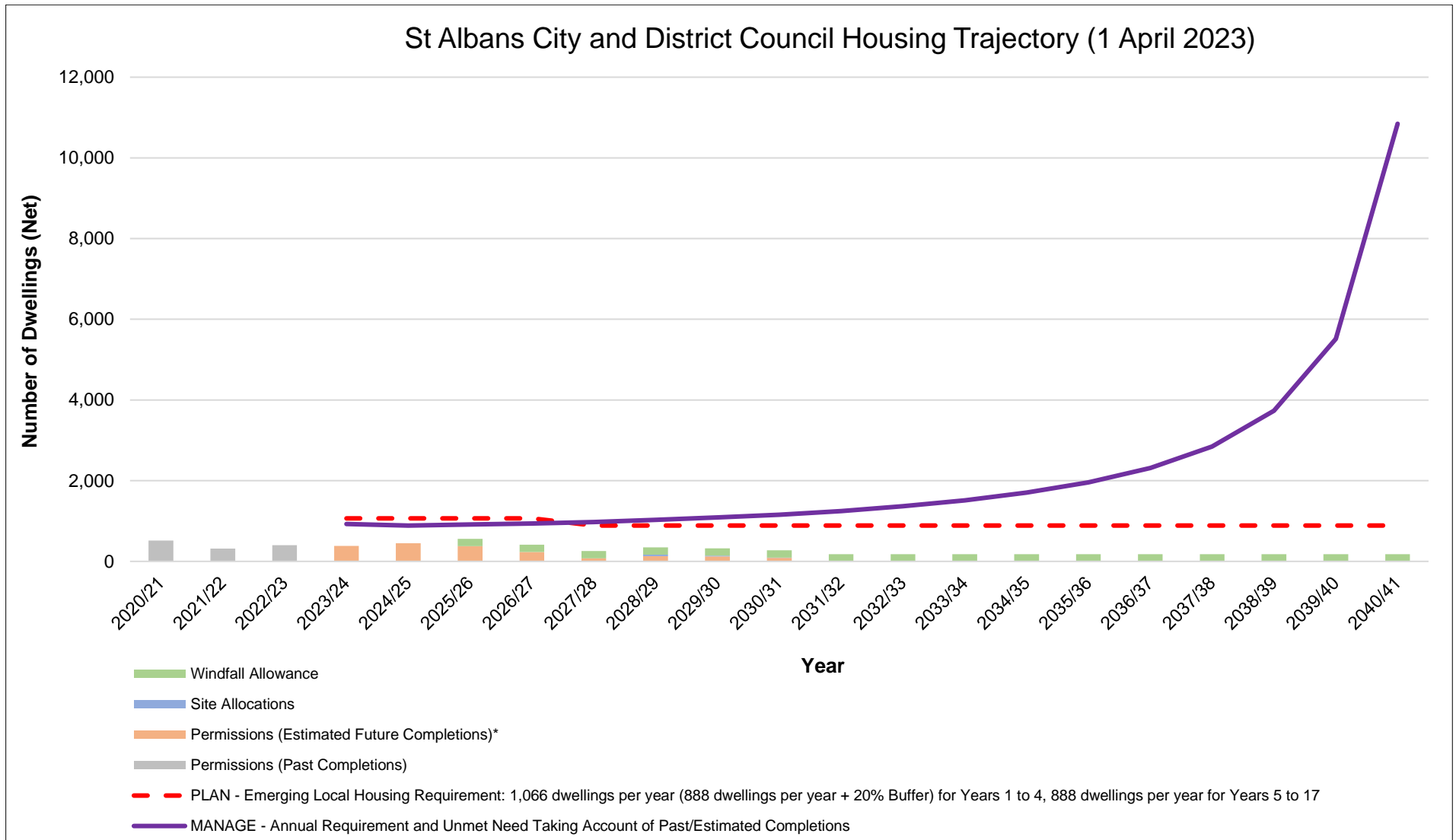
Table 1: Housing Trajectory Data (1 April 2023)

Year	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)	516	314	401																			1,231	
Total Estimated Future Completions (Permissions, Site Allocations & Windfall Allowance)*				381	450	556	415	258	346	320	274	180	180	180	180	180	180	180	180	180	180	4,799	
Cumulative Completions (Total Past & Estimated Future Completions)				1,612	2,062	2,617	3,032	3,290	3,636	3,956	4,230	4,410	4,590	4,770	4,950	5,130	5,310	5,490	5,670	5,850	6,030	6,030	
PLAN - Emerging Local Housing Requirement: 1,066 dwellings per year (888 dwellings per year + 20% Buffer) for Years 1 to 4, 888 dwellings per year for Years 5 to 17				1,066	1,066	1,066	1,066	888	888	888	888	888	888	888	888	888	888	888	888	888	888	888	16,696
MONITOR - Number of Dwellings Above or Below the Cumulative Requirement				546	-71	-581	-1,232	-1,862	-2,404	-2,972	-3,586	-4,294	-5,002	-5,710	-6,418	-7,126	-7,834	-8,542	-9,250	-9,958	-10,666	-10,666	
MANAGE - Annual Requirement and Unmet Need Taking Account of Past/Estimated Completions				928	887	915	939	976	1,031	1,088	1,158	1,247	1,365	1,513	1,704	1,958	2,313	2,847	3,735	5,513	10,846	2,276	

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



Figure 1: Chart of Housing Trajectory (1 April 2023)



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



Appendix 1

Housing Trajectory Schedule

1. This document contains a housing trajectory with a base date of 1 April 2023. Estimates of future housing supply are detailed from 2023/24 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 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 four year housing land supply.

Figure 2: SADC Total 4 Year Housing Land Supply at 1 April 2023

Total 4 year housing land supply at 1 April 2023 (From period 2023/24 to 2026/27)	1,802 net dwellings
Total 4 year housing land supply at 1 April 2023 at 1,066 dwellings per annum (888 dwellings per annum + 20% Buffer) (From period 2023/24 to 2026/27)	1.7 years



Figure 3: Housing Trajectory 1 April 2023

St Albans City and District Council Housing Trajectory (1 April 2023)

Year	Past Completions			4 Year Housing Land Supply																	Total	
	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)	516	314	401																			1,231
Permissions (Estimated Future Completions)*				381	450	376	235	78	128	125	90											1,862
Site Allocations									38	15	4											57
Windfall Allowance						180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	2,880
Total	516	314	401	381	450	556	415	258	346	320	274	180	180	180	180	180	180	180	180	180	180	6,030

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



Figure 4: Housing Trajectory Schedule 1 April 2023

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	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		361	28	119	28																		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]).
5/2021/1035 5/2015/0990	Land At Harperbury Hospital, Harper Lane (Kingsley Green)	207		189	18	35	18																		Permission 5/2015/0990 partially superseded by permission 5/2021/1035 for 1 additional net dwelling.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2016/2845	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		132	8	47	8																		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.
5/2018/2525 5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, Grosvenor Road, St Albans	130		130	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														Conversion ratio of 1.8 applied to 227 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 126



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
																									dwellings (227 / 1.8 = 1 [nearest whole number]). Permission 5/2020/3022 allowed at appeal.
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		100	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.
5/2016/1153 5/1996/0917 5/1981/1171 5/1995/1560 5/1971/2318	Forge End, Nokeside, Chiswell Green	84		83	1	0																			Vacant plots to allow future access to land beyond. No further construction anticipated.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2017/1149	Ziggurat House (Car Park), Grosvenor Road, St Albans	74		0	74	0	20	20	20	14														Permission 5/2017/1149 allowed at appeal.	
5/2021/2417	Verulam Industrial Estate, London Road, St Albans	62		0	62	0		20	20	20	2														
5/2022/0337 5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	46		0	46	0			15	15	15	1													Permission 5/2022/0337 supersedes permissions 5/2021/0724 and 5/2020/0606
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.
5/2022/0879 5/2020/1992	Land Between Bullens Green Lane And Roestock Lane, Colney Heath	45		0	45	0			15	15	15														Permission 5/2022/0879 supersedes permission 5/2020/1992. Outline permission 5/2020/1992 allowed at appeal. N.B. cross-boundary planning application at SADC and WHBC, 45



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
																									dwellings in SADC, 55 dwellings in WHBC.
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.
5/2020/1910	Ridgeview Lodge, Barnet Road, London Colney	44		0	44	0		15	15	14															
5/2022/2084 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. Permission 5/2022/2084 supersedes permission 5/2018/2000.
5/2021/2195	Jewson Depot, Adjacent To 15 Cape Road, St Albans	37		0	37	0			15	15	7														Allocated for housing in 1994 District Local Plan Review, as supported by Saved Policy 4 (Site Reference RS.46).
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



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
																									dwellings (63 / 1.8 = 35 [nearest whole number]). Permission 5/2019/1642 allowed at appeal.
5/2021/1972	222 London Road, St Albans	32		0	32	0			15	15	2														Site likely to be redeveloped for housing over time, as supported by Saved Policy 122 of 1994 District Local Plan Review (Site Reference 8D).
5/2021/2730	Land off Orchard Drive, Park Street	30		0	30	0						15	15												
5/2020/3084 5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28		8	20	8	15	5																	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	18	0	20																			Permission 5/2018/2806 supersedes permissions 5/2019/3240, 5/2019/0955, 5/2015/0644, 5/2015/3428 and 5/2017/0634.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2021/1435 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		23	1	23	1																		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.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2022/0667 5/2021/2091 5/2020/0919	Land Between Hopkins Crescent And The Former Baptist Chapel, St Albans Road, Sandridge	15		0	15	0		15																	Site includes two permissions, permission 5/2022/0667 for 1 dwelling and permission 5/2021/2091 for 14 dwellings. Permissions 5/2021/2091 and 5/2022/0667 supersede permission 5/2020/0919.
5/2014/0063 5/2017/2878	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																		
5/2016/3811 5/2015/2871	223a Hatfield Road, St Albans	14		0	14	0		14																	Permission 5/2016/3811 supersedes permission 5/2015/2871
5/2019/2656	Units 6 And 7 Batford Mill, Lower Luton Road, Harpenden	14		0	14	0		14																	
5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14		0	14	0		14																	
5/2021/2731	91 - 93 Victoria Street, St Albans	14		0	14	0		14																	
5/2021/3386	69 - 69a St Peters Street, St Albans	14		0	14	0		14																	
5/2020/2451	The Hedges, Woolam	12	-10	0	2	0	-10	12																	



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
	Crescent, St Albans																								
5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	0	9	0	-2	11																	
5/2022/0091 5/2020/1545 5/2019/3189 5/2019/3064	117 Hatfield Road, St Albans	11	-4	0	7	0		-4	11																Permission 5/2022/0091 supersedes permissions 5/2020/1545, 5/2019/3189 and 5/2019/3064
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	0	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.
5/2021/1933	271 High Street, London Colney	10		0	10	0		10																	
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		9	0	9																			Permission 5/2021/3277 supersedes permissions 5/2018/1877 and 5/2016/3805
5/2019/2333	Queen Elizabeth The Queen Mother Centre,	9		0	9	0	9																		Permission 5/2019/2333 allowed at appeal



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2021/3616 5/2021/0346 5/2021/0402 5/2020/1667	Station Road, Bricket Wood Land adjacent to Winslo House, Radlett Road, Frogmore	9		0	9	0		9																	Permission 5/2021/3616 supersedes permissions 5/2021/0346, 5/2021/0402 and 5/2020/1667. Outline permission 5/2020/1667 allowed at appeal.
5/2021/2895	21 Salisbury Avenue, Harpenden	9		0	9	0	9																		
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		8	0	8																			
5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	-1	8	0	8																		Permission 5/2019/2699 supersedes



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
																									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 at 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
5/2021/0028 5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	7		7	0	2																			Site includes two permissions 5/2018/2657 for 5 dwellings and 5/2021/0028 for 2 dwellings
5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7		7	0	7																			
5/2021/3438	Mitchell Hall, 85 Verulam Road, St Albans	7		0	7	0		7																	



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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	6	-2	4	0	0	-1	1																	Partially superseded by permission 5/2009/1647. Permission 5/2007/1019 allowed at appeal.
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
5/2021/0280	Land r/o 76-80, Oakwood Road, Bricket Wood	6		0	6	0	6																		
5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	4	0	5																			
5/2019/2921	32 White Horse Lane, London Colney	5	-1	4	0	5																			
5/2019/3061 5/2017/0014	52 Victoria Street, St Albans	5		0	5	0																			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																			
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5		0	5	0	5																		
5/2021/0840 5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	5		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



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
																									and 5/2017/2981.
5/2022/2082 5/2020/0934	201 and land rear of 199 and 201 Hatfield Road, St Albans	5	-1	3	1	4	1																		Site includes two permissions, permission 5/2022/2082 for 1 dwelling and permission 5/2020/0934 for 4 dwellings
5/2021/2515	16 & 16a High Street, Harpenden	5		0	5	0	5																		
5/2022/1814 5/2021/3503	Old Apiary Site, Hatching Green, Harpenden	5		0	5	0		5																	Permission 5/2022/1814 supersedes permission 5/2021/3503
5/2019/2463	Land Rear Of Ardens Rise, House Lane, St Albans	5		5	0	5																			
5/2022/1534	Barley Mow Stables, Barley Mow Lane, St Albans	5		0	5	0		5																	
5/2022/1630	White Walls, Annables Lane, Kinsbourne Green, Harpenden	5		0	5	0		5																	
5/2021/3502 5/2022/1574	82 Oaklands Lane, St Albans	5	-1	-1	5	-1	5																		Permission 5/2021/3502 supersedes permission 5/2022/1574
5/2006/1586	62 & Land R/O 60 Mount Drive, Park Street	4	-1	3	0	2																			
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4		1	3	0	3																		



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	0	2	1	-1	3																	Permission 5/2019/1990 supersedes permission 5/2016/2754
5/2020/0035 5/2018/3102	1a Netherway, St Albans	4	-1	3	0	4																			Permission 5/2020/0035 supersedes permission 5/2018/3102
5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	4	-3	1	0	0	-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	3	0	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		4	0	4																			Permission 5/2020/2318 supersedes permissions 5/2019/3252 and 5/2019/1973.
5/2017/2602	132 & 132A Kings Road, London Colney	4		4	0	4																			
5/2020/0193 5/2017/2893	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4		4	0	4																			Permission 5/2020/0193 supersedes permission 5/2017/2893.
5/2022/2766 5/2017/3287	113 London Road, St Albans	4		0	0	0		4																	



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2022/0710 5/2021/1987 5/2021/0367 5/2019/0717 5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans	4		0	4	0	4																		Permission 5/2022/0710 supersedes permissions 5/2021/1987, 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		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																			
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																	
5/2021/0555	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



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
																									5/2021/2514 for 1 dwelling.
5/2021/1268	226a and 226b London Road, St Albans	4	-2	0	2	0	-2	4																	
5/2021/1824 5/2021/1826	Land At The Stables, Nicholls Farm, Livery Yard, Lybury Lane Redbourn, Redbourn	4		0	4	0	2	2																	Site includes two permissions, permission 5/2021/1824 for 2 dwellings and permission 5/2021/1826 for 2 dwellings
5/2022/0527	Broadway Chambers, St Peters Street, St Albans	4		0	4	0		4																	
5/2020/1124	Land adjacent to The Mill House, Coursers Road, Colney Heath	4		0	4	0		4																	
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.
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
5/2020/0475	204 Park Street Lane, How Wood	3	-1	-1	3	0	3																		
5/2021/2242	32 Cambridge Road, St Albans	3	-1	2	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



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	0	2	0	-1	3																	
5/2021/1591 5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3		3	0	3																			Permission 5/2021/1591 supersedes permission 5/2017/2626
5/2022/0173 5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3		0	3	0		3																	
5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3		0	3	0																			
5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore, Park Street	3		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	Houndwood Stables, Houndwood Farm, Harper Lane, Shenley	3		0	3	0	3																		



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2021/2861 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
5/2021/3482 5/2020/3142 5/2020/3143	Batford Farm, Common Lane, Batford, Harpenden	3		0	3	0	3																		Permission 5/2021/3482 supersedes permissions 5/2020/3142 and 5/2020/3143
5/2022/1645 5/2021/0075 5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	3	-3	-3	3	-3	3																		Permission 5/2022/1645 supersedes permissions 5/2021/0075, 5/2021/0075 and 5/2018/2734
5/2020/0835	Warwick House, 21-23 London Road, St Albans	3		3	0	3																			Permission 5/2020/0835 allowed on appeal
5/2019/0249 5/2019/3080	227 & 227a Hatfield Road, St Albans	3	-1	2	0	2																			Permission 5/2019/0249 supersedes permission 5/2019/3080. Proposed 4 C4 Houses in Multiple Occupation Bedrooms = 1 C3 dwelling.
5/2021/1452	18-20 Wood End Road, Harpenden	3	-2	1	0	3																			
5/2021/0659	Land R/O The Red Cow PH, 171 Westfield Road, Harpenden	3		3	0	3																			
5/2021/3381	50-52 Mayflower Road, How Wood, St Albans	3	-2	1	0	1																			



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5/2022/1026 5/2021/3032	Land Rear of 97 to 105 The Hill, Wheathampstead	3		0	3	0		3																	Permission 5/2022/1026 supersedes permission 5/2021/3032
5/2021/3107	Land rear of 15, 17 & 19 Tuffnells Way, Harpenden	3		0	3	0		3																	
5/2021/3461	28 Hazel Road, Park Street	3	-1	2	0	2																			
5/2021/3326	6 Highfield Road, Sandridge	3	-1	0	2	0		-1	3																
5/2021/3615	25 Warwick Road, St Albans	3	-1	0	2	0		-1	3																
5/2022/1150	13 Holywell Hill, St Albans	3		0	3	0		3																	
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.
5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	-1	2	0	2																		
5/2017/1904	27 Becketts Avenue, St Albans	2	-1	-1	2	0	2																		
5/2020/2240 5/2019/3100	25 Abbey Avenue, St Albans	2	-1	1	0	2																			Permission 5/2020/2240 supersedes permission 5/2019/3100
5/2020/0491	24 Grove Avenue, Harpenden	2	-1	1	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



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2020/1093 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	0	1	1	1																		Permission 5/2021/0265 supersedes permission 5/2019/2076
5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2		0	2	0																			
5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	-1	2	0	2																		Permission 5/2020/1035 supersedes permission 5/2017/1294
5/2021/1735 5/2017/3659	Land adj 14 Summerfield Close, London Colney	2		2	0	2																			Permission 5/2021/1735 supersedes permission 5/2017/3659
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2		0	2	0	2																		
5/2021/3061 5/2018/2604	Garages Rear Of 34 To 40 College Road, St Albans	2		0	2	0	2																		
5/2022/1683 5/2021/2303 5/2019/0477	Land rear of 18-22 Bucknalls Drive, Bricket Wood	2		0	2	0		2																	Permission 5/2022/1683 supersedes permissions 5/2021/2303 and 5/2019/0477
5/2020/1909 5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	-1	0	1	1	1																		Permission 5/2020/1909 supersedes permission 5/2019/0884



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	-1	1	0	-1	2																	
5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2		0	2	0																			
5/2021/0850 5/2020/1847	32 Burston Drive, How Wood	2	-1	1	0	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																	
5/2020/0464	Land R/O 43 & 45 Firwood Avenue, St Albans	2		2	0	2																			
5/2021/1241 5/2021/1220 5/2020/1060	35c Lancaster Road, St Albans	2		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		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
5/2020/1850	12 Admirals Walk, St Albans	2	-1	0	1	0	-1	2																	



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2022/2336 5/2020/2216	The Cherry Trees Indian Restuarant, 261 Lower Luton Road, Wheathampstead	2	-1	0	1	0			-1	2															Permission 5/2022/2336 supersedes permission 5/2020/2216
5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2		0	2	0	2																		
5/2021/0499	Pincrest, Sauncey Avenue, Harpenden	2	-1	0	1	0	-1	2																	
5/2021/0737	14 Frogmore, St Albans	2	-1	1	0	1																			
5/2021/0547	Trentburn, St Bernards Road, St Albans	2	-1	1	0	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																			Site includes 2 permissions, permission 5/2021/0315 for 1 dwelling and permission 5/2020/0421 for 1 dwelling
5/2022/0401 5/2021/2923 5/2021/1064 5/2021/0854	62 Spencer Street and 42-42C Verulam Road, St Albans	2		0	2	0	2																		Permission 5/2022/0401 supersedes permissions 5/2021/2923, 5/2021/1064



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2020/2186	St Matthews Residential Care Home, Chequer Lane, Redbourn	2		0	2	0	2																		and 5/2021/0854 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																		
5/2021/2853	38 Burston Drive, St Albans	2	-1	1	0	1																			
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																
5/2022/2769 5/2021/0286	17 Hazelmere Road, St Albans	2	-1	0	1	0		-1	2																Permission 5/2022/2769 supersedes permission 5/2021/0286
5/2021/2135	118-120 Victoria Street, St Albans	2		2	0	2																			
5/2021/2725	364 Hatfield Road, St Albans	2	-1	-1	2	-1	2																		



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2021/3614	1 Sandridgebury Lane, St Albans	2	-1	-1	2	-1	2																		
5/2021/2163 5/2021/0758	Land Between 106 And 116 Tollgate Road, Colney Heath	2		2	0	2																			Permission 5/2021/2163 supersedes permission 5/2021/0758
5/2021/3481 5/2021/0693	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	2		0	2	0	2																		Site includes two permissions, permission 5/2021/3481 for 1 net dwelling and permission 5/2021/0693 for 1 net dwelling
5/2021/3565	5 The Meads, Bricket Wood	2	-1	-1	2	-1	2																		
5/2022/1778	46 West Riding, Bricket Wood	2	-1	0	1	0		-1	2																
5/2021/3462	15 Jameson Road, Harpenden	2	-1	-1	2	-1	2																		
5/2022/0470	36 Porters Hill, Harpenden	2	-1	-1	2	-1	2																		
5/2022/0494	1 Lea Road, Harpenden	2	-1	0	1	0		-1	2																
5/2022/0723 5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	2	-1	0	1	0		-1	2																Permission 5/2022/0723 supersedes permissions 5/2021/2332 and 5/2020/0200
5/2022/1208	3 Hillside Road, Harpenden	2	-1	0	1	0		-1	2																
5/2022/1257	8 Victoria Road, Harpenden	2		2	0	2																			
5/2022/1762 5/2022/1247	37 Burston Drive, Park Street	2	-1	0	1	0		-1	2																Permission 5/2022/1762 supersedes permission 5/2022/1247
5/2022/1466	151 High Street, London Colney	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	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
5/2020/3200	2 Market Place and 16 - 18 High Street, St Albans	2		0	2	0		2																	
5/2022/2303	26 High Ash Road, Wheathampstead	2	-1	0	1	0	-1	2																	
5/2022/2427	3 Wildwood Avenue, Bricket Wood	2		0	2	0					2														Permission in principle granted for permission 5/2022/2427
5/2022/1989	26 Lyndhurst Drive, Harpenden	2	-1	0	1	0		-1	2																
5/2022/2477	29 Woodstock Road North, St Albans	2	-1	0	1	0		-1	2																
5/2020/2170 5/2018/1621	10 Alders End Lane, Harpenden	1	-1	0	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																		
5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	-1	0	0	1																			
5/2018/3367	7 Wood End Hill, 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	0	0	1																			
5/2020/0836	Paddock End, Kimpton Bottom, Harpenden	1	-1	0	0	1																			
5/2020/2331	17 The Uplands, Harpenden	1	-1	0	0	1																			
5/2020/2700	59 Battlefield Road, St Albans	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	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
5/2021/3133 5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	-2	-2	1	0	1																		
5/2019/0422	12 Wheatfield Road, Harpenden	1	-1	0	0	1																			
5/2019/1251	10 Tuffnells Way, Harpenden	1	-1	0	0	1																			
5/2022/0789 5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	-1	1	0		1																	Permission 5/2022/0789 partially supersedes permissions 5/2019/2235 and 5/2016/3817
5/2020/0876	86 Beaumont Avenue, St Albans	1	-1	0	0	1																			
5/2020/1673	60 Marshals Drive, St Albans	1	-1	-1	1	0	1																		
5/2020/1771	61 Sandridge Road, St Albans	1	-1	0	0	1																			
5/2021/2854 5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	1	-2	-2	1	0	1																		Site includes previous losses for two permissions 5/2021/2854 and 5/2020/2035, which supersede permission 5/2018/1431
5/2020/2585	5 Bamville Wood, Harpenden	1	-1	-1	1	0	1																		
5/2020/2862	212-212a Sandridge Road, St Albans	1	-2	-1	0	1																			
5/2020/2894 5/2020/0519	3 Faulkners End Cottages, Roundwood Lane, Harpenden	1	-1	0	0	1																			Permission 5/2020/2894 supersedes permission 5/2020/0519



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2020/3069 5/2020/1748	20 Park Avenue South, Harpenden	1	-1	-1	1	0	1																		Permission 5/2020/3069 supersedes permission 5/2020/1748
5/2022/0716 5/2021/0024	10 Prospect Lane, Harpenden	1	-1	-1	1	0	1																		Permission 5/2022/0716 partially supersedes permission 5/2021/0024
5/2021/3388 5/2021/0110	19 Kirkwick Avenue, Harpenden	1	-2	-2	1	0	1																		
5/2021/0688 5/2020/0969	87 Sandpit Lane, St Albans	1	-1	0	0	1																			Permission 5/2021/0688 supersedes permission 5/2020/0969
5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	1	-1	-1	1	0	1																		Permission 5/2021/2536 supersedes permission 5/2020/1794
5/2021/2554	42 Mayflower Road, How Wood	1	-1	0	0	1																			
5/2021/3465 5/2018/0644	1 Mount Pleasant, St Albans	1	-1	0	0	0		-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
5/2017/0855	33 Stewart Road, Harpenden	1		0	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		1	0	1																			
5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads	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	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
	Lane, Wheathampstead																								
5/2017/3661	3a Albion Road, St Albans	1		0	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, Gorbambury, St Albans	1		0	1	0																			
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		1	0	1																			Permission 5/2019/2258 supersedes permission 5/2018/2344
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
5/2019/1032	81 Sopwell Lane, St Albans	1	-2	0	-1	0																			
5/2022/0924 5/2019/1269	2a Warwick Road, St Albans	1		0	1	0	1																		Permission 5/2022/0924 supersedes permission 5/2019/1269
5/2020/0024	Tankerfield House, 1 Romeland Hill, 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	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
5/2017/2447	74 West Riding, Bricket Wood	1		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
5/2022/0497 5/2018/3239	22 Roundfield Avenue, Harpenden	1		0	1	0		1																	
5/2021/1953 5/2018/2237	14 Browning Road, Harpenden	1	-1	0	0	0	-1	1																	Permission 5/2021/1953 supersedes permission 5/2018/2237
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		1	0	1																			Permission 5/2020/1755 supersedes permission 5/2017/2720
5/2022/1982 5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	0	0		-1	1																Permission 5/2022/1982 supersedes permissions 5/2019/0440 and 5/2017/1520
5/2022/1815 5/2021/3093 5/2017/1669	Land Rear Of 3 And 5 Approach Road And Accessed Via Orient Close, St Albans	1		0	1	0		1																	Permission 5/2022/1815 supersedes permissions 5/2021/3093 and 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



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
																									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		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																		
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	0	1																		
5/2020/2602 5/2018/2124	R/O 3 Sandridge Road, St Albans	1		1	0	1																			Permission 5/2020/2602 supersedes permission 5/2018/2124
5/2021/2909 5/2018/2440	Land adj 3 Hamilton Road, St Albans	1		0	1	0		1																	
5/2022/0351 5/2018/2895	1 Hall Place Gardens, St Albans	1		0	1	0		1																	
5/2021/1398 5/2018/3013	17 New House Park, St Albans	1	-1	0	0	0																			Permission 5/2021/1398 supersedes permission 5/2018/3013
5/2021/0082 5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1		1	0	1																			Permission 5/2021/0082 supersedes permission 5/2018/0399



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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	-1	1	-1	1																		
5/2022/1109 5/2020/1524 5/2019/0887	43 Park Avenue North, Harpenden	1	-1	-1	1	-1	1																		Permission 5/2022/1109 supersedes permissions 5/2020/1524 and 5/2019/0887
5/2019/2168	50 Roundwood Park, Harpenden	1	-1	0	0	0																			
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																			
5/2019/1287	Land R/O 24 Mayflower Road, How Wood	1		0	1	0																			
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																			
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																		
5/2019/2488	1 Jersey Lane, 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	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
5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1		0	1	0																			
5/2019/2850	38 Saxon Road, Wheathampstead	1		0	1	0																			
5/2021/1610 5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1		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	0	1																		
5/2020/0169	33 Chalkdell Fields, St Albans	1		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
5/2021/1864 5/2020/2159	53 & 55 Alexander Road, London Colney	1		1	0	1																			Permission 5/2021/1864 supersedes permission 5/2020/2159
5/2020/1450	Land Between 22 And 24 Caesars Road, Wheathampstead	1		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		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	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
5/2020/1665	Land Rear Of 34 North Riding Accessed From West Riding, Bricket Wood	1		1	0	1																			
5/2020/2181	23 Oakwood Road, Bricket Wood	1	-1	0	0	1																			
5/2021/0776 5/2020/2068	Land Adjacent 1a, Barry Close, Chiswell Green	1		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		1	0	1																			
5/2020/1544	20 Penny Croft, Harpenden	1	-1	0	0	1																			
5/2021/0179 5/2020/1813	2 Greyfriars Lane, Harpenden	1		1	0	1																			
5/2020/1858	6 Stewart Road, Harpenden	1	-1	-1	1	-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																	



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2020/0841	31 Furse Avenue, St Albans	1		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
5/2021/0098 5/2020/1680	105 Cambridge Road, St Albans	1		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	0	0	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	0	0	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	-1	1	-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																	



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2020/1615	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	0	0	1																			Permission 5/2021/0621 supersedes permission 5/2020/2717
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																			Permission 5/2021/1233 supersedes permission 5/2020/2659
5/2020/2979	15 Seymour Road, St Albans	1	-1	0	0	1																			
5/2021/0245	105 Victoria Street, St Albans	1		0	1	0	1																		
5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	-1	1	-1	1																		Permission 5/2021/1155 supersedes permission 5/2019/0045



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2020/2781	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]).
5/2021/1128	17 & 17a French Row, St Albans	1	-1	-1	1	0	1																		
5/2021/2566	40 Ridgewood Drive, Harpenden	1	-1	-1	1	0	1																		
5/2021/2881	8 Homewood Road, St Albans	1	-1	0	0	1																			
5/2021/2920 5/2020/1328	316 Hatfield Road, St Albans	1		0	1	0	1																		Permission 5/2021/2920 supersedes permission 5/2020/1328
5/2021/3418	Kestrels, Spring Road, Harpenden	1	-1	-1	1	-1	1																		
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																			
5/2021/0189	5 Pondwick Road, Harpenden	1	-1	-1	1	-1	1																		
5/2021/0296	22 Sun Lane, Harpenden	1		0	1	0	1																		
5/2021/1748	11a Croftwell, 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	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
5/2021/2704	19a Park Avenue South, Harpenden	1	-1	-1	1	-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	-1	1	-1	1																		
5/2021/2944	12 Pondwick Road, Harpenden	1	-1	-1	1	-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	-1	1	-1	1																		
5/2021/3491	2 The Mall, How Wood	1		1	0	1																			
5/2020/0947	London Colney Islamic Centre, 174 High Street, London Colney	1	-1	0	0	0	-1	1																	
5/2021/2928	43 White Horse Lane, London Colney	1		0	1	0		1																	
5/2021/2036	169 Watling Street, Park Street	1		1	0	1																			
5/2021/2876	71 and 73 Hemel Hempstead Road, Redbourn	1	-2	0	-1	0	-2	1																	
5/2021/3603	15 Highfield Road, Sandridge	1	-1	-1	1	-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



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	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
5/2021/0172	209 Camp Road, St Albans	1		1	0	1																			
5/2021/1327	26 Flavian Close, St Albans	1	-1	0	0	0																			
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	-2	1	-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		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																		
5/2022/1798 5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	0	0		-1	1																Permission 5/2022/1798 supersedes permission 5/2021/1279
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		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	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
5/2021/2355	Hornbeam Wood, Common Lane, Batford	1		0	1	0	1																		
5/2022/1391 5/2021/2510	Woodring, Aubrey Lane, St Albans	1	-1	-1	1	-1	1																		Permission 5/2022/1391 supersedes permission 5/2021/2510
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	-1	1	-1	1																		
5/2021/3159 5/2021/0178	Aberfoyle House, Stapley Road, St Albans	1		0	1	0	1																		
5/2022/0302	110 Mount Pleasant Lane, Bricket Wood	1	-1	-1	1	-1	1																		
5/2022/0884	143 Watford Road, St Albans	1	-1	-1	1	-1	1																		
5/2022/0664	Seven Oaks Cottage, 88 Roestock Lane, Colney Heath	1		0	1	0		1																	
5/2022/0238	5 Wood End Road, Harpenden	1	-1	0	0	0		-1	1																
5/2022/0379	26 Park Avenue North, Harpenden	1	-1	-1	1	-1	1																		
5/2022/0661	25 Grove Avenue, Harpenden	1	-1	0	0	0		-1	1																
5/2022/0755	Land adj 82 Ox Lane, Harpenden	1		0	1	0		1																	
5/2022/0866	31 Park Mount, Harpenden	1	-1	0	0	0		-1	1																
5/2022/1069	6 Pigeonwick, 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	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
5/2022/1231	6 Salisbury Avenue, Harpenden	1	-1	-1	1	-1	1																		
5/2022/1303	Land R/O Willowbank, 59 Coldharbour Lane, Harpenden	1		0	1	0		1																	
5/2022/1323	First floor, 18 High Street, Harpenden	1		0	1	0		1																	
5/2022/1347	4 Oakfield Road, Harpenden	1	-1	0	0	0		-1	1																
5/2022/1482	16 Park Avenue South, Harpenden	1	-1	0	0	0		-1	1																
5/2022/1531	33 Rothamsted Avenue, Harpenden	1	-1	-1	1	-1	1																		
5/2022/2062	16 Townsend Lane, Harpenden	1	-1	0	0	0		-1	1																
5/2022/1900	5 Orchard Drive, Park Street	1		1	0	1																			
5/2021/2993	14 Park Avenue, St Albans	1	-1	-1	1	-1	1																		
5/2021/3109	271 Cell Barnes Lane, St Albans	1		0	1	0		1																	
5/2022/0483	31 Homewood Road, St Albans	1	-1	0	0	0		-1	1																
5/2022/2079 5/2022/0786	116 Cambridge Road, St Albans	1		0	1	0		1																	Permission 5/2022/2079 supersedes permission 5/2022/0786
5/2022/1168	219 Hatfield Road, St Albans	1		0	1	0		1																	
5/2022/1547	6 Watford Road, St Albans	1	-1	0	0	0		-1	1																
5/2022/1782	68 Pageant Road, St Albans	1		0	1	0																			
5/2022/1904	69 Sandridge Road, St Albans	1		0	1	0		1																	
5/2022/2285	89 Fishpool Street, St Albans	1	-1	0	0	0		-1	1																
5/2020/2986	Hawthorns, Roestock Lane, Colney Heath	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	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	
5/2021/1480	37 Napsbury Lane, St Albans	1	-1	0	0	0		-1	1																	
5/2022/0859	Land to the rear of Wexhams, Lye Lane, St Albans	1		0	1	0		1																		
5/2022/1049	108 Ragged Hall Lane, Chiswell Green	1	-1	0	0	0	-1	1																		
5/2022/1206	Orchard Farm, Sheepcote Lane, Wheathampstead	1		0	1	0		1																		
5/2022/1309	Land At Junction Of Dunstable Road, Luton Lane, Redbourn	1		0	1	0		1																		
5/2022/2381	Little Acre, Sheepcote Lane, Wheathampstead	1	-1	-1	1	-1	1																			
5/2022/2559	Holly Lodge, 10 Park Avenue South, Harpenden	1		0	1	0		1																		
5/2022/2226	27 Wilshere Avenue, St Albans	1		0	1	0		1																		
5/2022/2756	Harvest House, 37 London Road, St Albans	1		0	1	0		1																		
5/2022/2811	38 Abbots Avenue West, St Albans	1		0	1	0		1																		
5/2022/2332	37 Ridgewood Drive, Harpenden	1	-1	0	0	0		-1	1																	
5/2022/2338	42A West Common, Harpenden	1	-1	0	0	0		-1	1																	
5/2022/2666	14 Park Avenue South, Harpenden	1	-1	0	0	0		-1	1																	
5/2022/0266	85 Harpenden Road, St Albans	1	-1	0	0	0		-1	1																	
5/2022/1386	197a Marshalswick Lane, St Albans	1	-1	0	0	0		-1	1																	
5/2022/2145	12 Tithe Barn Close, St Albans	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	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	
5/2022/2281	20 Cunningham Hill Road, St Albans	1	-1	0	0	0		-1	1																	
5/2022/2379	50 Midway, St Albans	1	-1	0	0	0		-1	1																	
5/2022/2401	49 Midway, St Albans	1	-1	0	0	0		-1	1																	
5/2022/2502	3 Netherway, St Albans	1	-1	0	0	0		-1	1																	
5/2022/2428	15 Castle Rise, Wheathampstead	1	-1	0	0	0		-1	1																	
5/2018/2666 5/2015/0722	Copsewood and A405 Junction, North Orbital Road, Chiswell Green	0	-1	0	-1	0																				
5/2022/0567	Wheathampstead House, Codicote Road, Wheathampstead	0	-1	0	-1	0	-1																			
Permissions (Past Completions and Estimated Future Completions) Totals		3,317	-249	1,166	1,898	401	388	454	379	235	78	128	125	90	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	-7	-4	-3	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)						401	381	450	376	235	78	128	125	90	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	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.
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 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.
Site Allocations Totals		57	0	57	0	0	0	0	0	0	38	15	4	0	0	0	0	0	0	0	0	0	0	

