

Appendices for Affordable Housing Proof of Evidence of Annie Gingell BSc (Hons) MSc MRTPI

Land to the rear of 42-100 Tollgate Road, Colney Heath,
St Albans, Hertfordshire

DRAFT



Appendices for Affordable Housing Proof of Evidence of Annie Gingell BSc (Hons) MSc MRTPI

Outline application (access sought) – Demolition of existing house and stables and the construction of up to 150 dwellings including affordable and self-build and custom-build dwellings together with all ancillary works.

Land to the rear of 42-100 Tollgate Road, Colney Heath, St Albans, Hertfordshire,
AL4 0PY

Vistry Homes Limited

August 2023

PINS REF: APP/B1930/W/23/3323099

LPA REF: 5/2022/1988

OUR REF: M23/0314-04.RPT

TETLOW KING PLANNING
UNIT 2, ECLIPSE OFFICE PARK, HIGH STREET, STAPLE HILL, BRISTOL, BS16 5EL
Tel: 0117 9561916 Email: all@tetlow-king.co.uk

www.tetlow-king.co.uk

Appendices

Appendix AG1a	Freedom of Information correspondence (12 April 2023 and 11 May 2023)
Appendix AG1b	Freedom of Information correspondence (25 July 2023 and 27 July 2023)
Appendix AG2	Extracts from Planning Practice Guidance (March 2014, ongoing updates)
Appendix AG3	Summary of Corporate Documents
Appendix AG4	Help to Buy Register (27 March 2023)
Appendix AG5	Affordable Housing Future Supply
Appendix AG6	Affordable Housing as a Separate Material Consideration
Appendix AG7	Summary of relevant Secretary of State and Inspector Appeal Decisions

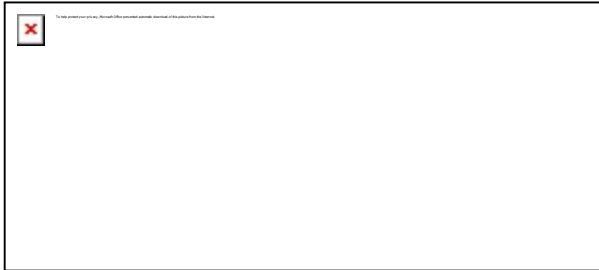
Appendix AG1a

Freedom of Information correspondence (12 April 2023 and 11 May 2023)



Conor Layton

From: Eva Radkowska <Eva.Radkowska@stalbans.gov.uk>
Sent: 11 May 2023 18:49
To: Iwan Evans
Subject: Freedom of Information Response: Our Reference 000007352



Customer, Business & Corporate Support

Our Ref: 000007352
Please ask for: FOI Coordinator
Direct Dial: (01727) 819209
e-mail address: foi@stalbans.gov.uk
Date: 11th May 2023

Dear Mr Evans

Freedom of Information Request Ref. No. 000007352

I write with regard to your request for information sent by email to St Albans City & District Council. Your email was received by the Council on 12th April 2023.

Under the Freedom of Information Act 2000, we are required to confirm what information we hold, and if we do hold the information, disclose the information, subject to exemptions or other provisions applying.

You requested:

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2023.
 1. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 1. 1-bed affordable dwelling;
 2. 2-bed affordable dwelling;

3. 3-bed affordable dwelling; and
 4. A 4+ bed affordable dwelling.
3. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2023)
-----------------	--------------------------------------------------

Colney Heath Civil Parish

4. The average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Average Bids Per Property (1 April 2022 to 31 March 2023)
------------------------------------	----------------------------------------------------------------------

Colney Heath Civil Parish

- 1-bed affordable dwelling
- 2-bed affordable dwelling
- 3-bed affordable dwelling
- 4+ bed affordable dwelling

Social Housing Stock

5. The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location **Total Social Housing Stock
(31 March 2023)**

Colney Heath Civil Parish

Social Housing Lettings

6. The number of social housing lettings in the period between 1 April 2022 and 31 March 2023 in the following locations:

Social Housing Lettings

Location **1 April 2022 to
31 March 2023**

Colney Heath Civil Parish

Temporary Accommodation

1. The number of households on the Housing Register housed in temporary accommodation within and outside the St Albans District Council region on the following date:

**Households in Temporary
Accommodation** **31 March
2023**

Households Housed within St Albans District
Council

Households Housed outside St Albans
District Council

Total Households

Housing Completions

8. The number of NET housing completions in the St Albans District Council region in 2022/23.

9. The number of NET affordable housing completions in the St Albans District Council region in 2022/23.
10. The number of NET housing completions in Colney Heath Civil Parish in 2022/23.
11. The number of NET affordable housing completions in Colney Heath Civil Parish in 2022/23.

Our response:

We can confirm that we do hold this information for questions 1 - 7 - please see below. However, we are not able to provide a response for questions 8 - 11. As yet we do not yet have the data available from HCC to answer questions 8 to 11.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2023. 641

2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:

Using data from 2019 to date for those people who have been allocated a property / tenancy, they waited

- a. 1-bed affordable dwelling; 6 months
- b. 2-bed affordable dwelling; 1 year
- c. 3-bed affordable dwelling; and 2 years
- d. A 4+ bed affordable dwelling. 1 year

3. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2023)
----------	------------------------------------------

Colney Heath Civil Parish 303 as of 12.4.23
 [] We are unable to look back at historic data, applicants may have left the register, changes their preferences etc

4. The average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Average Bids Per Property (1 April 2022 to 31 March 2023)
	Colney Heath Civil Parish
1-bed affordable dwelling	34
2-bed affordable dwelling	39
3-bed affordable dwelling	80
4+ bed affordable dwelling	95

Social Housing Stock

5. The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location	Total Social Housing Stock (31 March 2023)
----------	-----------------------------------------------

Colney Heath Civil Parish **We do not hold this information**

Social Housing Lettings

6. The number of social housing lettings in the period between 1 April 2022 and 31 March 2023 in the following locations:

Location	Social Housing Lettings
	1 April 2022 to 31 March 2023
Colney Heath Civil Parish	19

Temporary Accommodation

7. The number of households on the Housing Register housed in temporary accommodation within and outside the St Albans District Council region on the following date:

Households in Temporary Accommodation	31 March 2023
Households Housed within St Albans District Council	114
Households Housed outside St Albans District Council	3 (all in short stay B&B)
Total Households	117

If you are dissatisfied with this response the Commissioner's Office recommends that you first refer the matter to the Council. You can do this by writing to foi@stalbans.gov.uk asking for an internal review of my decision. If you wish the Council to undertake an internal review, then you must write to the Council within 40 working days of the date of this letter. The Council will not consider any requests received after this date unless there are exceptional circumstances for the delay.

You have a right to appeal to the Information Commissioner's Office at the following address: Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF. You must do this no later than two months after the Local Authority's last response to you.

Kind Regards

FOI Coordinator

Customer, Business & Corporate Support

Please think before you print this email.

Do you have a 'MyStAlbans' District Account?



St Albans City & District Council have created an online portal for residents to be able to access a range of services online 24 hours a day, 7 days a week, 365 days of the year. Visit: <https://www.stalbans.gov.uk/do-it-online> to sign up.

****Disclaimer****

The information in this message should be regarded as Private and is intended for the addressee only unless explicitly stated.
If you have received this message in error it must be deleted and the sender notified.

The views expressed in this message are personal and not necessarily those of St Albans City and District Council unless explicitly stated.
Please be aware that emails sent to or received from St Albans City and District Council may be intercepted and read by the council.
Interception will only occur to ensure compliance with council policies or procedures or regulatory obligations, to prevent or deter crime, or for the purposes of essential maintenance or support of the email system.

Please note for the time being during the Covid-19 pandemic, the Council will accept service by email.

The personal information you provide will be held in accordance with the General Data Protection Regulation (GDPR) and the Council's Data Protection Policy. You can find more information about how we will handle your personal information in our privacy notice: [Privacy Notice](#)

Appendix AG1b

Freedom of Information correspondence (25 July 2023 and 27 July 2023)

Conor Layton

From: Freedom Of Information (SADC) <Freedom.OfInformation@stalbans.gov.uk>
Sent: 27 July 2023 16:18
To: Iwan Evans
Cc: Conor Layton; Annie Gingell; Freedom Of Information (SADC)
Subject: RE: Freedom of Information Response: Our Reference 000007352

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Evans

Thank you for your further email below. I have looked into your questions and would advise as follows.

Regarding question 2 the definitive average waiting time figures as at 31st March 2023 are provided below.

2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
- a) 1-bed affordable dwelling; 1.78 years
 - b) 2-bed affordable dwelling; 1.44 years
 - c) 3-bed affordable dwelling; and 1.95 years
 - d) A 4+ bed affordable dwelling. 2.57 years

With regard to the questions 8 – 11 which you have provided for ease of reference, I have made further enquiries and sought an explanation. I am afraid the data is not available. Hertfordshire County Council (HCC) has a planning monitoring and information team which undertakes planning monitoring work on behalf of this Council and other local planning authorities. As part of this paid service, HCC complete annual planning monitoring surveys of residential and non-residential planning permissions and completions and they then have to collate, check and finalise planning completions data from the previous financial year. We therefore do not anticipate being able to supply the finalised and checked data prior to the end of the current calendar year 2023. If you would care to submit a further EIR just for this data at the end of the year we hope then to be able supply the information to you.

Kind regards.

Eva Radkowska
Complaints & Data Co-ordinator
Customer Delivery Team

Customer, Business & Corporate Support
St Albans District Council
Civic Centre
St Peters Street
St Albans
AL1 3JE

T: 01727 819494 Int ext. 9494
E: eva.radkowska@stalbans.gov.uk

From: Iwan Evans <Iwan.Evans@tetlow-king.co.uk>
Sent: Tuesday, July 25, 2023 2:30 PM
To: Freedom Of Information (SADC) <Freedom.OfInformation@stalbans.gov.uk>
Cc: Conor Layton <conor.layton@tetlow-king.co.uk>; Annie Gingell <Annie.Gingell@tetlow-king.co.uk>
Subject: RE: Freedom of Information Response: Our Reference 000007352

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

Further to the query below could the Council please confirm whether the data requested to questions 8 – 11 is now available, if so could this data be provided. For ease of understanding these are set out again below.

Housing Completions

8. The number of NET housing completions in the St Albans District Council region in 2022/23.
9. The number of NET affordable housing completions in the St Albans District Council region in 2022/23.
10. The number of NET housing completions in Colney Heath Civil Parish in 2022/23.
11. The number of NET affordable housing completions in Colney Heath Civil Parish in 2022/23.

As previously explained the Council's response to question 2 appears to provide an answer for the period 2019 to 2023, however the question asks for average waiting times at 31 March 2023, this question has also been set out again below. The Council were able to provide this data for the 31 March 2022 under a previous FOI request (000007286), I have attached this for convenience.

2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 - a) 1-bed affordable dwelling;
 - b) 2-bed affordable dwelling;
 - c) 3-bed affordable dwelling; and
 - d) A 4+ bed affordable dwelling.

Furthermore, it is unclear why the data for questions 8-11 needs to be requested from Herts County Council, could the Council please expand on the reasoning for this. In line with the Freedom of Information Act 2000 the full response to our request (000007352) was due back on the 12th of May 2023 it is now the 25th of July 2023 meaning the response is now 31 days overdue. Please could the Council provide the outstanding data as a matter of urgency.

Many thanks,
Iwan Evans BSc (Hons) MSc
Assistant Planner
TETLOW KING PLANNING



Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL

E: iwan.evans@tetlow-king.co.uk
T: 0117 9561916
M: 07933 821572
W: tetlow-king.co.uk



This electronic transmission is intended only for the attention of the addressee. It may contain privileged and confidential information. If you have received this electronic transmission in error please notify us immediately by telephone, delete the transmission and destroy any hard copies. Tetlow King Planning Ltd has used all reasonable efforts to ensure that this message and any attachments are free from viruses.

From: Freedom Of Information (SADC) <Freedom.OfInformation@stalbans.gov.uk>
Sent: Thursday, July 6, 2023 2:37 PM
To: Iwan Evans <iwan.evans@tetlow-king.co.uk>; Freedom Of Information (SADC) <Freedom.OfInformation@stalbans.gov.uk>
Cc: Conor Layton <conor.layton@tetlow-king.co.uk>
Subject: RE: Freedom of Information Response: Our Reference 000007352

Dear Mr Evans

Re your FOI request 000007352 and our previous response, I have been advised by the relevant planning team that as yet we do not yet have the data from Herts County Council to answer questions 8-11.

I am sorry that we are not as yet able to completely fulfil your request but that is often unfortunately the case when relying on data from another local authority organisation.

Kind regards.

Eva Radkowska
Complaints & Data Co-ordinator

Customer Delivery Team
Customer, Business & Corporate Support
St Albans District Council
Civic Centre
St Peters Street
St Albans
AL1 3JE

T: 01727 819494 Int ext. 9494
E: eva.radkowska@stalbans.gov.uk

From: Iwan Evans <Iwan.Evans@tetlow-king.co.uk>
Sent: Thursday, July 6, 2023 10:24 AM
To: Eva Radkowska <Eva.Radkowska@stalbans.gov.uk>; Freedom Of Information (SADC) <Freedom.OfInformation@stalbans.gov.uk>
Cc: Conor Layton <conor.layton@tetlow-king.co.uk>
Subject: RE: Freedom of Information Response: Our Reference 000007352

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

Following the council's response to our Freedom of Information request (000007352) could the Council please confirm whether questions 8 – 11 of the request are now available, if so could a response to these questions please be provided. For ease of understanding these have been set out below:

Housing Completions

8. The number of NET housing completions in the St Albans District Council region in 2022/23.
9. The number of NET affordable housing completions in the St Albans District Council region in 2022/23.
10. The number of NET housing completions in Colney Heath Civil Parish in 2022/23.
11. The number of NET affordable housing completions in Colney Heath Civil Parish in 2022/23.

Furthermore, the Council's response to question 2 appears to provide an answer for the period 2019 to 2023, however the question asks for average waiting times at 31 March 2023, this question has also been set out below. The Council were able to provide this data for the 31 March 2022 under a previous FOI request (000007352), I have attached this for convenience.

2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 - a) 1-bed affordable dwelling;
 - b) 2-bed affordable dwelling;
 - c) 3-bed affordable dwelling; and

d) A 4+ bed affordable dwelling.

Could the Council please provide an updated response that considers the queries that have been set out above?

Many thanks,
Iwan Evans BSc (Hons) MSc
Assistant Planner
TETLOW KING PLANNING



Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL

E: iwan.evans@tetlow-king.co.uk
T: 0117 9561916
M: 07933 821572
W: tetlow-king.co.uk



This electronic transmission is intended only for the attention of the addressee. It may contain privileged and confidential information. If you have received this electronic transmission in error please notify us immediately by telephone, delete the transmission and destroy any hard copies. Tetlow King Planning Ltd has used all reasonable efforts to ensure that this message and any attachments are free from viruses.

From: Eva Radkowska <Eva.Radkowska@stalbans.gov.uk>
Sent: Thursday, May 11, 2023 6:49 PM
To: Iwan Evans <Iwan.Evans@tetlow-king.co.uk>
Subject: Freedom of Information Response: Our Reference 000007352

Please think before you print this email.

Your vote matters; don't lose it

The annual household voter registration canvass runs from July until November to ensure that the electoral register is kept up to date. Every property in the district will receive an email or letter. Details of how to respond will be provided on the email or letter. If you do need to respond, please do so promptly.

Anyone who is not yet registered to vote will also need to register individually. Visit www.gov.uk/register-to-vote or contact Electoral Services to request a paper registration form.

For further information visit: www.stalbans.gov.uk/household-voter-registration-canvass

Or contact us on electoralregistration@stalbands.gov.uk / 01727 819294

Please think before you print this email.

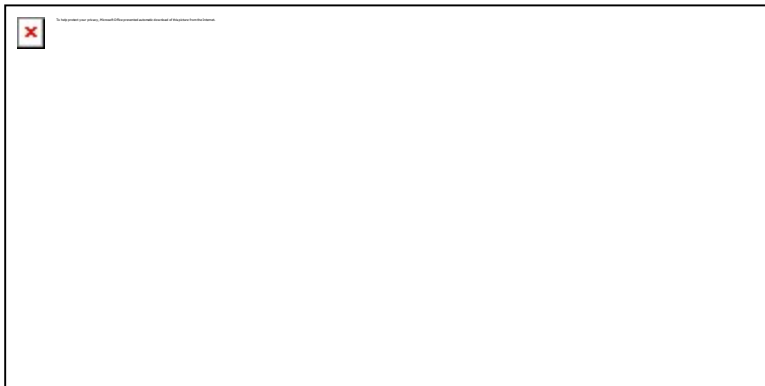
Your vote matters; don't lose it

The annual household voter registration canvass runs from July until November to ensure that the electoral register is kept up to date. Every property in the district will receive an email or letter. Details of how to respond will be provided on the email or letter. If you do need to respond, please do so promptly.

Anyone who is not yet registered to vote will also need to register individually. Visit www.gov.uk/register-to-vote or contact Electoral Services to request a paper registration form.

For further information visit: www.stalbans.gov.uk/household-voter-registration-canvass

Or contact us on electoralregistration@stalbands.gov.uk / 01727 819294



Do you have a 'MyStAlbans' District Account?



St Albans City & District Council have created an online portal for residents to be able to access a range of services online 24 hours a day, 7 days a week, 365 days of the year. Visit: <https://www.stalbans.gov.uk/do-it-online> to sign up.

****Disclaimer****

The information in this message should be regarded as Private and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified.

The views expressed in this message are personal and not necessarily those of St Albans City and District Council unless explicitly stated. Please be aware that emails sent to or received from St Albans City and District Council may be intercepted and read by the council. Interception will only occur to ensure compliance with council policies or procedures or regulatory obligations, to prevent or deter crime, or for the purposes of essential maintenance or support of the email system.

For the time being the Council will accept service by email. Please mark service all notices and proceedings for the attention of the Solicitor to the Council. Correspondence can be addressed to: LegalTeam@stalbans.gov.uk.

The personal information you provide will be held in accordance with the UK General Data Protection Regulation (UK GDPR) and the Council's Data Protection Policy. You can find more information about how we will handle your personal information in our privacy notice: [Privacy Notice](#)

Appendix AG2

Extracts from Planning Practice Guidance (March 2014,
ongoing updates)



Extracts from Planning Practice Guidance

*as of 04/10/2019

Section	Paragraph	Commentary
Housing and Economic Needs Assessment	006 Reference ID: 2a-006-20190220	<p>This section sets out that assessments of housing need should include considerations of and be adjusted to address affordability.</p> <p>This paragraph sets out that <i>“an affordability adjustment is applied as household growth on its own is insufficient as an indicators or future housing need.”</i></p> <p>This is because:</p> <ul style="list-style-type: none"> • <i>“Household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and</i> • <i>people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.”</i>
Housing and Economic Needs Assessment	018 Reference ID 2a-01820190220	Sets out that <i>“all households whose needs are not met by the market can be considered in affordable housing need. The definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework”</i> .
Housing and Economic Needs Assessment	019 Reference ID 2a-01920190220	States that <i>“strategic policy making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).</i>
Housing and Economic Needs Assessment	020 Reference ID 2a-02020190220	<p>The paragraph sets out that in order to calculate gross need for affordable housing, <i>“strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:</i></p> <ul style="list-style-type: none"> • <i>the number of homeless households;</i> • <i>the number of those in priority need who are currently housed in temporary accommodation;</i> • <i>the number of households in over-crowded housing;</i> • <i>the number of concealed households;</i> • <i>the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and</i> • <i>the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.”</i>
Housing and Economic Needs Assessment	024 Reference ID 2a-02420190220	The paragraph states that <i>“the total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need)</i>

		<p><i>and converting total net need into an annual flow based on the plan period”.</i></p> <p>It also details that:</p> <p><i>“An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.”</i></p>
<p>Housing Supply and Delivery</p>	<p>031 Reference ID: 68-031-20190722</p>	<p>With regard to how past shortfalls in housing completions against planned requirements should be addressed, the paragraph states:</p> <p><i>“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)”</i></p>

Appendix AG3

Summary of Corporate Documents



St Albans City and District Corporate Documents

St Albans City and District Council Housing Strategy 2023-2026 – CDXX

1. The Housing Strategy was published on 7 February 2023 and covers the three year period from 2023 to 2026. The introduction (page 2) states that *“The Strategy has been developed to set out how the Council will respond to the challenges in delivering and managing high quality housing across all tenures in the district in the next 3 years.”* (My emphasis).
2. Pages 3 to 4 outline the local context for St Albans District and includes a table of average property prices and rental costs for various dwelling sizes across the district. In May 2022 the average property prices range from £268,752 for a 1-bedroom dwelling to £1,046,930 for a 4-bedroom dwelling; and average rental costs range from £1,217 for a 1-bedroom dwelling and £3,243 for a 4-bedroom dwelling.
3. Page 4 also demonstrates that Local Housing Allowance (“LHA”) per month is lower than the private rental cost per month across the authority. For example for a 2-bedroom property LHA allows for £997 per month whereas the cost to rent a 2-bedroom property stands at £1,547 per month¹.
4. Page 6 goes on to state that there are ‘currently’ 608² households on the Council’s housing register, including those on the transfer list looking to move to a smaller or larger dwelling. It sets out the dwelling size each household is seeking:
 - 1-bedroom dwelling: 196 households
 - 2-bedroom dwelling: 146 households
 - 3-bedroom dwelling: 220 households
 - 4-bedroom dwelling: 46 households
5. The Council’s vision on page 9 explains that *“The local and national context sets the scene for the need for the Council to continue to deliver high quality sustainable accommodation that meets the needs of those who cannot access the private market. There is an increased*

¹ Home.co.uk May 2022

² On 31 March 2023 there were 641 households on the council’s Housing Register (**Appendix AG1a**)

pressure for all types of affordable housing, and this includes temporary accommodation for homeless households.” (My emphasis).

St Albans City and District Council Homelessness Strategy 2022-2025 – CDXX

6. The Homelessness Strategy was published on 25 November 2021 and covers a period from 2022 to 2025.
7. Page 2 sets out the local context for St Albans and states that *“The City and District of St Albans is characterised by high house prices and low unemployment. Unfortunately, this results in high demand for affordable housing and means that not everyone is able to access suitable accommodation.”* (My emphasis).
8. Page 3 explains that *“there were 798 approaches for homeless assistance and advice in 2020-21”*, with the receipt of a Section 21 Notice (private rental sector eviction) being the fourth most common reason for homelessness accounting for 61 approaches.
9. Page 3 goes on to outline that during the 2020/21 monitoring period there were 115 households housed in temporary accommodation by the Council³.

St Albans City and District Council Corporate Plan 2021-2026 – CDXX

10. The Council’s Corporate Plan was agreed at a full Council meeting on 24 February 2021 and published in April 2021. The Corporate Strategy covers the five-year period between 2021 and 2026.
11. The Corporate Plan has limited discussion general affordable housing provision. However, Page 2 outlines that the Council aim to deliver more social housing across the District. Page 2 goes on to state that:

“Our location and beautiful surroundings mean lots of people want to live here. High demand for local housing means many local people find they cannot afford to buy or rent. Homelessness is a pressing issue here as elsewhere.”
12. Page 2 of the Corporate Plan also explains that the Council aim to become its own large-scale developer of social housing but does not give details as to how or when this aim will be achieved.

³ On 31 March 2023, 114 households were housed in temporary accommodation within the St Albans region, an additional 3 households were housed in temporary accommodation outside the St Albans region (**Appendix AG1a**)

Conclusions on Corporate Documents

13. The evidence set out above clearly highlights that within a wide range of plans and strategies, providing affordable housing is established as, and remains, a key challenge for St Albans City and District Council.
14. The Council has produced an array of strategies and corporate documents, all of which seek to address issues relating to housing and affordable housing in the authority area.

Appendix AG4

Help to Buy Register (27 March 2023)



Appendix AG4 - Help to Buy South Register for St Albans District Council (27 March 2023)

List Extracted From Help to Buy Stakeholder Portal on 27/03/2023 (<https://stakeholder.helptobuyagent3.org.uk>)

Search criteria = Shared Ownership New Build, Hertfordshire, St Albans

TKP-Ref.	Application	Schemes Interested In
HTB-001	HTB-01876-N8W8X6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities
HTB-002	HTB-03903-J7H2G1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-003	HTB-05107-Z4C2G1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-004	HTB-05874-S4V9Y7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-005	HTB-07200-X2Z4C2	Shared Ownership Resales, Shared Ownership New Build, Rent To Buy
HTB-006	HTB-07231-J8X0S6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-007	HTB-07243-R7Y3J9	Shared Ownership Resales; Shared Ownership New Build
HTB-008	HTB-07378-D3Q4T6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-009	HTB-08217-V3R7H5	Shared Ownership Resales; Shared Ownership New Build
HTB-010	HTB-08254-G1J1T9	Shared Ownership New Build; Extra Care Older Persons Shared Ownership; Home Ownership People with Long Term Disabilities
HTB-011	HTB-08391-M8C7X9	Shared Ownership New Build
HTB-012	HTB-08510-F6V9D7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-013	HTB-08543-T8L4T7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-014	HTB-08935-K9D2K5	Shared Ownership Resales; Shared Ownership New Build
HTB-015	HTB-09680-H3X5W6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-016	HTB-09773-T7K4H5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-017	HTB-09871-G2J2G7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-018	HTB-09890-M1P9Z8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-019	HTB-09937-W4P9Y8	Shared Ownership New Build
HTB-020	HTB-10044-S1Z5F8	Shared Ownership New Build
HTB-021	HTB-10268-S1X1B6	Shared Ownership New Build
HTB-022	HTB-10399-V4H5K6	Shared Ownership New Build
HTB-023	HTB-10512-Q4R2M4	Shared Ownership New Build
HTB-024	HTB-11189-G6C9R9	Shared Ownership New Build
HTB-025	HTB-11360-B9F4R7	Shared Ownership Resales; Shared Ownership New Build
HTB-026	HTB-12461-H8N7P5	Shared Ownership New Build
HTB-027	HTB-12498-H6C1Z3	Shared Ownership New Build
HTB-028	HTB-12663-J1R8B8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy

HTB-029	HTB-12765-S0N1J3	Shared Ownership New Build
HTB-030	HTB-12828-N2V0C6	Shared Ownership Resales; Shared Ownership New Build
HTB-031	HTB-12862-Y3D4T2	Shared Ownership New Build
HTB-032	HTB-12929-H0V9D5	Shared Ownership New Build
HTB-033	HTB-13025-N2K2J5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-034	HTB-13091-H6C4G1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-035	HTB-13374-G3W6K2	Shared Ownership Resales; Shared Ownership New Build
HTB-036	HTB-13508-T2Q6M1	Shared Ownership New Build; Rent To Buy
HTB-037	HTB-13536-R3Q8X6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-038	HTB-13694-C8W7W8	Shared Ownership Resales; Shared Ownership New Build
HTB-039	HTB-13704-D5P4J0	Shared Ownership New Build
HTB-040	HTB-13790-L4P5X0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-041	HTB-13817-P2N2D0	Shared Ownership Resales; Shared Ownership New Build
HTB-042	HTB-13919-M1D3C0	Shared Ownership New Build
HTB-043	HTB-14221-L0K9X3	Shared Ownership New Build
HTB-044	HTB-14435-Y4B7M3	Shared Ownership New Build
HTB-045	HTB-14519-Y1X6T6	Shared Ownership New Build
HTB-046	HTB-14790-P4B5P9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-047	HTB-14803-S6F2T6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-048	HTB-14934-P7B8V8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-049	HTB-15075-J8Y9P1	Shared Ownership New Build
HTB-050	HTB-15124-R7C6C8	Shared Ownership Resales; Shared Ownership New Build
HTB-051	HTB-15175-K9P9C9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership
HTB-052	HTB-15275-X4X8Q6	Shared Ownership New Build
HTB-053	HTB-15348-W1S9C5	Shared Ownership Resales; Shared Ownership New Build
HTB-054	HTB-15467-P9R6C3	Shared Ownership Resales; Shared Ownership New Build
HTB-055	HTB-15741-C4W6X7	Shared Ownership Resales; Shared Ownership New Build
HTB-056	HTB-15751-F4X1B8	Shared Ownership Resales; Shared Ownership New Build
HTB-057	HTB-15794-L4S3V6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-058	HTB-15961-G6M5Z4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-059	HTB-16084-J5B4T2	Shared Ownership New Build
HTB-060	HTB-16157-P6W0R4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-061	HTB-16259-V1B5V4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy

HTB-062	HTB-17109-G7V0J8	Shared Ownership New Build
HTB-063	HTB-17240-C4X5W6	Shared Ownership New Build
HTB-064	HTB-17343-L9V7L8	Shared Ownership Resales; Shared Ownership New Build
HTB-065	HTB-17739-L5T0H2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-066	HTB-17985-Z0Q6W7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-067	HTB-18080-W8X7C0	Shared Ownership New Build
HTB-068	HTB-18230-M1H9W8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-069	HTB-18342-X6K3V8	Shared Ownership New Build
HTB-070	HTB-18499-Y7Z5K7	Shared Ownership New Build
HTB-071	HTB-18561-G5V1C1	Shared Ownership New Build
HTB-072	HTB-18858-Z9K4P2	Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities
HTB-073	HTB-19049-M1W2V0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-074	HTB-19123-H7Z3K1	Shared Ownership New Build
HTB-075	HTB-19490-S4M1Z3	Shared Ownership New Build
HTB-076	HTB-19528-N4B8J0	Shared Ownership New Build
HTB-077	HTB-19699-C2Z4Y3	Shared Ownership New Build
HTB-078	HTB-19816-K9J2W3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-079	HTB-19954-Y7D0P4	Shared Ownership New Build
HTB-080	HTB-19977-B9G7S6	Shared Ownership New Build
HTB-081	HTB-20134-H2G2H5	Shared Ownership Resales; Shared Ownership New Build
HTB-082	HTB-20160-B5B4K5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-083	HTB-20231-Y7S8Q3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-084	HTB-20390-F8H9Q7	Shared Ownership New Build
HTB-085	HTB-20495-F7F4H6	Shared Ownership Resales; Shared Ownership New Build
HTB-086	HTB-20813-S1H9M9	Shared Ownership New Build
HTB-087	HTB-20892-X3P7T9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-088	HTB-21120-D2L6W5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-089	HTB-21193-Q7B4J2	Shared Ownership New Build
HTB-090	HTB-21214-R6J6C4	Shared Ownership New Build
HTB-091	HTB-21286-S0B6C3	Shared Ownership New Build
HTB-092	HTB-21403-X5N1G4	Shared Ownership Resales; Shared Ownership New Build
HTB-093	HTB-21606-Y6V6P2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-094	HTB-21633-P9W0M9	Shared Ownership New Build

HTB-095	HTB-21752-M0B3D7	Shared Ownership New Build
HTB-096	HTB-21755-V9M8C6	Shared Ownership Resales; Shared Ownership New Build
HTB-097	HTB-21893-S8C0P2	Shared Ownership New Build
HTB-098	HTB-21915-H3H0Z0	Shared Ownership New Build
HTB-099	HTB-21980-B8W5P9	Shared Ownership Resales; Shared Ownership New Build
HTB-100	HTB-22077-G9P8T7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-101	HTB-22480-Z3J7H0	Shared Ownership New Build
HTB-102	HTB-22506-V9J2F7	Shared Ownership New Build
HTB-103	HTB-22513-B7B6P3	Shared Ownership Resales; Shared Ownership New Build
HTB-104	HTB-22710-B4D6H8	Shared Ownership New Build
HTB-105	HTB-22884-C4X3Y8	Shared Ownership New Build
HTB-106	HTB-23247-J0P9G1	Shared Ownership New Build
HTB-107	HTB-23490-T7H5M0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership
HTB-108	HTB-24304-X6H0S2	Shared Ownership New Build
HTB-109	HTB-24474-Z1S8X8	Shared Ownership Resales; Shared Ownership New Build
HTB-110	HTB-24485-M8L4H1	Shared Ownership New Build
HTB-111	HTB-24801-M4X0C2	Shared Ownership New Build
HTB-112	HTB-24859-B5H1W7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-113	HTB-24867-T5W9V1	Shared Ownership Resales; Shared Ownership New Build
HTB-114	HTB-24966-S6Q3T1	Shared Ownership New Build
HTB-115	HTB-24993-Q2X0W0	Shared Ownership New Build
HTB-116	HTB-25037-P7Y9H3	Shared Ownership New Build
HTB-117	HTB-25170-L7G1K3	Shared Ownership Resales; Shared Ownership New Build
HTB-118	HTB-25373-F6G4D4	Shared Ownership New Build
HTB-119	HTB-25585-F6F7F9	Shared Ownership New Build
HTB-120	HTB-25661-M9M3H3	Shared Ownership Resales; Shared Ownership New Build
HTB-121	HTB-25711-C3P3T2	Shared Ownership New Build
HTB-122	HTB-25956-W4J0W0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-123	HTB-26243-H6Q2Y7	Shared Ownership New Build
HTB-124	HTB-26550-F0G6L6	Shared Ownership Resales; Shared Ownership New Build
HTB-125	HTB-26862-B1N9V3	Shared Ownership Resales; Shared Ownership New Build
HTB-126	HTB-27410-L7P5R6	Shared Ownership New Build
HTB-127	HTB-27418-Z3X7B6	Shared Ownership New Build

HTB-128	HTB-27437-Y4R7G9	Shared Ownership New Build
HTB-129	HTB-27509-P2W0W0	Shared Ownership New Build
HTB-130	HTB-27563-Q2Q5T9	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-131	HTB-27662-X7H3Z8	Shared Ownership Resales; Shared Ownership New Build
HTB-132	HTB-27714-N7C8F1	Shared Ownership New Build
HTB-133	HTB-27727-P3T0L7	Shared Ownership New Build
HTB-134	HTB-28143-R3W3H1	Shared Ownership Resales; Shared Ownership New Build
HTB-135	HTB-28229-Y3N6F6	Shared Ownership New Build
HTB-136	HTB-28705-Z1H4R4	Shared Ownership New Build
HTB-137	HTB-28929-R4P9Q7	Shared Ownership New Build
HTB-138	HTB-28990-X6Y3W7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-139	HTB-29064-T0Q3X3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-140	HTB-29379-Z9L5P0	Shared Ownership Resales; Shared Ownership New Build
HTB-141	HTB-29772-B4R4S3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-142	HTB-29773-J4R2J1	Shared Ownership Resales; Shared Ownership New Build
HTB-143	HTB-29787-S8R6M0	Shared Ownership New Build
HTB-144	HTB-29861-N2D7L4	Shared Ownership New Build
HTB-145	HTB-30131-F7J8M1	Shared Ownership Resales; Shared Ownership New Build
HTB-146	HTB-30172-D9N6F9	Shared Ownership Resales; Shared Ownership New Build
HTB-147	HTB-30300-R0N0Z7	Shared Ownership New Build
HTB-148	HTB-30323-L1Z4Z1	Shared Ownership New Build
HTB-149	HTB-30403-F6S4G0	Shared Ownership New Build
HTB-150	HTB-30730-F3V0N1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-151	HTB-31001-D3G5R5	Shared Ownership Resales; Shared Ownership New Build
HTB-152	HTB-31171-Z8F3B8	Shared Ownership Resales; Shared Ownership New Build
HTB-153	HTB-31310-P6B4L3	Shared Ownership Resales; Shared Ownership New Build
HTB-154	HTB-31572-L1G8J1	Shared Ownership New Build
HTB-155	HTB-31750-G1Z3Q1	Shared Ownership Resales; Shared Ownership New Build
HTB-156	HTB-31977-C0Y4J0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-157	HTB-31991-R5Y9J2	Shared Ownership New Build
HTB-158	HTB-32037-Q0K7Q1	Shared Ownership Resales; Shared Ownership New Build
HTB-159	HTB-35555-P1P7Z9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-160	HTB-35582-Z7T1J2	Shared Ownership New Build

HTB-161	HTB-35672-Q9B6P1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-162	HTB-35740-W8X4W0	Shared Ownership New Build
HTB-163	HTB-35998-V2Q3V4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-164	HTB-36049-C9V8D7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-165	HTB-36060-G2F1Y3	Shared Ownership Resales; Shared Ownership New Build
HTB-166	HTB-36146-G2P3B6	Shared Ownership New Build
HTB-167	HTB-36225-P4C0Q8	Shared Ownership New Build
HTB-168	HTB-36298-K2C7N4	Shared Ownership New Build
HTB-169	HTB-36358-P4R9D7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-170	HTB-36427-W4L7Y7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-171	HTB-36488-Q6G8B6	Shared Ownership New Build
HTB-172	HTB-36505-J1D6X5	Shared Ownership New Build
HTB-173	HTB-36580-L6P4H3	Shared Ownership New Build
HTB-174	HTB-36603-F3J4G3	Shared Ownership Resales; Shared Ownership New Build
HTB-175	HTB-36783-C3S4L7	Shared Ownership New Build
HTB-176	HTB-36904-Q5S3F9	Shared Ownership New Build
HTB-177	HTB-37152-G5N3C5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-178	HTB-37329-M5Z1N2	Shared Ownership New Build
HTB-179	HTB-37447-P9J2N6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-180	HTB-37505-B0C9T8	Shared Ownership New Build
HTB-181	HTB-37589-C1G7R0	Shared Ownership New Build
HTB-182	HTB-37651-H6W8C6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-183	HTB-37801-P7H2M3	Shared Ownership Resales; Shared Ownership New Build
HTB-184	HTB-37822-Y9F8N9	Shared Ownership Resales; Shared Ownership New Build
HTB-185	HTB-37843-M7D2J3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-186	HTB-37899-C2L5B5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-187	HTB-38560-S0T2P3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-188	HTB-38647-F8Z5S9	Shared Ownership New Build
HTB-189	HTB-38830-L0K0F5	Shared Ownership New Build
HTB-190	HTB-38843-Q0P9S5	Shared Ownership New Build
HTB-191	HTB-38876-Q3X3H7	Shared Ownership Resales; Shared Ownership New Build
HTB-192	HTB-38880-G8T6J4	Shared Ownership New Build
HTB-193	HTB-38890-S8T0G0	Shared Ownership New Build

HTB-194	HTB-39071-Z7M7C2	Shared Ownership New Build
HTB-195	HTB-39131-P3V6Y8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-196	HTB-39232-T1Y8J3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-197	HTB-39262-W3Q6X7	Shared Ownership Resales; Shared Ownership New Build
HTB-198	HTB-39540-C6T4S7	Shared Ownership Resales; Shared Ownership New Build
HTB-199	HTB-39848-T6K9B1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-200	HTB-39888-K7H8W3	Shared Ownership Resales; Shared Ownership New Build
HTB-201	HTB-40064-Q8W2S2	Shared Ownership Resales; Shared Ownership New Build
HTB-202	HTB-40220-T0W4G6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-203	HTB-40379-F9L5R1	Shared Ownership New Build
HTB-204	HTB-40473-D1R9G0	Shared Ownership Resales; Shared Ownership New Build
HTB-205	HTB-40516-T4C9K9	Shared Ownership New Build
HTB-206	HTB-40517-Z3J1B3	Shared Ownership New Build
HTB-207	HTB-40548-L9K8C0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-208	HTB-40574-M8K9Q5	Shared Ownership New Build
HTB-209	HTB-41029-Q9W4W6	Shared Ownership New Build
HTB-210	HTB-41060-Z8Q9Z8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-211	HTB-41286-C2Z8R8	Shared Ownership New Build
HTB-212	HTB-41331-Z1Z4V5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-213	HTB-41519-W3S7Z6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-214	HTB-41617-T4J1P1	Shared Ownership New Build
HTB-215	HTB-41633-N7L7F9	Shared Ownership New Build
HTB-216	HTB-41844-X1L6W7	Shared Ownership New Build
HTB-217	HTB-42413-F8Y5K1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-218	HTB-42531-C0N9P3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-219	HTB-42621-C1G4R3	Shared Ownership Resales; Shared Ownership New Build
HTB-220	HTB-42645-P1H1F7	Shared Ownership Resales; Shared Ownership New Build
HTB-221	HTB-42678-J9Q5V2	Shared Ownership New Build
HTB-222	HTB-42843-L1R0Z5	Shared Ownership New Build
HTB-223	HTB-42881-S1P6X8	Shared Ownership Resales, Shared Ownership New Build
HTB-224	HTB-42951-B4M1P7	Shared Ownership Resales; Shared Ownership New Build
HTB-225	HTB-42955-D5H9S9	Shared Ownership New Build
HTB-226	HTB-43147-S0L2T5	Shared Ownership New Build

HTB-227	HTB-43239-C6S5H1	Shared Ownership New Build
HTB-228	HTB-43722-Y1T4S8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-229	HTB-43912-Q8X2Y1	Shared Ownership New Build
HTB-230	HTB-44058-C6N7D4	Shared Ownership New Build
HTB-231	HTB-44276-H9S5K1	Shared Ownership Resales; Shared Ownership New Build
HTB-232	HTB-44357-F6D4R0	Shared Ownership New Build
HTB-233	HTB-44631-S7D7Z0	Shared Ownership New Build
HTB-234	HTB-44827-P0B7T6	Shared Ownership New Build
HTB-235	HTB-44832-S0Y9Y9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-236	HTB-44849-H1D9W3	Shared Ownership New Build
HTB-237	HTB-44897-G2R1G4	Shared Ownership New Build
HTB-238	HTB-44936-G1Z2D2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-239	HTB-45321-L6D9P3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-240	HTB-45351-P9Q1N6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-241	HTB-45418-M9K0Z5	Shared Ownership Resales; Shared Ownership New Build
HTB-242	HTB-45470-N9Z4W7	Shared Ownership Resales; Shared Ownership New Build
HTB-243	HTB-45938-H7L3Y7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-244	HTB-46131-G6S9F6	Shared Ownership Resales; Shared Ownership New Build
HTB-245	HTB-46261-B3H7K7	Shared Ownership Resales,Shared Ownership New Build
HTB-246	HTB-46302-G5Z2F1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-247	HTB-46540-Y8D4T6	Shared Ownership Resales; Shared Ownership New Build
HTB-248	HTB-46544-T7Y8D9	Shared Ownership New Build
HTB-249	HTB-47035-W8Q3R2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-250	HTB-47419-D7C0Q6	Shared Ownership New Build
HTB-251	HTB-47733-G5H4Q5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-252	HTB-48125-W1S4R0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-253	HTB-50010-LOY4M4	Shared Ownership Resales; Shared Ownership New Build
HTB-254	HTB-50482-T0T4H2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-255	HTB-51159-H6G0N5	Shared Ownership New Build
HTB-256	HTB-51270-Z5V9Y3	Shared Ownership New Build; Rent To Buy
HTB-257	HTB-51319-P5R4X1	Shared Ownership Resales; Shared Ownership New Build
HTB-258	HTB-51485-F9M0S0	Shared Ownership Resales; Shared Ownership New Build
HTB-259	HTB-51731-C8K5P5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy

HTB-260	HTB-51780-R6X7R7	Shared Ownership Resales; Shared Ownership New Build
HTB-261	HTB-52245-Q3L0Y4	Shared Ownership Resales; Shared Ownership New Build
HTB-262	HTB-52530-T6J6B5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-263	HTB-52586-Z0M3S7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-264	HTB-52640-W8T9P1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-265	HTB-52918-Z5L2S9	Shared Ownership Resales; Shared Ownership New Build
HTB-266	HTB-53008-Y5P5D4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-267	HTB-53247-V9Z0K5	Shared Ownership Resales; Shared Ownership New Build
HTB-268	HTB-53603-J0N5Z2	Shared Ownership New Build
HTB-269	HTB-53849-H3L0R1	Shared Ownership New Build; Rent To Buy
HTB-270	HTB-54181-Y1F4R2	Shared Ownership New Build
HTB-271	HTB-54183-L9K8S7	Shared Ownership New Build
HTB-272	HTB-54290-F2C0D6	Shared Ownership Resales,Shared Ownership New Build
HTB-273	HTB-54413-P6X6H0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-274	HTB-54429-Q7K3T2	Shared Ownership New Build
HTB-275	HTB-54508-N0F7P7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-276	HTB-54520-Q0X3R2	Shared Ownership Resales; Shared Ownership New Build
HTB-277	HTB-55175-B5M5T4	Shared Ownership New Build
HTB-278	HTB-55897-H0X3Q2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-279	HTB-56000-M4B4T4	Shared Ownership Resales; Shared Ownership New Build
HTB-280	HTB-56268-W6S1Q0	Shared Ownership Resales; Shared Ownership New Build
HTB-281	HTB-56272-J8Q8B2	Shared Ownership Resales; Shared Ownership New Build
HTB-282	HTB-56674-K0C9Z3	Shared Ownership Resales; Shared Ownership New Build
HTB-283	HTB-56687-V8Q5D1	Shared Ownership Resales; Shared Ownership New Build
HTB-284	HTB-57695-H2R7M2	Shared Ownership Resales; Shared Ownership New Build
HTB-285	HTB-57825-C9J9D9	Shared Ownership New Build
HTB-286	HTB-57922-C1V7S4	Shared Ownership Resales; Shared Ownership New Build
HTB-287	HTB-58051-F0X8F1	Shared Ownership New Build
HTB-288	HTB-58072-Q1Q5X1	Shared Ownership Resales; Shared Ownership New Build
HTB-289	HTB-58099-Q4Q2W8	Shared Ownership New Build
HTB-290	HTB-58222-L0B4D7	Shared Ownership New Build
HTB-291	HTB-58670-J0N8Q2	Shared Ownership New Build; Rent To Buy
HTB-292	HTB-58779-J9F7X1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy

HTB-293	HTB-58833-Y6L9P8	Shared Ownership New Build
HTB-294	HTB-59100-B0K5Y9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-295	HTB-59386-D0L8V0	Shared Ownership New Build
HTB-296	HTB-59415-L3G1Q6	Shared Ownership Resales; Shared Ownership New Build
HTB-297	HTB-59584-M0Y1T9	Shared Ownership New Build
HTB-298	HTB-60147-Y9J8H8	Shared Ownership Resales; Shared Ownership New Build
HTB-299	HTB-60203-Q1G6J9	Shared Ownership New Build,Rent To Buy
HTB-300	HTB-60289-B2F6C4	Shared Ownership Resales; Shared Ownership New Build
HTB-301	HTB-61004-C7H5T5	Shared Ownership New Build
HTB-302	HTB-61738-T4Q8Q1	Shared Ownership New Build
HTB-303	HTB-61977-K5S6Q0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-304	HTB-62432-J4K6X9	Shared Ownership Resales; Shared Ownership New Build
HTB-305	HTB-62560-C9Y9P0	Shared Ownership Resales; Shared Ownership New Build
HTB-306	HTB-62778-P6X5V7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership
HTB-307	HTB-63568-C1S2Q6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-308	HTB-63663-L9X0Y8	Shared Ownership New Build
HTB-309	HTB-63875-F2G4R0	Shared Ownership Resales; Shared Ownership New Build
HTB-310	HTB-64642-V3T9M7	Shared Ownership Resales; Shared Ownership New Build
HTB-311	HTB-64675-S6L7J4	Shared Ownership Resales; Shared Ownership New Build
HTB-312	HTB-64794-N1R3J3	Shared Ownership New Build
HTB-313	HTB-64801-J4W5C5	Shared Ownership Resales; Shared Ownership New Build
HTB-314	HTB-64852-P8T5C5	Shared Ownership New Build
HTB-315	HTB-65231-V2C1F4	Shared Ownership New Build,Rent To Buy
HTB-316	HTB-65477-M6H6Z8	Shared Ownership New Build
HTB-317	HTB-66019-J6X9X7	Shared Ownership Resales; Shared Ownership New Build
HTB-318	HTB-66047-Z2C3S4	Shared Ownership New Build
HTB-319	HTB-66124-X3M6F2	Shared Ownership Resales,Shared Ownership New Build
HTB-320	HTB-67133-R3T4N7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-321	HTB-67320-W7F2Y0	Shared Ownership Resales; Shared Ownership New Build
HTB-322	HTB-67436-F8H1K2	Shared Ownership New Build
HTB-323	HTB-67891-J3F9P8	Shared Ownership Resales; Shared Ownership New Build
HTB-324	HTB-67918-V7H1Y2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-325	HTB-68052-Q4J4C5	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy

HTB-326	HTB-68196-S5Z9N1	Shared Ownership Resales; Shared Ownership New Build
HTB-327	HTB-68362-R6R7M7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-328	HTB-68491-N5G1D1	Shared Ownership Resales; Shared Ownership New Build
HTB-329	HTB-68578-S2Q1T2	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-330	HTB-68942-W9Y8S1	Shared Ownership New Build
HTB-331	HTB-69040-R9H9Z8	Shared Ownership New Build; Rent To Buy
HTB-332	HTB-69051-R0R3X8	Shared Ownership Resales; Shared Ownership New Build
HTB-333	HTB-69090-F8G9S4	Shared Ownership Resales; Shared Ownership New Build
HTB-334	HTB-69657-Q9D3F5	Shared Ownership Resales; Shared Ownership New Build
HTB-335	HTB-69721-F7B7Z9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-336	HTB-69774-D2R2Z7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-337	HTB-69837-B5Y4J6	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-338	HTB-69904-D9F5F7	Shared Ownership Resales,Shared Ownership New Build
HTB-339	HTB-69922-Z7H5G9	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-340	HTB-69934-H9J3L5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-341	HTB-70140-J8Q1Q7	Shared Ownership Resales,Shared Ownership New Build
HTB-342	HTB-70181-H9B6R7	Shared Ownership New Build,Rent To Buy
HTB-343	HTB-70389-L9L4L2	Shared Ownership Resales; Shared Ownership New Build
HTB-344	HTB-70464-P4N4P9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-345	HTB-70608-P3Y8V5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-346	HTB-70675-K2H4P7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-347	HTB-70701-V6B3B2	Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities
HTB-348	HTB-70762-S3P6B3	Shared Ownership New Build
HTB-349	HTB-70917-R7Z2H0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership
HTB-350	HTB-71111-K2G6Q4	Shared Ownership Resales,Shared Ownership New Build
HTB-351	HTB-71233-T3S7K4	Shared Ownership New Build; Rent To Buy
HTB-352	HTB-71407-J8C1G8	Shared Ownership New Build
HTB-353	HTB-71421-W7D5L0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-354	HTB-71593-V0V3Z2	Shared Ownership Resales,Shared Ownership New Build,Home Ownership People with Long Term Disabilities
HTB-355	HTB-72324-F7X5D1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-356	HTB-72659-V1T2S1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-357	HTB-72805-F8Y6W5	Shared Ownership Resales; Shared Ownership New Build
HTB-358	HTB-72967-N8M5R8	Shared Ownership New Build,Rent To Buy

HTB-359	HTB-73231-X4J5X4	Shared Ownership Resales; Shared Ownership New Build
HTB-360	HTB-73688-H8H8Q2	Shared Ownership New Build
HTB-361	HTB-73777-K7V4R9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-362	HTB-73785-R1C7P9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-363	HTB-74313-B3P3T2	Shared Ownership New Build; Rent To Buy
HTB-364	HTB-74566-B8R1M4	Shared Ownership New Build
HTB-365	HTB-75230-G9Z9B0	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-366	HTB-75439-F2J2R0	Shared Ownership Resales; Shared Ownership New Build
HTB-367	HTB-75816-P2P1C3	Shared Ownership Resales; Shared Ownership New Build
HTB-368	HTB-75944-H1N9W8	Shared Ownership New Build
HTB-369	HTB-76006-B0D2F2	Shared Ownership New Build
HTB-370	HTB-76360-G3D3M1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-371	HTB-76584-J8P5R3	Shared Ownership Resales; Shared Ownership New Build
HTB-372	HTB-76592-X6L8J6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-373	HTB-76869-V1H8X2	Shared Ownership Resales; Shared Ownership New Build
HTB-374	HTB-77450-L4W0B5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-375	HTB-77527-T8W2M7	Shared Ownership New Build
HTB-376	HTB-77543-C2T0S1	Shared Ownership New Build
HTB-377	HTB-77553-R1Y4X9	Shared Ownership New Build
HTB-378	HTB-77650-X7W7Y4	Shared Ownership New Build
HTB-379	HTB-77719-F1S5C4	Shared Ownership New Build
HTB-380	HTB-77765-W7G8Y1	Shared Ownership Resales; Shared Ownership New Build
HTB-381	HTB-77903-K0N2V3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-382	HTB-78102-W6L0V1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-383	HTB-78221-B2V0T9	Shared Ownership New Build
HTB-384	HTB-79349-K7Y5N0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-385	HTB-79360-C6L2L8	Shared Ownership Resales; Shared Ownership New Build
HTB-386	HTB-80024-F3V8K6	Shared Ownership Resales; Shared Ownership New Build
HTB-387	HTB-80609-R8Q3S8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-388	HTB-81282-Y0Q2G8	Shared Ownership New Build
HTB-389	HTB-81577-T5X2Q2	Shared Ownership New Build; Rent To Buy
HTB-390	HTB-81924-G3J3Y3	Shared Ownership Resales; Shared Ownership New Build
HTB-391	HTB-81995-Y5S7N4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy

HTB-392	HTB-82411-H9X7W5	Shared Ownership New Build; Rent To Buy
HTB-393	HTB-82461-P1T6F2	Shared Ownership New Build
HTB-394	HTB-82731-K0H4T2	Shared Ownership New Build
HTB-395	HTB-82963-K3K8R8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-396	HTB-83295-X2N2T3	Shared Ownership New Build
HTB-397	HTB-84519-W1F4Q7	Shared Ownership Resales; Shared Ownership New Build
HTB-398	HTB-84633-G6N1C3	Shared Ownership Resales; Shared Ownership New Build
HTB-399	HTB-84743-Y8C2G7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-400	HTB-86158-G9P0R1	Shared Ownership New Build
HTB-401	HTB-86603-D2P4N1	Shared Ownership Resales; Shared Ownership New Build
HTB-402	HTB-86645-B1Q3Z2	Shared Ownership Resales; Shared Ownership New Build
HTB-403	HTB-86899-Z6T7N7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-404	HTB-87257-D0M5H2	Shared Ownership Resales; Shared Ownership New Build
HTB-405	HTB-87566-L9F6S8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-406	HTB-87716-D4R3C6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-407	HTB-87743-R3G5D2	Shared Ownership Resales; Shared Ownership New Build
HTB-408	HTB-87780-W5Q9G7	Shared Ownership New Build; Rent To Buy
HTB-409	HTB-87802-Q1R9Z1	Shared Ownership Resales,Shared Ownership New Build
HTB-410	HTB-88108-G5D6T5	Shared Ownership New Build,Rent To Buy,Home Ownership People with Long Term Disabilities
HTB-411	HTB-88300-Q1S4Q9	Shared Ownership Resales; Shared Ownership New Build
HTB-412	HTB-88481-K7W0N7	Shared Ownership New Build,Rent To Buy
HTB-413	HTB-88592-H2N6Y0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-414	HTB-88973-H6X9Y1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-415	HTB-89357-M2W6C2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities
HTB-416	HTB-89510-P6B2B6	Shared Ownership New Build
HTB-417	HTB-89801-M7P0T5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-418	HTB-89834-C8Y1Z6	Shared Ownership Resales; Shared Ownership New Build
HTB-419	HTB-90399-K1S8Q5	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-420	HTB-90656-W2H8Y6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-421	HTB-90925-H4F8T3	Shared Ownership New Build
HTB-422	HTB-91156-M2Y3P8	Shared Ownership New Build,Rent To Buy
HTB-423	HTB-91271-V9R2D0	Shared Ownership Resales; Shared Ownership New Build
HTB-424	HTB-91369-R5Y5X2	Shared Ownership New Build,Rent To Buy

HTB-425	HTB-91399-J6K6K6	Shared Ownership New Build; Rent To Buy
HTB-426	HTB-91534-D3N5P5	Shared Ownership New Build
HTB-427	HTB-91716-G9H2N8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-428	HTB-91756-X8X7C6	Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership
HTB-429	HTB-91868-S4C2W2	Shared Ownership Resales; Shared Ownership New Build
HTB-430	HTB-92230-Y6X3K4	Shared Ownership Resales; Shared Ownership New Build
HTB-431	HTB-92271-V8F6D6	Shared Ownership Resales; Shared Ownership New Build
HTB-432	HTB-92427-W3X0L0	Shared Ownership Resales; Shared Ownership New Build
HTB-433	HTB-92607-H1R4V4	Shared Ownership Resales; Shared Ownership New Build
HTB-434	HTB-92682-C6D1Z7	Shared Ownership Resales,Shared Ownership New Build
HTB-435	HTB-93066-J0T2H4	Shared Ownership Resales; Shared Ownership New Build
HTB-436	HTB-93248-N5M4D9	Shared Ownership Resales,Shared Ownership New Build
HTB-437	HTB-93338-V9Y4S3	Shared Ownership New Build
HTB-438	HTB-93341-K6J5D2	Shared Ownership New Build
HTB-439	HTB-93760-F5N2K1	Shared Ownership Resales; Shared Ownership New Build
HTB-440	HTB-93900-F4F8G4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-441	HTB-94280-S7S1P8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-442	HTB-94291-Y3H5G5	Shared Ownership Resales,Shared Ownership New Build
HTB-443	HTB-94315-W5R7F9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-444	HTB-94399-C5C9M7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-445	HTB-94606-K4T4Q9	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy
HTB-446	HTB-95409-L9C8M6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-447	HTB-95492-Z0F1R1	Shared Ownership Resales; Shared Ownership New Build
HTB-448	HTB-95539-N5T4T1	Shared Ownership Resales,Shared Ownership New Build,Home Ownership People with Long Term Disabilities
HTB-449	HTB-95829-X5K2C0	Shared Ownership New Build
HTB-450	HTB-96074-J2T6T0	Shared Ownership New Build; Rent To Buy
HTB-451	HTB-96287-X7Y5R9	Shared Ownership New Build,Rent To Buy
HTB-452	HTB-96485-H6Q4X0	Shared Ownership New Build
HTB-453	HTB-96570-Z8H7J9	Shared Ownership New Build
HTB-454	HTB-96630-J2H2D2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-455	HTB-96659-P1S8K5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-456	HTB-96664-S1N4Z0	Shared Ownership New Build
HTB-457	HTB-96706-B8D9S8	Shared Ownership New Build

HTB-458	HTB-96843-R2G3H1	Shared Ownership New Build
HTB-459	HTB-96886-N7C3Q3	Shared Ownership New Build
HTB-460	HTB-96996-G6C6F7	Shared Ownership Resales; Shared Ownership New Build
HTB-461	HTB-97007-P9K0D8	Shared Ownership New Build
HTB-462	HTB-97010-G4N2F6	Shared Ownership Resales; Shared Ownership New Build
HTB-463	HTB-97211-Q1P6K0	Shared Ownership New Build
HTB-464	HTB-97278-L5R9V0	Shared Ownership New Build
HTB-465	HTB-97362-Q0Q9S1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-466	HTB-97376-H9F0K5	Shared Ownership Resales; Shared Ownership New Build
HTB-467	HTB-97638-H7M3D6	Shared Ownership Resales, Shared Ownership New Build
HTB-468	HTB-97878-D8N5G3	Shared Ownership Resales; Shared Ownership New Build
HTB-469	HTB-98019-W6F0C0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-470	HTB-98270-W6W2R2	Shared Ownership Resales; Shared Ownership New Build
HTB-471	HTB-98510-J5D7N4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-472	HTB-98677-D6N6D3	Shared Ownership Resales; Shared Ownership New Build
HTB-473	HTB-98901-C9H9C3	Shared Ownership New Build
HTB-474	HTB-99310-L9Z2K7	Shared Ownership New Build
HTB-475	HTB-99541-S2N8F5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-476	HTB-99776-L4W1N4	Shared Ownership New Build
HTB-477	HTB-100279-D1H0N3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-478	HTB-100857-L6G2Z4	Shared Ownership New Build
HTB-479	HTB-101619-J7X5Z7	Shared Ownership Resales; Shared Ownership New Build
HTB-480	HTB-101629-V8V9H4	Shared Ownership Resales; Shared Ownership New Build
HTB-481	HTB-102683-G4L2W5	Shared Ownership Resales; Shared Ownership New Build
HTB-482	HTB-103612-W9X6D1	Shared Ownership New Build; Rent To Buy
HTB-483	HTB-104944-S4C0F8	Shared Ownership Resales; Shared Ownership New Build
HTB-484	HTB-105217-B1K0H7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-485	HTB-105417-L8X7N3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities
HTB-486	HTB-106390-Z4K8X1	Shared Ownership Resales; Shared Ownership New Build
HTB-487	HTB-106802-B3Y8H5	Shared Ownership Resales; Shared Ownership New Build
HTB-488	HTB-106920-C2Q8Y1	Shared Ownership Resales; Shared Ownership New Build
HTB-489	HTB-107902-R6S7B5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-490	HTB-107923-L8R8Y7	Shared Ownership New Build

HTB-491	HTB-108433-K0N7J5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-492	HTB-108587-L7P2D5	Shared Ownership Resales; Shared Ownership New Build
HTB-493	HTB-108838-J0N9C0	Shared Ownership Resales; Shared Ownership New Build
HTB-494	HTB-109130-T9F6C3	Shared Ownership New Build; Extra Care Older Persons Shared Ownership
HTB-495	HTB-109770-V3G5Y3	Shared Ownership New Build; Rent To Buy
HTB-496	HTB-110559-D4F2L8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-497	HTB-110968-H8V0P2	Shared Ownership Resales; Shared Ownership New Build
HTB-498	HTB-111328-K7X4C1	Shared Ownership Resales; Shared Ownership New Build
HTB-499	HTB-111329-T4D1R9	Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership
HTB-500	HTB-111342-C3J2W7	Shared Ownership New Build; Rent To Buy
HTB-501	HTB-112385-T3R0Y3	Shared Ownership New Build; Rent To Buy
HTB-502	HTB-112539-K1Y9J8	Shared Ownership New Build
HTB-503	HTB-112633-D7C4M8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-504	HTB-112682-L2M0K4	Shared Ownership Resales; Shared Ownership New Build
HTB-505	HTB-113993-M4Q6J3	Shared Ownership Resales; Shared Ownership New Build
HTB-506	HTB-114177-B6D9H2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-507	HTB-114250-V6Q1C1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-508	HTB-114465-F9T6Y7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-509	HTB-114787-F4W1R1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-510	HTB-116953-S1M9V7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-511	HTB-116998-B2Y0N1	Shared Ownership Resales; Shared Ownership New Build
HTB-512	HTB-118382-T6J5L1	Shared Ownership New Build
HTB-513	HTB-118869-C3D7Y4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-514	HTB-118988-G2L2S6	Shared Ownership Resales; Shared Ownership New Build
HTB-515	HTB-119366-F9Y4Y9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-516	HTB-119473-B7Q1W2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-517	HTB-119507-C2V9Q9	Shared Ownership Resales; Shared Ownership New Build
HTB-518	HTB-119689-H5X8J8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-519	HTB-119819-X4D7R1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-520	HTB-120182-S8H8S0	Shared Ownership Resales; Shared Ownership New Build
HTB-521	HTB-121121-J0P6Q9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-522	HTB-121141-P4C1D8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-523	HTB-121840-S8Y0N5	Shared Ownership New Build

HTB-524	HTB-121973-H1Y4H3	Shared Ownership New Build
HTB-525	HTB-122924-X5J1G9	Shared Ownership New Build
HTB-526	HTB-122934-X8V7B7	Shared Ownership New Build; Rent To Buy
HTB-527	HTB-123226-F5P5W6	Shared Ownership New Build
HTB-528	HTB-123404-D9S7T4	Shared Ownership New Build; Rent To Buy
HTB-529	HTB-123692-H6X2C2	Shared Ownership New Build
HTB-530	HTB-123956-Z2C1Z5	Shared Ownership New Build
HTB-531	HTB-124490-R9S7G4	Shared Ownership Resales; Shared Ownership New Build
HTB-532	HTB-124539-B2L8J4	Shared Ownership New Build
HTB-533	HTB-124680-Y2N7R0	Shared Ownership New Build
HTB-534	HTB-124708-Y7D6Z0	Shared Ownership New Build
HTB-535	HTB-125161-F4S9L3	Shared Ownership New Build; Rent To Buy
HTB-536	HTB-125299-D0L9K6	Shared Ownership New Build
HTB-537	HTB-125553-Z0N3S4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-538	HTB-126554-P9V9B4	Shared Ownership New Build
HTB-539	HTB-126924-Z2P5X0	Shared Ownership Resales; Shared Ownership New Build
HTB-540	HTB-126959-K7C3R8	Shared Ownership Resales; Shared Ownership New Build
HTB-541	HTB-126975-H7Q6N3	Shared Ownership New Build
HTB-542	HTB-127560-S3T1V4	Shared Ownership New Build
HTB-543	HTB-128250-Y6F9L5	Shared Ownership Resales; Shared Ownership New Build
HTB-544	HTB-128853-V3G0G6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-545	HTB-129057-R5Z4R8	Shared Ownership New Build
HTB-546	HTB-129728-Q9F5P2	Shared Ownership Resales; Shared Ownership New Build
HTB-547	HTB-130898-W7W7T0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-548	HTB-131522-V7Z7K1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-549	HTB-131554-Z7F7L3	Shared Ownership New Build; Rent To Buy
HTB-550	HTB-133627-G4G9J2	Shared Ownership New Build
HTB-551	HTB-133950-Q9F8D3	Shared Ownership New Build; Rent To Buy
HTB-552	HTB-134233-J8Z9X8	Shared Ownership New Build
HTB-553	HTB-134272-Q4Y4N7	Shared Ownership New Build
HTB-554	HTB-134568-NOJ4M1	Shared Ownership New Build
HTB-555	HTB-134740-R8C4D2	Shared Ownership Resales; Shared Ownership New Build
HTB-556	HTB-135360-H6C5V4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy

HTB-557	HTB-136446-N5C6V2	Shared Ownership New Build
HTB-558	HTB-136981-B3Q3Q0	Shared Ownership Resales; Shared Ownership New Build
HTB-559	HTB-137004-S5K3V8	Shared Ownership New Build
HTB-560	HTB-137255-N0H9C9	Shared Ownership Resales; Shared Ownership New Build
HTB-561	HTB-137419-D2Y0L2	Shared Ownership Resales; Shared Ownership New Build
HTB-562	HTB-137428-G5B8G9	Shared Ownership New Build; Rent To Buy
HTB-563	HTB-137568-D7F4L0	Shared Ownership Resales; Shared Ownership New Build
HTB-564	HTB-137721-C6P5S5	Shared Ownership New Build
HTB-565	HTB-137769-X6M8L2	Shared Ownership Resales; Shared Ownership New Build
HTB-566	HTB-137965-N2J3F0	Shared Ownership New Build
HTB-567	HTB-138045-P9R9Y2	Shared Ownership New Build
HTB-568	HTB-138210-H9G3B6	Shared Ownership Resales; Shared Ownership New Build
HTB-569	HTB-138242-Y1Q3H0	Shared Ownership Resales; Shared Ownership New Build
HTB-570	HTB-138958-L1X3B8	Shared Ownership New Build
HTB-571	HTB-139077-D3W7Q3	Shared Ownership New Build; Rent To Buy
HTB-572	HTB-139179-M6W4K8	Shared Ownership New Build; Home Ownership People with Long Term Disabilities
HTB-573	HTB-139337-M7N6X2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-574	HTB-139449-M3Y7F3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-575	HTB-139503-F4D4V0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-576	HTB-139508-T7Z8P7	Shared Ownership Resales; Shared Ownership New Build
HTB-577	HTB-139601-J3T4Q5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-578	HTB-139952-J4T5Y0	Shared Ownership New Build
HTB-579	HTB-139961-Z0V3F9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-580	HTB-140079-S7X8M5	Shared Ownership New Build; Rent To Buy
HTB-581	HTB-140102-W0L8C6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-582	HTB-140417-X1T5K3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-583	HTB-140614-S3L9Z9	Shared Ownership Resales; Shared Ownership New Build
HTB-584	HTB-140703-G1M6J0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-585	HTB-141205-Y4H5B5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-586	HTB-141220-X1W3W2	Shared Ownership Resales; Shared Ownership New Build
HTB-587	HTB-141230-S3N3Y6	Shared Ownership New Build
HTB-588	HTB-141572-X2P8C3	Shared Ownership Resales; Shared Ownership New Build
HTB-589	HTB-141631-M3J9L2	Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities

HTB-590	HTB-142082-N1Z0X9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-591	HTB-142471-T1J3X8	Shared Ownership Resales; Shared Ownership New Build
HTB-592	HTB-142571-F9B4W7	Shared Ownership Resales; Shared Ownership New Build
HTB-593	HTB-143111-N6H1Q2	Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities
HTB-594	HTB-143131-Y3N3J4	Shared Ownership Resales; Shared Ownership New Build
HTB-595	HTB-143147-T3B8J0	Shared Ownership Resales; Shared Ownership New Build
HTB-596	HTB-143169-V8J5T9	Shared Ownership New Build; Rent To Buy
HTB-597	HTB-143547-N9K4G8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-598	HTB-143666-K1Q8Y8	Shared Ownership Resales; Shared Ownership New Build
HTB-599	HTB-143891-J1D1H8	Shared Ownership Resales; Shared Ownership New Build
HTB-600	HTB-143971-M0C0B0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-601	HTB-144926-Y3T1B1	Shared Ownership Resales; Shared Ownership New Build
HTB-602	HTB-145035-P3Q3Z2	Shared Ownership New Build; Rent To Buy
HTB-603	HTB-145338-K9R0K8	Shared Ownership New Build
HTB-604	HTB-145830-T8R8T5	Shared Ownership Resales; Shared Ownership New Build
HTB-605	HTB-145950-B1T2L9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-606	HTB-146319-M9S3X7	Shared Ownership New Build; Rent To Buy
HTB-607	HTB-146351-H6W3V5	Shared Ownership Resales; Shared Ownership New Build
HTB-608	HTB-147377-X4K9N3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-609	HTB-147783-P5F0Y7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-610	HTB-147791-F7R1T1	Shared Ownership Resales; Shared Ownership New Build
HTB-611	HTB-148056-D9P9B0	Shared Ownership Resales; Shared Ownership New Build
HTB-612	HTB-148226-V2W4L9	Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership
HTB-613	HTB-148398-W2X0G1	Shared Ownership Resales; Shared Ownership New Build
HTB-614	HTB-148634-X0J1G9	Shared Ownership Resales; Shared Ownership New Build
HTB-615	HTB-148650-Q5X7Y9	Shared Ownership Resales; Shared Ownership New Build
HTB-616	HTB-148934-R4L0Z2	Shared Ownership Resales; Shared Ownership New Build
HTB-617	HTB-149224-W4T3X2	Shared Ownership Resales; Shared Ownership New Build
HTB-618	HTB-149506-S5V4P4	Shared Ownership New Build; Rent To Buy
HTB-619	HTB-149703-Y7K2M2	Shared Ownership Resales; Shared Ownership New Build
HTB-620	HTB-149719-T2C4V7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-621	HTB-150030-D2M2W4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-622	HTB-150199-N8Q6S2	Shared Ownership New Build

HTB-623	HTB-150297-V5X8V3	Shared Ownership New Build
HTB-624	HTB-150322-X9P3K7	Shared Ownership New Build
HTB-625	HTB-150409-X0X8S1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-626	HTB-150544-W2R8J2	Shared Ownership New Build; Rent To Buy
HTB-627	HTB-150665-G5L0Q6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-628	HTB-150707-G1Y8F9	Shared Ownership New Build
HTB-629	HTB-150851-D6S1X3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-630	HTB-151664-T8D6V6	Shared Ownership Resales; Shared Ownership New Build
HTB-631	HTB-151749-X3Q5G7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-632	HTB-152115-H4T5R9	Shared Ownership Resales; Shared Ownership New Build
HTB-633	HTB-152488-Z6W5R2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-634	HTB-152735-P4X4Q7	Shared Ownership New Build
HTB-635	HTB-152811-G7K4M1	Shared Ownership New Build
HTB-636	HTB-152898-B6V9Q2	Shared Ownership Resales; Shared Ownership New Build
HTB-637	HTB-152984-D9Z8N2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-638	HTB-153057-K6M5N2	Shared Ownership Resales; Shared Ownership New Build
HTB-639	HTB-153317-W2C2W2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-640	HTB-153476-W9B4N6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-641	HTB-153681-H1P4J7	Shared Ownership New Build
HTB-642	HTB-153957-C4C2K6	Shared Ownership Resales; Shared Ownership New Build
HTB-643	HTB-154199-G7K4D6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-644	HTB-154280-T0T2D4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-645	HTB-154872-X2K1B4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-646	HTB-155076-X6C5C9	Shared Ownership New Build
HTB-647	HTB-155113-V2K6Y0	Shared Ownership New Build
HTB-648	HTB-155455-B4X7C0	Shared Ownership New Build
HTB-649	HTB-155545-Q9Z5B8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-650	HTB-156205-Y7Q0Z4	Shared Ownership Resales; Shared Ownership New Build
HTB-651	HTB-156365-K0Y6W8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-652	HTB-156726-L0J4W9	Shared Ownership New Build; Rent To Buy
HTB-653	HTB-157003-C6W9J6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-654	HTB-157127-Z3H3D5	Shared Ownership New Build; Rent To Buy
HTB-655	HTB-157340-K2J9T4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy

HTB-656	HTB-157603-T8M8Q0	Shared Ownership Resales; Shared Ownership New Build
HTB-657	HTB-157768-C3T4T7	Shared Ownership Resales; Shared Ownership New Build
HTB-658	HTB-157798-W6P5N3	Shared Ownership New Build; Rent To Buy
HTB-659	HTB-158189-K8X4F6	Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership
HTB-660	HTB-158334-M5T6X0	Shared Ownership New Build
HTB-661	HTB-158511-P4N6N5	Shared Ownership Resales; Shared Ownership New Build
HTB-662	HTB-159156-G4H0Z4	Shared Ownership Resales; Shared Ownership New Build
HTB-663	HTB-159158-B0N1Z9	Shared Ownership New Build
HTB-664	HTB-159414-F1S6F4	Shared Ownership Resales; Shared Ownership New Build
HTB-665	HTB-159523-P6S1N5	Shared Ownership Resales; Shared Ownership New Build
HTB-666	HTB-159718-V0Z1Z2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-667	HTB-160337-Z2R4S1	Shared Ownership New Build; Home Ownership People with Long Term Disabilities
HTB-668	HTB-160428-H1M0K2	Shared Ownership Resales; Shared Ownership New Build
HTB-669	HTB-160851-V3P0K6	Shared Ownership New Build; Rent To Buy
HTB-670	HTB-160990-Q2K0J9	Shared Ownership New Build
HTB-671	HTB-161113-Q0K6B2	Shared Ownership New Build; Rent To Buy
HTB-672	HTB-161255-X1T3L2	Shared Ownership Resales; Shared Ownership New Build
HTB-673	HTB-161404-G5K4B3	Shared Ownership Resales; Shared Ownership New Build
HTB-674	HTB-161645-R5G3H0	Shared Ownership New Build
HTB-675	HTB-161850-Q5D7H2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-676	HTB-162005-C8X4P5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-677	HTB-162286-S9N7F6	Shared Ownership Resales; Shared Ownership New Build
HTB-678	HTB-162448-G5W2X6	Shared Ownership Resales; Shared Ownership New Build
HTB-679	HTB-162513-J9C3S2	Shared Ownership New Build
HTB-680	HTB-162558-D7G8D8	Shared Ownership Resales; Shared Ownership New Build
HTB-681	HTB-163155-S6V6R5	Shared Ownership New Build; Rent To Buy
HTB-682	HTB-163249-F4B9Y2	Shared Ownership New Build
HTB-683	HTB-163303-K0G0B7	Shared Ownership New Build; Rent To Buy
HTB-684	HTB-163410-C2W8L8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership
HTB-685	HTB-163776-J2C6B8	Shared Ownership New Build
HTB-686	HTB-165452-F2B5Y1	Shared Ownership Resales; Shared Ownership New Build
HTB-687	HTB-165476-Y2W9Y7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-688	HTB-165555-C1V1V4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy

HTB-689	HTB-165742-F0H8R2	Shared Ownership Resales; Shared Ownership New Build
HTB-690	HTB-166785-D6J6V1	Shared Ownership New Build; Extra Care Older Persons Shared Ownership
HTB-691	HTB-166814-Q8H1G7	Shared Ownership New Build
HTB-692	HTB-167058-L7H4K9	Shared Ownership New Build
HTB-693	HTB-167085-L4D5P2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities
HTB-694	HTB-167563-M8X4N2	Shared Ownership Resales; Shared Ownership New Build
HTB-695	HTB-167611-W0X2N8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-696	HTB-167737-Y5V7N5	Shared Ownership Resales; Shared Ownership New Build
HTB-697	HTB-167886-R1R3M6	Shared Ownership Resales; Shared Ownership New Build
HTB-698	HTB-167914-W7W6F4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-699	HTB-168052-V4G7S8	Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities
HTB-700	HTB-168112-K9K2G0	Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership
HTB-701	HTB-168132-B5L8B1	Shared Ownership Resales; Shared Ownership New Build
HTB-702	HTB-168935-H9H4B1	Shared Ownership Resales; Shared Ownership New Build
HTB-703	HTB-169094-T1M1Z8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-704	HTB-169135-B1H5D3	Shared Ownership Resales; Shared Ownership New Build
HTB-705	HTB-169237-W0M3L9	Shared Ownership New Build; Rent To Buy
HTB-706	HTB-169468-M5D5K4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-707	HTB-169580-T9V5Q5	Shared Ownership New Build
HTB-708	HTB-169612-B8B6P7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-709	HTB-170250-W2P4D6	Shared Ownership Resales; Shared Ownership New Build
HTB-710	HTB-170572-F9G7V4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-711	HTB-170938-H4R4H6	Shared Ownership New Build
HTB-712	HTB-171344-X2V9Z4	Shared Ownership Resales; Shared Ownership New Build
HTB-713	HTB-171411-M7G1X1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-714	HTB-171927-Q6L2Y2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-715	HTB-172357-N0V3C9	Shared Ownership New Build; Rent To Buy
HTB-716	HTB-172362-Q5Z1D5	Shared Ownership Resales; Shared Ownership New Build
HTB-717	HTB-172770-G3K5L7	Shared Ownership Resales; Shared Ownership New Build
HTB-718	HTB-173083-Y0V3Q4	Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership
HTB-719	HTB-173128-Z6Z3F4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-720	HTB-173197-W1G0R3	Shared Ownership Resales; Shared Ownership New Build

HTB-721	HTB-173465-G1K9L1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-722	HTB-173798-N1Y1K0	Shared Ownership Resales; Shared Ownership New Build
HTB-723	HTB-173828-P5K2X4	Shared Ownership Resales; Shared Ownership New Build
HTB-724	HTB-174082-F6L7F0	Shared Ownership New Build
HTB-725	HTB-174391-G3S4T9	Shared Ownership New Build
HTB-726	HTB-174521-R5K7V0	Shared Ownership Resales; Shared Ownership New Build
HTB-727	HTB-174788-K2G5F8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-728	HTB-175057-D5J7T8	Shared Ownership New Build
HTB-729	HTB-175488-M6C2W0	Shared Ownership Resales; Shared Ownership New Build
HTB-730	HTB-175644-L9P6N0	Shared Ownership Resales; Shared Ownership New Build
HTB-731	HTB-175706-G7R9Z9	Shared Ownership Resales; Shared Ownership New Build
HTB-732	HTB-175726-Z5X3D8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-733	HTB-176152-Z6R1Z2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-734	HTB-176256-K7Q7B2	Shared Ownership Resales; Shared Ownership New Build
HTB-735	HTB-176271-T6Q8M6	Shared Ownership Resales; Shared Ownership New Build
HTB-736	HTB-176282-W7V1N4	Shared Ownership Resales; Shared Ownership New Build
HTB-737	HTB-176432-T6Q9N5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-738	HTB-176715-F6K2F8	Shared Ownership Resales; Shared Ownership New Build
HTB-739	HTB-176900-S2M6G5	Shared Ownership New Build
HTB-740	HTB-177074-Q7R7H7	Shared Ownership Resales; Shared Ownership New Build
HTB-741	HTB-177166-J9N5L6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-742	HTB-177268-N0T3P4	Shared Ownership Resales; Shared Ownership New Build
HTB-743	HTB-177301-L0Y7T7	Shared Ownership New Build; Rent To Buy
HTB-744	HTB-177312-V6M8G0	Shared Ownership Resales; Shared Ownership New Build
HTB-745	HTB-177500-D2H3V2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-746	HTB-177578-K4Z6Q3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-747	HTB-177690-Z6V1W9	Shared Ownership New Build
HTB-748	HTB-177716-L6T9N0	Shared Ownership Resales; Shared Ownership New Build
HTB-749	HTB-178198-P9B8T4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-750	HTB-178601-L1N5Z0	Shared Ownership Resales; Shared Ownership New Build
HTB-751	HTB-178666-L6B7K7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-752	HTB-178844-Q5N0G7	Shared Ownership New Build
HTB-753	HTB-178953-J1K5P5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy

HTB-754	HTB-179136-H0J6V8	Shared Ownership New Build; Rent To Buy
HTB-755	HTB-179174-H8C7K9	Shared Ownership New Build
HTB-756	HTB-179200-F8R5D9	Shared Ownership Resales; Shared Ownership New Build
HTB-757	HTB-179495-R3W6W9	Shared Ownership Resales; Shared Ownership New Build
HTB-758	HTB-179610-P6P9K5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-759	HTB-179790-K7P1T0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-760	HTB-179846-V9R1M5	Shared Ownership Resales; Shared Ownership New Build
HTB-761	HTB-180058-T6Z8T7	Shared Ownership Resales; Shared Ownership New Build
HTB-762	HTB-180109-H8K0V5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-763	HTB-180235-J1L5G4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-764	HTB-180848-C2P0P3	Shared Ownership New Build
HTB-765	HTB-180914-X0J9R0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-766	HTB-181002-B3M1V9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities
HTB-767	HTB-181197-Y4L2K9	Shared Ownership Resales; Shared Ownership New Build
HTB-768	HTB-181339-W7H2V7	Shared Ownership Resales; Shared Ownership New Build
HTB-769	HTB-181464-Z0W5W9	Shared Ownership Resales; Shared Ownership New Build
HTB-770	HTB-181538-Q7T4S8	Shared Ownership New Build
HTB-771	HTB-181639-K3Z0H2	Shared Ownership New Build; Rent To Buy
HTB-772	HTB-181646-P9Q2X2	Shared Ownership Resales; Shared Ownership New Build
HTB-773	HTB-181876-W5Z2P6	Shared Ownership New Build
HTB-774	HTB-181887-W4N4C5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy
HTB-775	HTB-182000-T0P7F6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities
HTB-776	HTB-182304-Y6H8Q3	Shared Ownership Resales; Shared Ownership New Build

Appendix AG5

Affordable Housing Future Supply



TK Ref.	Application number	Site address	All Units					AH Units								Source
			Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	Projected net dwellings 2022 - 2027	AH Contribution type	On Site AH %age	Commuted Sum	Gross AH Dwellings Planned	Current Gross AH Dwelling Completions	Estimated Gross AH Dwellings to be Completed	Projected gross AH dwellings 2022 - 2027		
TK-001	5/2013/2589 5/2018/1303 5/2019/1291	Oaklands College, Smallford Campus, Hatfield Road, St Albans	389	0	242	147	147	On-site	35%	n/a	121	103	18	18	5/2013/2589 - S106 dated 15.11.2017 2014 AMR and 2022 AMR	
TK-002	5/2015/0990	Land At Harperbury Hospital, Harper Lane (Kingsley Green)	206	0	154	52	52	On-site	35%	n/a	72	46	26	26	Committee Report dated 26.05.2017 2021 AMR 2022 AMR	
TK-003	5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	160	0	0	160	0	On-site	35%	n/a	210	0	57	0	S106 dated 24.04.2019	
TK-004	5/2021/0423	Land To Rear Of 112-156B Harpenden Road, St Albans	150	0	0	150	0	On-site	40%	n/a	60	0	60	0	S106 dated 7.01.2022	
TK-005	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	0	85	55	55	On-site	16%	n/a	22	12	10	10	5/2018/2118 - S106 dated 11.03.2016 2022 AMR	
TK-006	5/2018/2525 5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, Grosvenor Road, St Albans	130	0	125	5	5	None - Prior approval	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report dated 21.12.2018	
TK-007	5/2020/3022	Land To Rear Of Burston Garden Centre, North Orbital Road, Chiswell Green	124	0	0	124	124	Off-site	n/a	£750,000.00	n/a	n/a	n/a	n/a	Committee Report	
TK-008	5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107	0	0	107	107	On-site	7%	n/a	7	0	7	7	5/2019/3164 - S106 dated 21.03.2022	
TK-009	5/2017/1550	Building Research Establishment (north & north east areas), Bucknalls Lane, Bricket Wood	100	0	99	1	1	On-site	35%	n/a	35	35	0	0	S106 dated 11.04.2018 2019 AMR	
TK-010	5/2020/1773 5/2018/1925 5/2017/1060	Civic Centre Opportunity Site (South), Victoria Street, St Albans	93	0	0	93	93	On-site	35%	n/a	35	0	33	33	5/2020/1773 - S106 dated 11.04.2018	
TK-011	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	0	91	0	0	On-site	35%	n/a	32	32	0	0	5/2018/2080 - Committee report and S106 dated 24.04.2019 2021 AMR and 2022 AMR	
TK-012	5/2017/1149	Ziggurat House (Car Park), Grosvenor Road, St Albans	74	0	0	74	74	Combined	12%	£390,942.00	9	0	9	9	S106 dated 29.07.2018	
TK-013	5/2020/1992	Roundhouse Farm, Bullens Green Lane, Colney Heath	50	0	0	50	0	On-site	45%	n/a	45	0	45	0	S106 dated 25.08.2021	
TK-014	5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	0	43	43	None - C2	n/a	n/a	n/a	n/a	n/a	n/a	5/2014/2136 - Appeal decision dated 24.05.2016	

TK-015	5/2021/0611 5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	45	0	0	45	45	On-site	24%	n/a	11	0	11	11	S106 dated 07.05.2020 2022 AMR
TK-016	5/2020/1910	Ridgeview Lodge, Barnet Road, London Colney	44	0	0	44	44	On-site	35%	n/a	15	0	10	10	S106 dated 02.02.2022 2022 AMR
TK-017	5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	39	0	0	39	0	On-site	15%	n/a	6	0	6	0	S106 dated 19.08.2019
TK-018	5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	36	0	0	36	36	On-site	36%	n/a	13	0	13	13	S106 dated 26.11.2020 2022 AMR 5/2021/0724 - Officer's Report
TK-019	5/2019/1642	Chelford House, Coldharbour Lane, Harpenden	35	0	0	35	35	None - C2	n/a	n/a	n/a	n/a	n/a	n/a	S106 dated 28.06.2021
TK-020	5/2020/3084 5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28	0	0	28	28	Combined	14%	£50,000.00	4	0	4	4	5/2018/1260 - S106 dated 29.04.2019
TK-021	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	20	On-site	10%	n/a	3	3	0	0	5/2017/0634 - S106 dated 20.07.2017 5/2019/0955 - UU dated 26.02.2021 2022 AMR
TK-022	5/2021/1435 5/2018/1867	York House, Guildford Road & 130 Ashley Road, St Albans	25	0	0	25	25	On-site	100%	n/a	25	0	25	25	S106 dated 12.11.2021
TK-023	5/2019/1845 5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	24	0	0	24	24	On-site	100%	n/a	24	0	24	24	S106 dated 28.10.2018
TK-024	5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	0	15	6	6	None - Prior approval	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-025	5/2020/2978	67 St Peters Street, St Albans	20	0	0	20	20	On-site	10%	n/a	2	0	2	2	S106 dated 10.12.2021 and Officers Report
TK-026	5/2020/0733 5/2017/3185 5/2017/3015	60 Victoria Street, St Albans	18	0	17	1	1	None	n/a	n/a	n/a	n/a	n/a	n/a	5/2020/0733 - Officers Report dated 17.06.2020
TK-027	5/2020/2142 5/2019/3099	61-65 St Peters Street, St Albans	18	0	0	18	18	On-site	33%	n/a	6	0	6	6	S106 dated 07.10.2021
TK-028	5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	0	7	7	7	None - Prior approval	n/a	n/a	n/a	n/a	n/a	n/a	Officer Report
TK-029	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	8	14	14	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officer Report
TK-030	5/2015/2871 5/2016/3811	223a Hatfield Road, St Albans	14	0	0	14	14	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2016/3811 - S106 dated 24.04.2017
TK-031	5/2021/2091 5/2020/0919	Land Between Hopkins Crescent And The Former Baptist Chapel, St Albans Road, Sandridge	14	0	0	14	14	On-site	100%	n/a	14	0	14	14	S106 dated 13.04.2021
TK-032	5/2019/2656	Units 6 And 7 Batford Mill, Lower Luton Road, Harpenden	14	0	0	14	14	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	S106 dated 19.07.2021
TK-033	5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14	0	0	14	14	On-site	100%	n/a	14	0	14	14	S106 dated 08.02.2022

TK-034	5/2020/2451	The Hedges, Woolam Crescent, St Albans	12	0	0	12	12	On-site	100%	n/a	12	0	12	12	S106 dated 21.09.2021 and Committee Report 2022 AMR 5/2020/2451 - Committee Report
TK-035	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-036	5/2019/1284	The Golden Lion PH, 111 High Street, London Colney	11	0	11	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	S106 dated 03.02.2020
TK-037	5/2018/1463	2 Salisbury Avenue, Harpenden	10	-1	9	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	S106 dated 07.12.2018
TK-038	5/2018/2725	Land At Tullochside Farm, Hemel Hempstead Road, Redbourn	10	0	10	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Appeal decision dated 31.03.2020
TK-039	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	10	On-site	40%	n/a	4	0	4	4	5/2019/2365 - Committee Report 5/2018/2594 - Committee Report 2022 AMR 5/2019/2365 - Committee Report
TK-040	5/2020/1545 5/2019/3189 5/2019/3064	117 Hatfield Road, St Albans	10	0	0	10	10	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2020/1545 - Officers Report 5/2019/3189 - Officers Report 5/2019/3064 - Officers Report
TK-041	5/2019/0733 5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/0733 - Officers Report
TK-042	5/2021/3277 5/2018/1877 5/2016/3805	Land Rear of 103-105 St Peters Street, St Albans	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2021/3277 - Officers Report
TK-043	5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Appeal decision
TK-044	5/2020/1667	Land adjacent (south) Winslo House, Radlett Road, St Albans	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Appeal decision
TK-045	5/2021/2895	21 Salisbury Avenue, Harpenden	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-046	5/2020/0807	4a Frogmore, St Albans	8	0	8	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-047	5/2020/0558 5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2020/0558 - Officers Report 5/2016/2054 - Officers Report
TK-048	5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-049	5/2019/2322	Nicholas House, Cairns Close, St Albans	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-050	5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	1	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/2699 - Appeal decision
TK-051	5/2019/3217 5/2020/0784	6 Adelaide Street, St Albans	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/3217 - Committee Report 5/2020/0784 - Appeal decision

TK-052	5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-053	5/2021/2120 5/2019/2748	223 Hatfield Road, St Albans	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2021/2120 - Officers Report
TK-054	5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	7	-2	4	1	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2009/1647 - Decision notice 5/2007/1019 - Appeal decision
TK-055	5/2021/0028 5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	7	0	5	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2021/0028 - Officers Report 5/2018/2657 - Officers Report
TK-056	5/2020/0436 5/2018/0945	Land to rear of Beaumont Court, Milton Road, Harpenden	7	0	7	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2020/0436 - Committee Report
TK-057	5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7	0	0	7	7	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-058	5/2019/3008 5/2018/3402	Land rear of 238a London Road, St Albans	6	0	6	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/3008 - Officers Report
TK-059	5/2018/1560	1a Catherine Street, St Albans	6	0	6	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-060	5/2020/2463 5/2019/2525	1 The Mansion and 3 St Peters Street, St Albans	6	0	0	6	6	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-061	5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	1	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-062	5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	5	0	5	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-063	5/2019/2921	32 White Horse Lane, London Colney	5	-1	1	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-064	5/2019/2921	29-31 Beech Road, St Albans	5	-2	3	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-065	5/2019/3061 5/2017/0014	52 Victoria Street, St Albans	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/3061 - Officers Report 5/2017/0014 - Officers Report
TK-066	5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-067	5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-068	5/2021/0840 5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-069	5/2021/3364 5/2021/1359 5/2021/0042 5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2021/0042 - Officers Report
TK-070	5/2021/2515	16 & 16a High Street, Harpenden	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-071	5/2006/1586	62 & Land R/O 60 Mount Drive, Park Street	4	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-072	5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	0	1	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-073	5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	1	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-074	5/2020/0035 5/2018/3102	1a Netherway, Netherway, St Albans	4	-1	1	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-075	5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney	4	0	4	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-076	5/2018/1319	Land Adj To 179 - 187 High Street, London Colney	4	0	4	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-077	5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	4	-3	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-078	5/2020/1582	36 Burston Drive, How Wood	4	-1	1	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-079	5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	4	-2	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-080	5/2020/2318 5/2019/3252 5/2019/1973	Cromwell Piggeries, Marshalls Heath Lane, Wheathampstead	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-081	5/2017/2602	132 & 132A Kings Road, London Colney	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-082	5/2020/0193 5/2017/2893	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-083	5/2021/1987 5/2021/0367 5/2019/0717 5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	-1	0	3	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-084	5/2021/0083 5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-085	5/2020/2505 5/2018/1945	Land South Of Minister Court, Frogmore	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-086	5/2020/0238	83 & 85 Kings Road, London Colney	4	-2	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-087	5/2020/1095	Crown House, 1a Crown Street, Redbourn	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-088	5/2020/0139	107 Camp Road, St Albans	4	-1	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-089	5/2020/0934	201 Hatfield Road, St Albans	4	-1	1	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-090	5/2021/0555	Odyssey Cinema, 166 London Road, St Albans	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-091	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	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-092	5/2020/3142 5/2020/3143	Batford Farm, Common Lane, Batford, Harpenden	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-093	5/2021/1268	226a and 226b London Road, St Albans	4	-2	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-094	5/2021/1824 5/2021/1826	Land At The Stables, Nicholls Farm, Livery Yard, Lybury Lane Redbourn, Redbourn	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-095	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	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-096	5/2020/0420 5/2014/1450	Gorhambury, St Albans	3	-2	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-097	5/1989/0659	Adj 14 Barry Close, Chiswell Green	3	0	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-098	5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-099	5/2020/0390	Priory Court, Old London Road, St Albans	3	0	3	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-100	5/2020/0475	204 Park Street Lane, How Wood	3	-1	1	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-101	5/2020/1930	23 Crouch Hall Lane, Redbourn	3	-1	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-102	5/2021/2242	32 Cambridge Road, St Albans	3	-1	1	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-103	5/2019/0767	24-26 Holywell Hill, St Albans	3	0	3	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-104	5/2021/1974 5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-105	5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-106	5/2021/1591 5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-107	5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-108	5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore, Park Street	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-109	5/2020/1624	5 Mount Pleasant Lane, Bricket Wood	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-110	5/2020/0463	4a-8 Piggottshill Lane, Harpenden	3	-2	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-111	5/2020/1923	Garage Rear Of 77-79 Station Road, Smallford	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-112	5/2021/0415 5/2019/2786	Land rear of 8-10 Prospect Road, St Albans	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-113	5/2020/3062 5/2020/1391	49 Hatfield Road, St Albans	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-114	5/2020/1259	Houndwood Stables, Houndwood Farm, Harper Lane, Shenley	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-115	5/2021/2861 5/2020/3009	Land Rear of 50- 54 Francis Avenue, St Albans	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-116	5/2021/0075 5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	3	-3	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-117	5/2020/0835	Warwick House, 21-23 London Road, St Albans	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-118	5/2019/0249 5/2019/3080	227 & 227a Hatfield Road, St Albans	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-119	5/2021/1452	18-20 Wood End Road, Harpenden	3	-2	2	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-120	5/2021/0659	Land R/O The Red Cow PH, 171 Westfield Road, Harpenden	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-121	5/2021/3381	50-52 Mayflower Road, How Wood, St Albans	3	-2	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-122	5/2021/3032	Land Rear Of 97 to 105 The Hill, Wheathampstead	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-123	5/2017/1717	15 Longcroft Avenue, Harpenden	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-124	5/2003/1651	6 & 7 Ashwell Street, St Albans	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-125	5/2001/2104	Shafford Farm, Redbourn Road, St Albans	2	0	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-126	5/2021/3212 5/2019/2749 5/2018/0542	71 Townsend Lane, Harpenden	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-127	5/2017/2208	80 Oaklands Lane, Smallford	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-128	5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-129	5/2018/0314	49 Bucknalls Drive, Bricket Wood	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-130	5/2019/2768	82 Crabtree Lane, Harpenden	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-131	5/2017/1904	27 Becketts Avenue, St Albans	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-132	5/2017/1957	6 The Willows, St Albans	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-133	5/2020/2240 5/2019/3100	25 Abbey Avenue, St Albans	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-134	5/2020/1557 5/2020/0213 5/2019/1863	30 Sandpit Lane, St Albans	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-135	5/2017/3127	Braybourne End, Kennel Lane, Kinsbourne Green	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-136	5/2019/0195	26 & 26a Station Road, Harpenden	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-137	5/2019/3138	99a Hatfield Road, St Albans	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-138	5/2020/1737	23, How Wood, How Wood	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-139	5/2020/2179	22 Station Road, Harpenden	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-140	5/2020/2549	419-421 Hatfield Road, St Albans	2	-2	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-141	5/2020/0491	24 Grove Avenue, Harpenden	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-142	5/2020/0921 5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-143	5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-144	5/2020/1093 5/2017/0938	20a Holywell Hill, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-145	5/2021/2069 5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-146	5/2021/0265 5/2019/2076	21 The Pleasance, Harpenden	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-147	5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-148	5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-149	5/2021/1735 5/2017/3659	Land adj 14 Summerfield Close, London Colney	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-150	5/2016/3107	Garage Site Adj 28 College Place, St Albans	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-151	5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-152	5/2021/2303 5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-153	5/2019/0986	1 Station Terrace, Park Street	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-154	5/2020/1909 5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-155	5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-156	5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-157	5/2021/0850 5/2020/1847	32 Burston Drive, How Wood	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-158	5/2020/1906	29 Collyer Road, London Colney	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-159	5/2016/3281	90 & 90a Grange Street, St Albans	2	-2	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-160	5/2020/0461	59 Albert Street, St Albans	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-161	5/2020/0464	Land R/O 43 & 45 Firwood Avenue, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-162	5/2021/1241 5/2021/1220 5/2020/1060	35c Lancaster Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-163	5/2020/1215	Adjacent 155 Camp Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-164	5/2021/2950 5/2020/1282	3 Watford Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-165	5/2020/1850	12 Admirals Walk, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-166	5/2020/2334	17 Broomleys, St Albans	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-167	5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton Road, Wheathampstead	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-168	5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-169	5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-170	5/2021/0737	14 Frogmore, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-171	5/2021/0547	Trentburn, St Bernards Road, St Albans	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-172	5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-173	5/2021/0337	The Grove, Livery Stables, The Grove, Pipers Lane, Harpenden	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-174	5/2021/0315 5/2020/0421	7 Manor Road, St Albans	2	-2	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-175	5/2020/2186	St Matthews Residential Care Home, Chequer Lane, Redbourn	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-176	5/2021/3214	Land Rear of 131 Mount Pleasant Lane, Bricket Wood	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-177	5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-178	5/2021/2853	38 Burston Drive, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-179	5/2021/1523	24 St Annes Road, London Colney	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-180	5/2022/0095	53 White Horse Lane, London Colney	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-181	5/2021/1918 5/2021/1917	12 Hemel Hempstead Road, Redbourn	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-182	5/2021/3139	2a Crown Street, Redbourn	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-183	5/2020/1299	17 Woodstock Road North, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-184	5/2021/0286	17 Hazelmere Road, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-185	5/2021/2135	118-120 Victoria Street, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-186	5/2021/2725	364 Hatfield Road, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-187	5/2021/3614	1 Sandridgebury Lane, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-188	5/2021/2163 5/2021/0758	Land Between 106 And 116 Tollgate Road, Colney Heath	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-189	5/2020/2170 5/2018/1621	10 Alders End Lane, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-190	5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-191	5/2018/0685	70 West Common, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-192	5/2017/0610	11 Sandfield Road, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-193	5/2018/1630	10 The Uplands, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-194	5/2018/2632	49 Dunstable Road, Redbourn	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-195	5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-196	5/2018/2968	25 Park Avenue North, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-197	5/2019/0805	21 The Deerings, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-198	5/2021/0023 5/2019/1676	21 Nomansland, Wheathampstead	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-199	5/2015/3508	East Lodge, Oaklands Lane, Smallford	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-200	5/2019/2662	30 Faircross Way, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-201	5/2019/2394	Bamville Copse, Cross Lane, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-202	5/2019/0392 5/2017/2668	38 Marshalswick Lane, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-203	5/2019/2827	11 Oak Way, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-204	5/2020/0248 5/2019/2297 5/2018/2786	37a Beaumont Avenue, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-205	5/2020/0886	45 Westfields, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-206	5/2018/3367	7 Wood End Hill, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-207	5/2019/0284	34 Long Buftlers, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-208	5/2019/0861	4 Pondwicks Close, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-209	5/2019/1801	4 Midway, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-210	5/2019/2833	54 Marshalswick Lane, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-211	5/2020/0308 5/2019/0094	2 Manland Avenue, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-212	5/2020/0836	Paddock End, Kimpton Bottom, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-213	5/2020/2331	17 The Uplands, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-214	5/2017/2513	35 Clarence Road, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-215	5/2020/2700	59 Battlefield Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-216	5/2019/0471	Rear of 46 Burnham Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-217	5/2019/2006 5/2016/3480	17 Maxwell Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-218	5/2019/3030	Spielplatz, Lye Lane, Bricket Wood	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-219	5/2020/1184 5/2019/2641	Eight Acre, Mackerye End, Harpenden	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-220	5/2021/0070	53A Hatfield Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-221	5/2021/3133 5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	-2	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-222	5/2019/0422	12 Wheatfield Road, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-223	5/2019/1251	10 Tuffnells Way, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-224	5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-225	5/2020/0876	86 Beaumont Avenue, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-226	5/2020/1673	60 Marshals Drive, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-227	5/2020/1771	61 Sandridge Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-228	5/2021/2854 5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	1	-2	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-229	5/2020/2585	5 Bamville Wood, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-230	5/2020/2652	Land adj 6 West Way, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-231	5/2020/2862	212-212a Sandridge Road, St Albans	1	-2	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-232	5/2020/2894 5/2020/0519	3 Faulkners End Cottages, Roundwood Lane, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-233	5/2020/3069 5/2020/1748	20 Park Avenue South, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-234	5/2021/0024	10 Prospect Lane, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-235	5/2021/3388 5/2021/0110	19 Kirkwick Avenue, Harpenden	1	-2	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-236	5/2021/0688 5/2020/0969	87 Sandpit Lane, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-237	5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-238	5/2021/2554	42 Mayflower Road, How Wood	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-239	5/2020/0713 5/2017/3581	6 Grove Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-240	5/2019/2777	Land adj 114 Ladies Grove, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-241	5/2017/0855	33 Stewart Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-242	5/2019/2433	38 Tassell Hall, Redbourn	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-243	5/2018/1566	Land R/O 68 Oakwood Road, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-244	5/2019/1704	Building 1 Lamer Park Farm, Lamer Lane, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-245	5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-246	5/2018/0581	Land Rear Of 61 Catherine Street, Etna Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-247	5/2017/3661	3a Albion Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-248	5/2019/0165	111-113 St Peters Street, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-249	5/2021/0835 5/2017/3601	65 The Hill, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-250	5/2019/1939 5/2016/2362	The Fruit Store, Gorhambury, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-251	5/2020/0555 5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-252	5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-253	5/2019/2258 5/2018/2344	The Wood Store, Redding Lane, Norrington End, Redbourn	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-254	5/2018/1520	21 & 21a George Street and 25 Bowes Lyon Mews, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-255	5/2020/2820 5/2018/2391	25 Verulam Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-256	5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-257	5/2020/0256 5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	0	-1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-258	5/2019/2342	Amwell Farm, Down Green Lane, Wheathampstead	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-259	5/2019/1032	81 Sopwell Lane, St Albans	1	-2	0	-1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-260	5/2019/1269	2a Warwick Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-261	5/2020/0024	Tankerfield House, 1 Romeland Hill, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-262	5/2017/2447	74 West Riding, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-263	5/2020/0859 5/2017/0118	4 Hatching Green Close, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-264	5/2020/2917 5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-265	5/2021/1953 5/2018/2237	14 Browning Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-266	5/2018/1371	Land adj 103 How Wood, How Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-267	5/2020/1755 5/2017/2720	Land Adj 38 Morris Way, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-268	5/2018/1924	Land adj 33 Long Cutt, Redbourn	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-269	5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-270	5/2021/3093 5/2017/1669	Land Rear Of 3 And 5 Approach Road, Orient Close, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-271	5/2020/2837 5/2019/2978 5/2017/2276	Land Adjacent The Blue Anchor PH, 45 Fishpool Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-272	5/2020/1799 5/2017/2584	61 Cotlandswick, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-273	5/2020/2938 5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-274	5/2018/1540	R/O 68 Harpenden Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-275	5/2021/0792 5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-276	5/2018/2094	48 Marshals Drive, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-277	5/2020/2602 5/2018/2124	R/O 3 Sandridge Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-278	5/2021/1398 5/2018/3013	17 New House Park, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-279	5/2018/3055	1 Mile House Close, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-280	5/2021/0082 5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-281	5/2021/2400 5/2020/1734 5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-282	5/2019/0093	12 The Warren, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-283	5/2020/1524 5/2019/0887	43 Park Avenue North, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-284	5/2019/2168	50 Roundwood Park, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-285	5/2019/2555	Land Adj 31 West Common Way, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-286	5/2019/2633	7 Tintern Close, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-287	5/2019/1287	Land R/O 24 Mayflower Road, How Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-288	5/2021/0026 5/2020/1699 5/2019/1428	Land Adjacent to 110a Park Street Lane, How Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-289	5/2019/1281	172 High Street, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-290	5/2021/1894 5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-291	5/2019/2946	12 Pipers Close, Redbourn	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-292	5/2019/2401	110 Charmouth Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-293	5/2019/2488	1 Jersey Lane, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-294	5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-295	5/2020/0898 5/2019/1935	63 The Hill, Wheathampstead	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-296	5/2019/2850	38 Saxon Road, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-297	5/2021/1610 5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-298	5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-299	5/2020/1217 5/2019/0894	25 Homewood Road, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-300	5/2019/3173	49 The Park, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-301	5/2020/0169	33 Chalkdell Fields, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-302	5/2020/0331 5/2018/3147	Land East of 21 Grasmere Avenue, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-303	5/2020/0818 5/2018/1021	Land adj 61 Aplins Close, Harpenden	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-304	5/2021/1864 5/2020/2159	53 & 55 Alexander Road, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-305	5/2020/2783 5/2020/1341	247 The Ridgeway, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-306	5/2020/1450	Land Between 22 And 24 Caesars Road, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-307	5/2020/1693 5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-308	5/2020/2079 5/2019/0208	4 Leasey Dell Drive, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-309	5/2020/1650	Land R/O 6 Broad Acre, Bricket Wood	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-310	5/2020/1665	Land Rear Of 34 North Riding Accessed From West Riding, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-311	5/2020/2181	23 Oakwood Road, Bricket Wood	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-312	5/2021/0776 5/2020/2068	Land Adjacent 1a, Barry Close, Chiswell Green	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-313	5/2020/0414	6 Penny Croft, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-314	5/2020/0785	2 Someries Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-315	5/2021/1759 5/2020/0828	2 Broadstone Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-316	5/2020/1516	Land Adjacent 6 High Elms, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-317	5/2020/1544	20 Penny Croft, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-318	5/2021/0179 5/2020/1813	2 Greyfriars Lane, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-319	5/2020/1858	6 Stewart Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-320	5/2020/0738	47 Manor Road, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-321	5/2020/0347	4 St Marys Close, Redbourn	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-322	5/2021/3223 5/2020/1494	56 Oaklands Lane, Smallford	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-323	5/2020/0341	3 Cloister Garth, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-324	5/2020/0411	46 Marshals Drive, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-325	5/2020/0841	31 Furse Avenue, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-326	5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-327	5/2021/0098 5/2020/1680	105 Cambridge Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-328	5/2020/1700	50 London Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-329	5/2021/2365 5/2020/1889	232 Sandridge Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-330	5/2020/2348	153 Victoria Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-331	5/2020/1633	6 Barley Beans, Marford Road, Wheathampstead	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-332	5/2020/0204	Barns And Stables At Sleapshyde Farm, Sleapshyde, Smallford	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-333	5/2021/0067 5/2020/0706	Croft Farm, Cherry Tree Lane, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-334	5/2021/3329 5/2020/1663 5/2020/1019	Canley, The Common, Kinsbourne Green	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-335	5/2020/1351	Meadow Cottage, Kennel Lane, Kinsbourne Green	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-336	5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-337	5/2020/2720	80 Oakwood Road, Bricket Wood	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-338	5/2020/2232	2 Browning Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-339	5/2020/2323	Land Rear Of 28 To 32 Carisbrooke Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-340	5/2021/0621 5/2020/2717	11 Moreton End Lane, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-341	5/2020/3121	39 Tuffnells Way, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-342	5/2020/2218	Land adj 243 Cell Barnes Lane, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-343	5/2020/2406	38 Maynard Drive, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-344	5/2020/2412	38 Holywell Hill, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-345	5/2021/1233 5/2020/2659	217 Camp Road, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-346	5/2020/2979	15 Seymour Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-347	5/2021/0245	105 Victoria Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-348	5/2020/2896	31 Frogmore Home Park, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-349	5/2021/2923 5/2021/1064 5/2021/0854	62 Spencer Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-350	5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-351	5/2020/2781	The Kestrels Care Home, 2-4 The Kestrels, Bucknalls Drive, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-352	5/2021/0463	23 Ragged Hall Lane, Chiswell Green	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-353	5/2021/2619	33 Batchwood Drive, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-354	5/2021/1128	17 & 17a French Row, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-355	5/2021/2566	40 Ridgewood Drive, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-356	5/2021/2881	8 Homewood Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-357	5/2021/2920 5/2020/1328	316 Hatfield Road, St Albans	1	-1	0	0	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-358	5/2021/3418	Kestrels, Spring Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-359	5/2020/3201	Land between 14 and 18, The Uplands, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-360	5/2021/2743 5/2021/1800	86 Mount Pleasant Lane, Bricket Wood	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-361	5/2021/3178	95 Stanley Avenue, Chiswell Green	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-362	5/2021/0189	5 Pondwick Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-363	5/2021/0296	22 Sun Lane, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-364	5/2021/0693	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-365	5/2021/1748	11a Croftwell, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-366	5/2021/2704	19a Park Avenue South, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-367	5/2021/2742	23 & 25 Moreton End Lane, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-368	5/2021/2921	45 Park Avenue North, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-369	5/2021/2944	12 Pondwick Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-370	5/2021/3260	42 Park Avenue North, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-371	5/2021/3375	90 Station Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-372	5/2021/3433	Land Rear Of 1-5 Common Lane, Batford, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-373	5/2021/3511	18 Prospect Lane, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-374	5/2021/3491	2 The Mall, How Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-375	5/2020/0947	London Colney Islamic Centre, 174 High Street, London Colney	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-376	5/2021/2928	43 White Horse Lane, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-377	5/2021/2036	169 Watling Street, Park Street	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-378	5/2021/2876	71 and 73 Hemel Hempstead Road, Redbourn	1	-2	0	-1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-379	5/2021/3603	15 Highfield Road, Sandridge	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-380	5/2021/3537 5/2019/3260	Land Rear Of 213 The Ridgeway, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-381	5/2021/0172	209 Camp Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-382	5/2021/1327	26 Flavian Close, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-383	5/2021/1654	26 Beaumont Avenue, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-384	5/2021/2954 5/2021/1752	48a Alma Road, St Albans	1	-2	0	-1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-385	5/2021/1956	2 Dorcas Court, Old London Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-386	5/2021/2414	134 St Albans Road, Sandridge	1	-4	0	-3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-387	5/2021/2674	6 Foxcroft, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-388	5/2021/2695	Land Rear Of 11 College Place, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-389	5/2021/3190	27a Townsend Drive, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-390	5/2022/0109	The Oak House, 14 Starlight Way, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-391	5/2022/0265	2a Royal Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-392	5/2020/0138	Northern End Of Mill Walk, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-393	5/2020/1408	Black Barn, Childwickbury, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-394	5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-395	5/2021/1401	New Lodge, Drop Lane, Bricket Wood	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-396	5/2021/2244	Bowersbury Farm, Bower Heath, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-397	5/2021/2355	Hornbeam Wood, Common Lane, Batford	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-398	5/2021/2510	Woodring, Aubrey Lane, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-399	5/2021/3155	Raisins Cottage, Mackerye End, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-400	5/2021/3470	242 Radlett Road, Frogmore	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-401	5/2021/3607	5 Meads Lane, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-402	5/2022/0039	108 Harper Lane, Radlett	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-403	5/2021/3159 5/2021/0178	Aberfoyle House, Stapley Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-404	5/2021/0764	122 Southdown Road, Harpenden	0	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-405	5/2018/2666 5/2015/0722	Copsewood and A405 Junction, North Orbital Road, Chiswell Green	0	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Totals			3,130	-229	898	2,003	1,607			£1,190,942.00	801	231	410	242	

Appendix AG6

Affordable Housing as a Separate Material Consideration



Affordable Housing as a Separate Material Consideration

1. Regarding the weight to be attached to the proposed affordable housing benefits at the appeal site, as I set out in my Proof of Evidence, the need is acute, the benefits are considerable, and the weight in the planning balance should be **very substantial**. Affordable housing is a material benefit and should therefore be awarded its own weight in the planning balance.
2. Many appeal decisions issued by Inspectors and the Secretary of State (“SoS”) have recognised affordable housing as an individual benefit and have specifically awarded affordable housing provision its own weight in the planning balance. Some examples are summarised below.

Appeal Ref.	Site Name	Decision Type	Decision	Date	Paragraph Ref.	Weight to Affordable Housing	Paragraph Text
APP/M0655/W/17/3178530	Land at Peel Hall, Warrington	SoS	Allowed	09-Nov-21	24	Very substantial	<i>" He further agrees (IR524) that <u>the provision of affordable housing attracts very substantial weight</u>, for the reasons given."</i>
APP/A2280/W/20/3259868	Land off Pump Lane, Rainham, Kent	SoS	Dismissed	03-Nov-21	33	Substantial	<i>"...The Secretary of State considers that the weight to be afforded to the delivery of housing in the light of the housing land supply shortfall is substantial (all IR12.201). Similarly, the Secretary of State agrees at IR12.202 that for the reasons given there is an acute need for affordable housing and in light of that, <u>the delivery of at least 25% of the residential units as affordable accommodation attracts substantial weight</u>."</i>
APP/W1850/W/20/3244410	Land North of Viaduct adj. Orchard Business Park, Ledbury	SoS	Allowed	15-Mar-21	27	Substantial	<i>"For the reasons given in IR16.122-16.123, the <u>Secretary of State also gives substantial weight to the delivery of affordable housing</u>."</i>
APP/Y0435/W/17/3169314	Newport Road and Cranfield Road	SoS	Dismissed	25-Jun-20	32	Significant	<i>"Weighing in favour of the proposal, <u>the Secretary of State affords the provision of affordable housing significant weight</u> and also affords the provision of market housing significant weight."</i>
APP/E5330/W/19/3233519	Land at Love Lane, Woolwich	SoS	Dismissed	03-Jun-20	28	Substantial	<i>"The Secretary of State considers that, in terms of benefits, <u>the provision of housing benefits and affordable housing benefits each carry substantial weight</u>."</i>

APP/Q3115/W/1 9/3230827	Oxford Brookes University, Wheatley Campus	SoS	Allowed	23-Apr-20	35	Very substantial	35 "...Given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, he agrees with the Inspector at IR13.111, that the delivery of up to 500 houses, 173 of which would be <u>affordable, are considerations that carry very substantial weight.</u> " IR 13.111 " <u>The Framework attaches great importance to housing delivery that meets the needs of groups with specific housing requirements. In that context and given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, the delivery of up to 500 houses, 173 of which would be affordable, has to be afforded very substantial weight irrespective of the fact that the Council can demonstrate a 3/5YHLS.</u> "
APP/G1630/W/1 8/3210903	Land at Fiddington, Ashchurch near Tewkesbury	SoS	Allowed	22-Jan-20	20	Substantial	"...The Secretary of State agrees with the Inspector, and further considers that <u>the provision of affordable housing in an area with a serious shortfall would be of significant benefit and attracts substantial weight in favour of the proposal.</u> "
APP/A0665/W/1 4/2212671	Darnhall School Lane	SoS	Dismissed	04-Nov-19	28	Substantial	"The Secretary of State agrees that the social benefits of <u>the provision of affordable housing should be given substantial weight</u> , for the reasons set out at IR408-411."
APP/P4605/W/1 8/3192918	Former North Worcestershire Golf Club, Hanging Land, Birmingham	SoS	Allowed	24-Jul-19	33	Significant	30 " <u>Weighing in favour the Secretary of State considers that the 800 family homes, including up to 280 affordable homes is a benefit of significant weight.</u> "
APP/E2001/W/1 8/3207411	Hutton Cranswick	Inspector	Dismissed	05-Jun-19	39	Significant	"However, <u>aside from the provision of affordable housing (to which I attach significant weight)</u> , the provisions are essentially intended to mitigate the effect of the development-although they could be of some benefit to the wider public, and I have therefore given them very limited weight."
APP/P0119/W/1 7/3191477	Coalpit Heath, South Gloucestershire	Inspector	Allowed	06-Sep-18	61	Substantial	"There are three different components of the housing that would be delivered: market housing, affordable housing (AH) and custom-built housing(CBH). <u>They are all important and substantial weight should be attached to each component for the reasons raised in evidence by the appellants, which was not substantively challenged by the Council, albeit they all form part of the overall housing requirement and supply. The fact that the much needed AH and CBH are elements that are no more than that required by policy is irrelevant –they would still comprise significant social benefits that merit substantial weight.</u> "
APP/L3815/W/1 6/3165228	Land at the Corner of Oving Road and A27, Chichester	Inspector	Allowed	18-Aug-17	63	Substantial	"Moreover, the provision of 30% policy compliant affordable houses carries weight where the Council acknowledges that affordable housing delivery has fallen short of meeting the total assessed affordable housing need, notwithstanding a recent increase in delivery. With some 1,910 households on the Housing Register in need of affordable housing, in spite of stricter eligibility criteria being introduced in 2013 there is a considerable degree of unmet need for affordable housing in the District. <u>Consequently I attach substantial weight to this element of the proposal.</u> "

APP/P1425/W/1 5/3119171	Mitchelswood Farm, Newick, Lewes	SoS	Allowed	23-Nov-16	18	Significant	"For the reasons given at IR196-201 the Secretary of State agrees that <u>the provision of 20 affordable homes is a tangible benefit of significant weight.</u> "
APP/G1630/W/1 4/3001706	Cornerways, High Street, Twynning	Inspector	Allowed	13-Jul-15	63	Very substantial	"... Table 7.16 of the Strategic Housing Market Assessment [SHMA] Update [CDA17] identifies that the net annual need for affordable housing in Tewkesbury is 587 dwellings. This is more than twice the equivalent figure for the neighbouring District of Wychavon, despite the fact that Tewkesbury's population is little more than two thirds of that in Wychavon. <u>The Inspector in the Wychavon appeal found that the provision of affordable housing in that case: "...is a clear material consideration of significant weight that mitigates in favour of the site being granted planning permission"; the Secretary of State agreed.</u> Given the much larger quantum of identified need in Tewkesbury and the magnitude of the accumulated shortfall in affordable housing delivery, <u>it would be appropriate to attribute very substantial weight to this important benefit of the proposal.</u> "
APP/E2001/A/13 /2200981 and APP/E2001/A/14 /221394	Brickyard Lane, Melton Park, East Riding	SoS	Dismissed	25-Jun-15	11	Substantial	"However, he also agrees with the Inspector's conclusion that <u>substantial weight should attach to the proposals in proportion to the contribution they would make to the supply of affordable housing.</u> "
APP/K2420/A/13 /2208318	Land surrounding Sketchley House, Watling Street, Burbage, Leicestershire	SoS	Allowed	18-Nov-14	13 / IR 6.19	Substantial	13. "For the reasons given at IR11.20-IR11.23, the Secretary of State agrees with the Inspector's findings in relation to affordable housing, and with his conclusion at IR11.23 that the need for affordable housing is acute and warrants the provision offered by the appeal proposal." IR 6.19 "In those circumstances, there is no reason to depart from the statutory basis to providing for affordable housing set out in policy 15 of the Core Strategy. The policy takes account of the needs identified in the SHMA (2008) and was found to be sound by the Core Strategy Inspector. Hence, although <u>substantial weight should be given to the affordable housing offered, that weight should not be overwhelming.</u> "
APP/H1840/A/1 3/2199085 and APP/H1840/A/1 3/2199426	Pulley Lane, Droitwich Spa	SoS	Allowed	02-Jul-14	23 / IR 8.126	Very significant	23. "For the reasons given at IR8.112-8.126, the Secretary of State agrees with the Inspector's conclusion at IR8.127 that the Council does not have a 5-year supply of housing land and the appeal scheme is necessary to meet the housing needs of the district, including the need for affordable housing." IR 8.126 "It seems to me that the Council has largely ignored the affordable housing need in its evidence. The poor delivery record of the Council has also been largely overlooked. The Council's planning balance is struck without any apparent consideration being given to one of the most important reasons why housing in Droitwich Spa is needed. <u>From all evidence that is before me the provision of affordable housing must attract very significant weight in any proper exercise of the planning balance.[4.47]"</u>

Appendix AG7

Summary of relevant Secretary of State and Inspector
Appeal Decisions



Relevant Secretary of State and Appeal Decisions

Appendix AG7

- 1.1 Brief summaries of appeal decisions relevant to the appeal are summarised below. The full decisions are included as Core Documents.

Appeal Decision: Land adjacent to Cornerways, High Street, Twynning, Tewkesbury (13 July 2015) – CD14.33

- 1.2 The appeal was in respect of a proposed development of 58 dwellings with 36% affordable housing in Tewkesbury Borough Council administrative area.
- 1.3 In allowing the appeal the Inspector commented at paragraph 63 of their report that:

“Mr Smith agreed that the delivery of 21 affordable dwellings is a social benefit of the proposal to which it was appropriate to give substantial weight. There is a great deal of unchallenged evidence before the Inquiry to demonstrate that there is a housing crisis in this country that manifests itself in this Borough in terms of an acute shortage of affordable housing. Table 7.16 of the Strategic Housing Market Assessment [SHMA] Update [CDA17] identifies that the net annual need for affordable housing in Tewkesbury is 587 dwellings. This is more than twice the equivalent figure for the neighbouring District of Wychavon, despite the fact that Tewkesbury’s population is little more than two thirds of that in Wychavon. The Inspector in the Wychavon appeal found that the provision of affordable housing in that case: “...is a clear material consideration of significant weight that mitigates in favour of the site being granted planning permission”; the Secretary of State agreed. Given the much larger quantum of identified need in Tewkesbury and the magnitude of the accumulated shortfall in affordable housing delivery, it would be appropriate to attribute very substantial weight to this important benefit of the proposal”. (My emphasis)

- 1.4 In allowing the appeal, the Inspector gave weight to the scheme’s significance in meeting the needs of different groups in the Borough. The Inspector highlighted, at paragraph 65, this need which was *“underlined by the stark figure that this scheme*

alone would result in a 100% increase in shared ownership properties in the Parish of Twyning, as well as a 27% increase in social rented properties”.

Appeal Decision: Land to the rear of the former Dylon International Premises, Station Approach, Lower Sydenham, London (June 2019) – CD14.15

- 1.5 The appeal related to a proposal for 151 residential units on a site in the London Borough of Bromley. In determining the appeal, the Inspector states that ministerial speeches and Government commissioned reports stretching back several years set out in ‘stark relief’ the scale of the housing crisis.
- 1.6 The Inspector then (at paragraph 32) cited the former Secretary of State at MHCLG (James Brokenshire) where he said that the consequences of the housing crisis are that “...*ordinary families, young people starting out in life and many others struggling to secure that most basic of human needs – a place to call their own – and being denied the opportunities that come with it*”
- 1.7 The inspector went on to conclude at paragraph 35 that “*very substantial weight attaches to the contribution of this scheme to the provision of market housing and particularly the pressing need for affordable housing*” (emphasis added).

Secretary of State Decision: Land North of Viaduct adj. Orchard Business Park, Ledbury (17 March 2021) – CD15.3

- 1.8 The advising Inspector, Lesley Coffey, noted that the proposal included the delivery of a very substantial amount of market housing and affordable housing:
- “The need for affordable dwellings is set out in detail by Mr Stacey, on behalf of the appellant. It is clear that there is a longstanding and sizeable shortfall in the provision of affordable dwellings within Herefordshire.”* (Paragraph IR 16.122)
- 1.9 It was agreed between parties that “*in the context of the market and affordable housing shortfall, the housing delivery benefits of the appeal scheme are substantial*” (Paragraph IR7.4)
- 1.10 Inspector Lesley Coffey, advising the Secretary of State, asserted at paragraph IR9.97 of her report that:
- “The ability to deliver Affordable Housing on this site is an important part of the appeal proposal and benefits of the scheme. There is a well-established national housing crisis in this country which is causing misery to millions of*

people. It is a manifestation of an underlying persistent and pervasive trend over many decades. We build too few homes and far too few affordable homes.”

1.11 She then continued to state at paragraph IR9.98:

“The Herefordshire Local Housing Market Assessment (LHMA) 2012 (November 2013) identifies an annual requirement of 691 dwellings between 2012/13 and 2016/17. Between 2011/12 and 2018/19 there has been an accumulated shortfall of 4,604 affordable dwellings. This is an affordable housing shortfall of 81% since 2011/12 against a target of 5,667. There was only one affordable home built in Ledbury in the last 9 years, and that was in 2011. The appeal scheme will deliver up to 250 affordable dwellings in accordance with Policy H1 of the Core Strategy.”

1.12 In determining the appeal, the Secretary of State concurred with these findings, thus underlining the importance of addressing affordable housing needs.

Appeal Decision: Maitland Lodge, Billericay (November 2022) – CD14.20

11.1 A Green Belt site proposal for 47 dwellings, including 21 (45%) affordable housing units at Maitland Lodge, Billericay was allowed at appeal in November 2022.

11.2 Giving evidence at the appeal TKP demonstrated a shortfall of almost 2,500 homes and a net delivery of affordable housing of just five dwellings per annum over the past seven years. The Inspector described affordable housing delivery in Basildon as “abysmal” with an “acute and persistent” shortfall. The Inspector recognised that the delivery shortfall represents a significant conflict with the NPPF, specifying that:

“Each of the 2,494 affordable homes that should have been built, but have not, represent a missed opportunity to help alleviate the housing concerns of individuals and families. The situation represents a significant conflict with the economic and social overarching objectives set out in paragraph 8 of the Framework.”

11.3 The Inspector went on to place very substantial weight on the delivery of the proposed affordable housing at the site, stating:

“The proposed provision of 45% of total units, at 21 homes, is in excess of the policy requirements. However, given the critical situation regarding affordable housing delivery in the Borough, I place very substantial positive weight on all

of the proposed affordable homes, not just those over and above policy requirements.” (my emphasis)

Overview of Secretary of State and Appeal Decisions

1.13 The decisions above emphasise the great weight which the Secretary of State has, on various occasions, attached to the provision of affordable housing in the consideration of planning applications. Inspectors have agreed that affordable housing is a substantial benefit in its own right. Some of the key points I would highlight from these examples are that:

- The importance of unmet need for affordable housing being met immediately;
- Planning Inspectors and the Secretary of State have attached very substantial weight to the provision of affordable housing; and
- Even where there is a five-year housing land supply the benefit of a scheme’s provision of affordable housing can weigh heavily in favour of development.