

HOUSING MONITORING REPORT



APRIL 2010

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Front cover: new houses at Crabtree Lane, Harpenden

Executive Summary

1.0 Introduction

- 1.1 This monitoring report provides information to indicate the progress being made on implementing the key housing policies in the St Albans District Local Plan Review 1994 and the East of England Plan. The report also takes account of Government guidance in Planning Policy Statement 3 (PPS3) on Housing.
- 1.2 It should be emphasised that the Housing Monitoring Report represents a snapshot in time. The report sets out the position as at April 2010 and does not take account of any changes in circumstances since then.

2.0 Planning Policy Context

St Albans District Plan Review

- 2.1 Policy 7A: Affordable Housing in Towns and Specified Settlements.

This policy sets a target for affordable housing of at least 200 dwellings per annum through new house building and conversions. Policy 7A is out of date in certain respects. Therefore, the Council has resolved to seek an element of 35% of affordable housing on developments of 15 or more dwellings. This is in accordance with PPS3.

- 2.2 Policy 8: Affordable Housing in the Metropolitan Green Belt.

This policy allows for affordable housing schemes in Green Belt Settlements.

Department for Communities and Local Government Planning Policy Statement 3: Housing (November 2006)

- 2.3 The principal aim of PPS3 is to provide for the necessary step change in housing delivery, through a new, more responsive approach to land supply at the local level. PPS3 reflects the Government's commitment to improving the affordability and supply of housing in all communities, including rural areas.

Regional Spatial Strategy for the East of England

- 2.4 Hertfordshire is in the East of England region. The East of England Plan takes the form of a new style Regional Spatial Strategy (RSS). The East of England Plan was approved in May 2008 and forms part of the development plan.
- 2.5 The East of England Plan (May 2008) proposes an additional 360 dwellings per annum in St Albans District, which gives a 2001-2021 total of 7,200 dwellings. In addition, the document proposes major expansion at Hemel Hempstead, probably involving land in St Albans District and at Welwyn Garden City / Hatfield, potentially extending into St Albans District. Any housing within the District at Hemel Hempstead or Hatfield will be additional to the District's target of 7,200 dwellings.

St Albans Development Plan Documents

2.6 The District Council is proposing to produce the following Development Plan Documents (DPDs) as part of its Local Development Framework:

- Core Strategy DPD
- Site Allocations DPD
- Development Policies DPD

3.0 Dwellings Completed

District Totals and Geographic Distribution

- 3.1 A total of 272 dwellings were completed during 2009-2010.
- 3.2 Since 1996 about 67% of the dwelling increase has been in the towns of St Albans and Harpenden and 18% in the specified settlements (large villages). This is consistent with Local Plan policies which seek to concentrate development in towns. The Green Belt figure of 16% reflects the Napsbury Hospital redevelopment.
- 3.3 Between 2001 and 2010, a dwelling increase of 3,175 was recorded in the District. This gives an average of 353 dwellings per annum, which is close to the rate of 360 dwellings per annum proposed for the 2001-2021 period in the East of England Plan.

2010 Progress Toward Completion of RSS (2001-2021) Housing Targets

The Regional Spatial Strategy requires the construction of a minimum of 7,200 dwellings in the St Albans District during the period 2001 to 2021. At 1 April 2010 44% of these had already been completed. A further 21% had planning permission, leaving the remaining 35% to get planning permission. See table below.

	Number of Dwellings	Percent
Total Required	7,200	100
Completed	3,175	44
With Permission	1,476	21
Remaining Requirement	2,549	35

A wide choice of housing is required to meet the needs of the community and it can be seen from the data in this document that a wide variety of dwellings are constructed in the District, ranging from small one bedroomed flats to large five bedroomed detached houses. St Albans is an affluent District but there is still a need to provide sufficient affordable housing. The East of England Plan states that 35% of new dwellings should be affordable. This is difficult to achieve on small sites. However the Council resolved in July 2005 to plan in the future to achieve at least 100 affordable dwellings per annum.

Dwelling Completions Since 1991

Location	Total For Years		
	91-10	01-10	09 -10
St Albans	4,103	1,530	218
Harpenden	884	308	7
Specified Settlements	1,521	563	30
Green Belt Settlements	24	15	1
Rest of the Green Belt	841	759	16
Total	7,373	3,175	272
SPECIFIED SETTLEMENTS			
Bricket Wood	161	72	0
Chiswell Green	109	10	0
How Wood	123	36	2
London Colney	435	64	0
Park Street/Frogmore	217	165	22
Redbourn	307	85	2
Wheathampstead	169	131	4
Total	1,521	563	30
GREEN BELT SETTLEMENTS			
Annables, Kinsbourne Green	1	1	0
Colney Heath	13	12	0
Folly Fields	0	0	0
Frogmore	0	0	0
Gustard Wood	1	1	1
Lea Valley Estate	1	0	0
Sandridge	5	-2	0
Radlett Road, Frogmore	0	0	0
Sleapshyde	3	3	0
Smallford	0	0	0
Total	24	15	1

Previously Developed Land and Conversions

- 3.5 Development within the District is exceeding the Government's target of 60% of new housing being provided on previously developed land. Since 1991, 89% of the dwelling increase in St Albans District has taken place on previously developed land and through the conversion of existing buildings. Since 2001, 95% of the dwelling increase has been located on such sites.
- 3.6 Sites have become available for housing from a range of sources, notably Hospital sites, upon which 22% of dwellings have been completed since 1991. Employment land has provided 23% and sites already in residential use (redevelopment and gardens) have provided 20%.

Windfall Sites

- 3.7 Windfall sites (i.e. sites not specifically identified as available in the Local Plan process) are currently contributing a dwelling increase of over 200 dwellings per annum. Most of the sites allocated for housing in the District Plan Review 1994 have been completed and those that remain are being developed at a slow rate.

House Prices

- 3.8 The average price of a home in St Albans is £398,000. After dipping last year prices have returned to 2008 levels.

Affordable Housing and Tenure

- 3.9 The supply of affordable housing is falling far short of the Local Plan target of 200 dwellings per annum. Currently, average annual totals of about 72 affordable dwellings are being achieved, with approximately two thirds of these dwellings resulting from the operation of Policy 7A.

The Variety of Types and Mix of Sizes of Housing

- 3.10 A wide range of dwelling sizes has been built in the District in recent years. Over the period 2001-2010 47% of completions have been for 1 and 2 bedroom dwellings, 24 % for 3 bedroom dwellings and 29% for 4 & 5 bedroom dwellings. 23% have been detached houses, 18% have been semis or terraced, with the largest proportion being flats with 34%. 15% have been conversions, the majority of which are for 1 or 2 bedroom units.

Density of new Development

- 3.11 The average density on all urban sites for 2009-2010 is 39 dwellings per hectare. The average over the 2001-2010 period is 32 dwellings per hectare.
- 3.12 69% of completions are at a density range of 30 dwellings or more per hectare for 2009-2010. Since 2001, over two thirds of completions have been on sites where the density has exceeded 30 dwellings per hectare.

4.0 April 2010 Residential Land Availability Survey

- 4.1 A residential land availability schedule is produced on an annual basis. All sites allocated in Local Plan Policies 4 and 5 that have not yet been completed appear in the schedule, together with other sites considered suitable for housing including sites where planning permission has been obtained. Appendix 3 sets out the position at 1 April 2010 in respect of these sites.
- 4.2 The table below summarises the housing land availability survey results at 1 April 2010 for all sites and gives a geographical distribution.

Residential Land Availability (Dwelling Increase) 1 April 2010

Location	U	D	O	E	TBC
St Albans	267	480	127	318	1,176
Harpenden	47	179	4	42	272
Specified Settlements	51	180	2	57	290
Green Belt Settlements	0	0	0	45	45
Rest of the Green Belt	29	110	13	0	152
District Total	394	949	146	462	1,935
Specified Settlements					
Bricket Wood	3	20	1	0	24
Chiswell Green	2	16	0	0	19
How Wood	11	6	1	0	18
London Colney	0	42	0	34	76
Park Street/Frogmore	26	8	0	0	34
Redbourn	4	14	0	5	23
Wheathampstead	2	74	0	18	96
Total	48	180	2	57	290

U = dwellings under construction

D = dwellings with detailed planning permission

O = dwellings with outline planning permission

E = estimated sites (no planning permission given)

TBC = total dwellings to be completed (U+D+O+E)

Issue 1: Is the Policy 7A target of 200 affordable dwellings per annum likely to be met?

- 4.3 Affordable housing completions are likely to average 80-100 per annum between 2010 and 2015. After 2014, completions of affordable dwellings will probably be much lower, unless significant new housing allocations are included in the Local Development Framework.

Issue 2: Will an appropriate variety of types and mix of sizes of housing be provided?

- 4.4 Although a wide variety of types and sizes of dwellings will be built in the next few years a large proportion of them will be flats. 71% of the proposed dwellings are small units (1 or 2 bedrooms), whilst 29% will have 3 or more bedrooms. Conversions will continue to provide a good number of mainly 1 and 2 bedroom dwellings.

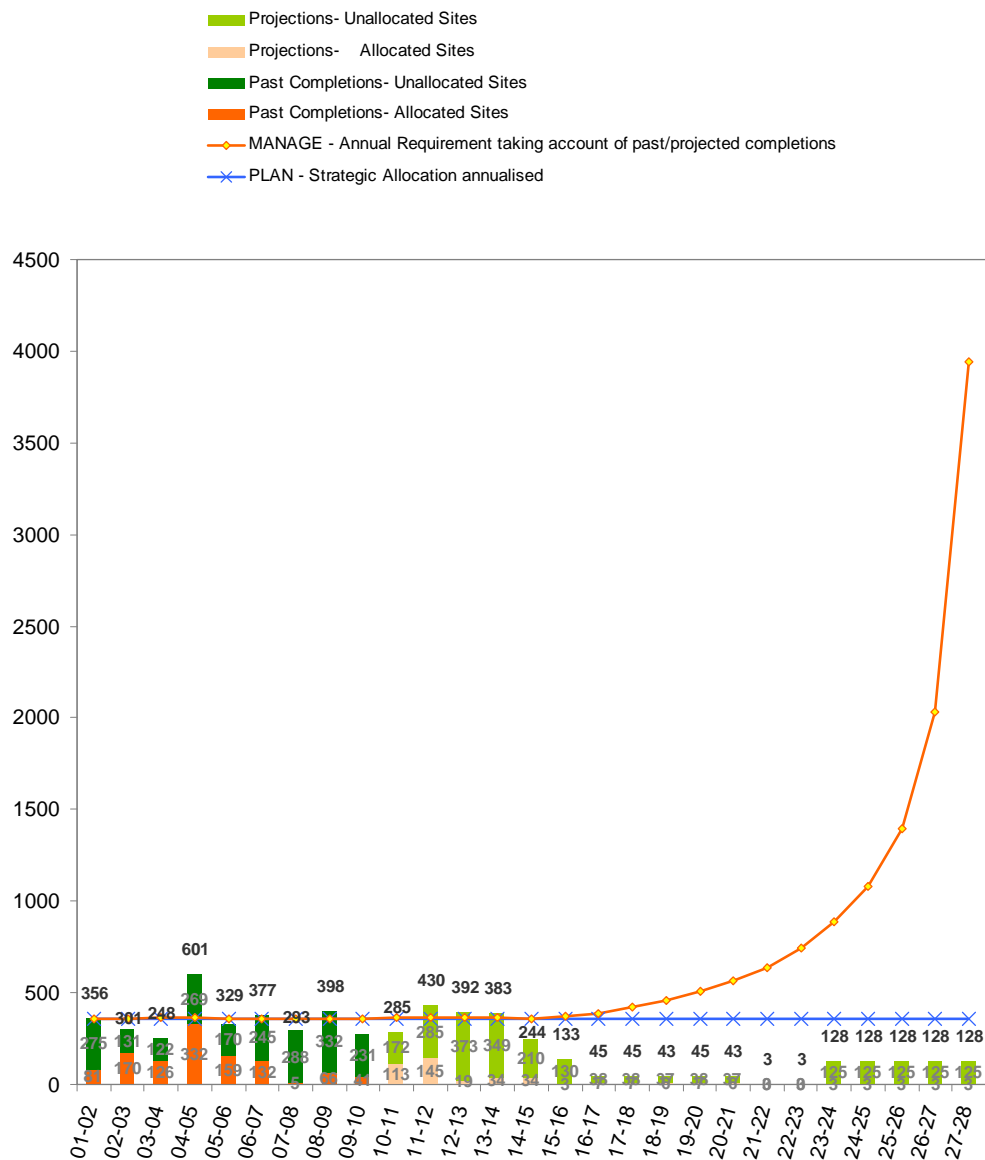
Issue 3: What level of housing density will be achieved?

- 4.5 Within Zone 2 (i.e. the more accessible areas) currently proposed developments should achieve an average density of 105 dwellings per hectare. Developments in this zone are mainly for flats where a higher density can be expected.
- 4.6 In urban sites in Zone 1, the average expected density is 25 dwellings per hectare, which is below the minimum figure of 30 dwellings per hectare stated in PPS3. In total, an average density of 41 dwellings per hectare is expected on urban sites in Zones 1 and 2. This exceeds the PPS3 minimum figure.

5.0 Housing Trajectory 2001-2028

- 5.1 PPS3 requires local planning authorities to produce 'housing trajectories'. Housing trajectories should show past and future rates of housing completions (including conversions) over the life span of the Local Development Framework. This enables any shortfall or surplus of housing over the plan period to be compared with planned build rates.
- 5.2 The trajectory indicates that:
- The District's estimated 2001-2021 dwelling increase is about 5,260. This is 1,940 dwellings below the target of 7,200 dwellings in the East of England Plan. Since 2001, building rates have been very close to the Regional Plan target of 360 dwellings per annum and this is forecast to continue to be the case until 2015. Completions are then expected to decline sharply, because by 2015 it is expected that most of the currently identified sites will have been completed.
 - Estimated 2021-2028 dwelling increase is 650, which is 1,870 dwellings below the target of 2,520 dwellings (based upon a continuation of the East of England Plan building rate of 360 dwellings per annum).
 - Total estimated 2001-2028 dwelling increase is about 5,910 which is 3,810 dwellings below the target of 9,720 dwellings
- 5.3 Actual dwelling increase is likely to be much higher than estimated above, because many completions are anticipated on windfall sites, although no windfall allowance has been made except for the 2023-2028 period. Nevertheless, the large shortfall in relation to the targets means that the Council will have to identify additional housing sites in the Local Development Framework.

Trajectory 2001-2028



6.0 Demonstrating A 5 Year Supply Of Deliverable Sites

- 6.1 PPS3 requires Local Planning Authorities to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing as this influences how planning applications are determined.
- 6.2 The level of housing provision to be delivered is based on the District's 2001-2021 housing target of 7,200 additional homes in the East of England Plan and information from the trajectory data. The calculations show that some 1,730 dwellings are estimated to be completed between 2010 and 2015 and that there is a deficit of nearly 100 dwellings in relation to the 5-year land supply requirement. .
- 6.3 However, the Council does not consider that this small deficit should be regarded as a problem because:
- The estimated completions between 2010 and 2015 do not include a windfall allowance, in view of Government guidance in PPS3. Nevertheless, as stated in paragraph 5.3 above, many completions are still expected on windfall sites. Consequently, actual completions between 2010 and 2015 will almost certainly be well above the 5-year land supply requirement.
 - It is expected that further sites will be allocated for housing in the Local Development Framework, which will ensure that the 5-year land supply requirement can be met for many years into the future.

HOUSING MONITORING REPORT

1.0 INTRODUCTION

- 1.1 The District's position and good communication links continues to attract new developments. Several large schemes have been started, which will include a significant amount of affordable housing. Developments on previously developed land continue to remain well above the Government's target.
- 1.2 This monitoring report provides information to indicate the progress being made on implementing the key housing policies in the St Albans District Local Plan Review 1994 and the East of England Plan. The report also and takes account of Government guidance in Planning Policy Statement 3 (PPS3) on Housing.
- 1.3 It should be emphasised that the Housing Monitoring Report represents a snapshot in time. The report sets out the position as at April 2010 and does not take account of any changes in circumstances since then.
- 1.4 In accordance with PPS3 and as part of the evidence base for the St Albans Development Plan Documents (see paragraphs 2.24 and 2.25 below), this monitoring report includes a housing trajectory. The trajectory shows completions since 2001 and estimated completions during the proposed plan period of the St Albans Core Strategy, which runs to 2021.

2.0 PLANNING POLICY CONTEXT

St Albans District Plan Review 1994

2.6 Paragraph 1.22 sets the following objective for housing:

"to make provision for a 1981-1996 dwelling increase of 6,400 and 1986-2001 dwelling increase of 7,200 and to seek to influence the type of dwellings provided to help meet the needs of the area."

2.7 Paragraph 21.8 of the Plan states that monitoring will concentrate on assessing whether the Plan's objectives as set out in Paragraph 1.22 above are being achieved. Paragraph 21.8 also states that:

"A close check will be kept on the scale, type and location of house building. Estimates will be made of future completions to see whether total dwelling increase is consistent with Policy 3 and the requirement of Planning Policy Guidance Note PPG3 for a five year supply of building land. In this connection it is hoped to carry out a study of residential land availability in conjunction with the House-Builders Federation. The Monitoring Report will also provide some information on the extent to which local housing needs are being met with particular reference to Policies 7A and 8."

As the time horizon of Policy 3 ran only to 2021, this policy is no longer relevant, so the Council has not 'saved' the policy.

2.8 Policy 4: New Housing Development in Towns.

This policy contains guidance on housing developments in the towns and includes a schedule of proposed housing sites. St Albans and Harpenden are classified as towns in Policy 2.

2.9 Policy 5: New Housing Development in Specified Settlements.

This policy contains guidance on housing developments in the Specified Settlements and includes a schedule of proposed housing sites. The following large villages are excluded from the Green Belt and are classified as Specified Settlements in Policy 2:

Bricket Wood	Park Street/Frogmore
Chiswell Green	Redbourn
How Wood	Wheathampstead
London Colney	

2.10 Policy 6: New Housing Development in Green Belt Settlements.

This policy sets out the policy context for the Green Belt settlements. Housing developments will not normally be permitted except for dwellings which are required to meet the local needs of agriculture, forestry, leisure and local services which cannot practically be met in a location outside the Green Belt. The following smaller villages are located within the Green Belt and are classified as Green Belt Settlements in Policy 2:

Annables, Kinsbourne Green	Radlett Road, Frogmore
Colney Heath (3 parts)	Sandridge
Folly Fields	Sleapshyde
Gustard Wood	Smallford
Lea Valley Estate	

2.11 Policy 7A: Affordable Housing in Towns and Specified Settlements.

This policy states that the District Council's target for affordable housing is to secure at least 200 dwellings per annum through new house building and conversions. Policy 7A is out of date in certain respects. Therefore, the Council has resolved to seek an element of 35% of affordable housing on developments of 15 or more dwellings. This is in accordance with PPS3.

2.12 Policy 8: Affordable Housing in the Metropolitan Green Belt.

This policy allows for affordable housing schemes in Green Belt Settlements, but only if evidence is produced to show that the village or parish concerned has a demonstrable need for low cost housing which cannot be met in a non-Green Belt location.

Department for Communities and Local Government Planning Policy Statement 3: Housing (November 2006)

- 2.12 The principal aim of PPS3 is to provide for the necessary step change in housing delivery, through a new, more responsive approach to land supply at the local level. PPS3 reflects the Government's commitment to improving the affordability and supply of housing in all communities, including rural areas. Appendix 1 summarises some of the key points in PPS3.

Regional Spatial Strategy for the East of England

- 2.13 Hertfordshire is in the East of England region. The East of England Plan takes the form of a new style Regional Spatial Strategy (RSS). The East of England Plan was approved in May 2008 and forms part of the development plan.
- 2.14 The RSS proposes a minimum of an additional 360 dwellings per annum in St Albans District, which gives a 2001-2021 total of 7,200 dwellings. The approved 2008 document also proposed major expansion at Hemel Hempstead, probably involving land in St Albans District and at Welwyn Garden City/Hatfield, potentially extending into St Albans District. Any housing within the District at Hemel Hempstead or Hatfield would be additional to the District's target of 7,200 dwellings.
- 2.15 However, St Albans District Council and Hertfordshire County Council mounted a successful legal challenge to the Hemel Hempstead and Welwyn/Hatfield expansions. These major expansions have been dropped from the East of England Plan. The Government is carrying out a 'repair' of the Plan, to reinstate the housing numbers

removed as a result of the legal challenge. The repair process could result in the reinstatement of the Hemel Hempstead and Welwyn/Hatfield expansions, or additional housing in other Districts.

St Albans Development Plan Documents

- 2.16 The District Council's Local Development Scheme (LDS) proposes that the following Development Plan Documents (DPDs) should be produced as part of its Local Development Framework:
- Core Strategy DPD
 - Site Allocations DPD
 - Development Policies DPD
 - East Hemel Hempstead Area Action Plan (joint DPD with Dacorum Borough Council)
- 2.17 Joint working with Dacorum Council on the East Hemel Hempstead Area Action Plan was suspended following the legal challenge to the East of England Plan. The timetable in the draft revised LDS (March 2009) for the production of the other DPDs is reproduced below. However, the Council decided in January 2010 to delay the Core Strategy pre-submission consultation, so the LDS will need to be reviewed again.

Development Plan Document	Stage	Date
Core Strategy	Issues and Options	July 2007
	Emerging Core Strategy	June 2009
	Pre-submission consultation	February 2010
	Submission of Draft Plan	July 2010
	Public examination	November 2010
	Inspector's binding report	April 2011
	Adoption	June 2011
Site Allocations and Development Policies	Issues and Options	June 2010
	Pre-submission Consultation	February 2011
	Submission of Draft Plan	July 2011
	Public examination	November 2011
	Inspector's binding report	February 2012
	Adoption	March 2012

3.0 GOVERNMENT GUIDANCE ON MONITORING AND REVIEW

- 3.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State. Annual Monitoring Reports must contain information on the implementation of the local development scheme and the extent to which the policies set out in local development documents are being achieved.
- 3.2 Local Development Framework Monitoring, A Good Practice Guide was published in March 2005. This recommends developing core output indicators for key policy themes and also producing a housing trajectory to show past and estimated future performance in the delivery of housing within the plan period.
- 3.3 PPS3 includes guidance on monitoring and review. This guidance is summarised in Appendix 1.

4.0 DWELLINGS COMPLETED

District Totals and Geographical Distribution

- 4.1 Table 1 shows the total net dwelling increase i.e. new housing and gains and losses through conversions and demolitions in St Albans District since 1991. Table 2 shows annual increases since 1996. The tables also show the geographical distribution of the net dwelling increase.
- 4.2 The following conclusions can be drawn from Table 1:
- (i) In the 1991-2001 period, the annual average dwelling increase in the District was 420. Since 2001, the annual average has fallen to 353 dwellings per annum, despite the completion of several large sites;
 - (ii) between 2001 and 2010, a dwelling increase of 3,175 was recorded. The annual average of 353 dwellings per annum is marginally below the rate of 360 proposed for the 2001-2021 period in the East of England Plan.
- 4.3 Chart 1 shows the distribution of dwelling increase in the District between 1991 and 2010. This distribution is consistent with District Plan Policy 2. The policy seeks to concentrate development in the towns of St Albans and Harpenden, to achieve less intensive development in specified settlements and to resist Green Belt development unless there are very special circumstances.¹ Although, recent years have shown an increase in development within the Green Belt (due to the development of the Green Belt site of Napsbury Hospital), this was not the case for 2009-2010. This is because the Napsbury site is now nearing completion. Most housing in the District has been located within the existing urban area.

¹ Dwellings built on the Highfield Development are treated as being within St Albans although the site is within the Green Belt.

Table 1
Dwelling Increase Since 1991

Location	Total for Years					
	91-96	96-01	01-06	06-10	91-10	01-10
St Albans	985	1,588	928	602	4,103	1,530
Harpenden	413	163	143	165	884	308
Specified Settlements	565	393	264	299	1,521	563
Green Belt Settlements	6	3	12	3	26	15
Rest of the Green Belt	32	50	488	271	839	759
Total	2,001	2,197	1,835	1,340	7,373	3,175
Bricket Wood	55	34	19	53	161	72
Chiswell Green	48	51	4	6	109	10
How Wood	68	19	21	15	123	36
London Colney	275	96	38	26	435	64
Park Street/Frogmore	21	31	3	162	217	165
Redbourn	72	150	78	7	307	85
Wheathampstead	26	12	101	30	169	131
Total	565	393	264	299	1,523	563
Annables, Kinsbourne Green	0	0	0	1	1	1
Colney Heath	1	0	12	0	13	12
Folly Fields	0	0	0	0	0	0
Frogmore	0	0	0	0	0	0
Gustard Wood	0	0	0	1	1	1
Lea Valley Estate	1	0	0	0	1	0
Sandridge	4	3	0	-2	5	-2
Radlett Road, Frogmore	0	0	0	0	0	0
Sleapshyde	0	0	0	3	3	3
Smallford	0	0	0	0	0	0
Total	6	3	12	3	24	15

Chart 1
Distribution of Dwelling Increase 1991-2010

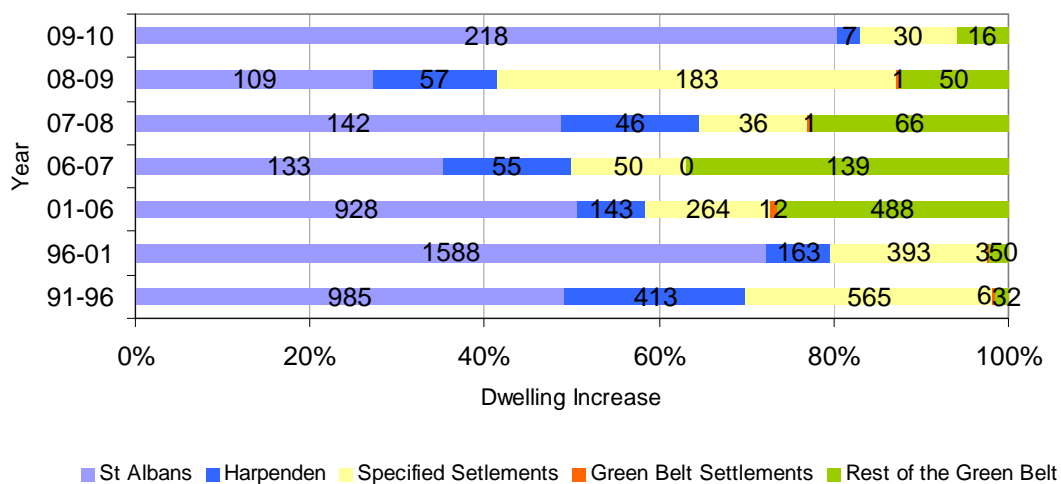


Table 2
Annual Dwelling Increase Since 1996

	YEARS													
	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10
St Albans	90	310	424	481	283	223	179	86	293	147	133	142	109	218
Harpenden	51	35	25	31	21	26	34	38	20	25	55	46	57	7
Specified Settlements	89	75	60	69	100	92	57	33	25	57	50	36	183	30
Green Belt Settlements	0	0	0	2	1	11	1	-2	2	0	0	3	-1	1
Rest of the Green Belt	8	-5	20	17	10	4	30	93	261	100	139	66	50	16
Total	238	415	529	600	415	356	301	248	601	329	377	293	398	272
SPECIFIED SETTLEMENTS														
Bricket Wood	1	9	4	9	11	10	1	7	2	-1	5	25	23	0
Chiswell Green	6	35	8	0	2	-1	4	0	2	-1	-1	2	5	0
How Wood	0	6	-2	10	5	-1	11	12	0	-1	10	2	1	2
London Colney	31	6	17	8	34	24	2	-2	1	13	19	3	4	0
Park Street/Frogmore	4	0	4	19	4	1	0	0	-1	3	-1	2	139	22
Redbourn	46	20	26	20	38	6	16	14	19	23	4	2	-1	2
Wheathampstead	1	-1	3	3	6	53	23	2	2	21	14	0	12	4
Total	89	75	60	69	100	92	57	33	25	57	50	36	183	30
GREEN BELT SETTLEMENTS														
Annables, Kinsbourne Green	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Colney Heath	0	0	0	0	0	12	0	0	0	0	0	0	0	0
Folly Fields	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Frogmore	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gustard Wood	0	0	0	0	0	0	0	-1	1	0	0	0	0	1
Lea Valley Estate	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sandridge	0	0	0	2	1	-1	1	0	0	0	0	0	-2	0
Radlett Road, Frogmore	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sleapshyde	0	0	0	0	0	0	0	-1	1	0	0	3	0	0
Smallford	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	2	1	11	1	-2	2	0	0	3	-1	1

- 4.4 The map below shows the distribution by ward of new dwellings completed during 2009-2010. Table 3 displays completions by Ward since 2001. It can be seen that St Peters ward had the greatest dwelling increase for the year 2009-2010, where 138 dwellings, almost half of the total, were completed. Most of these were affordable flats completed at the former City Station car park in Victoria Street. The high number of additions to Clarence ward are due to completions at the Oaklands, City Campus site.

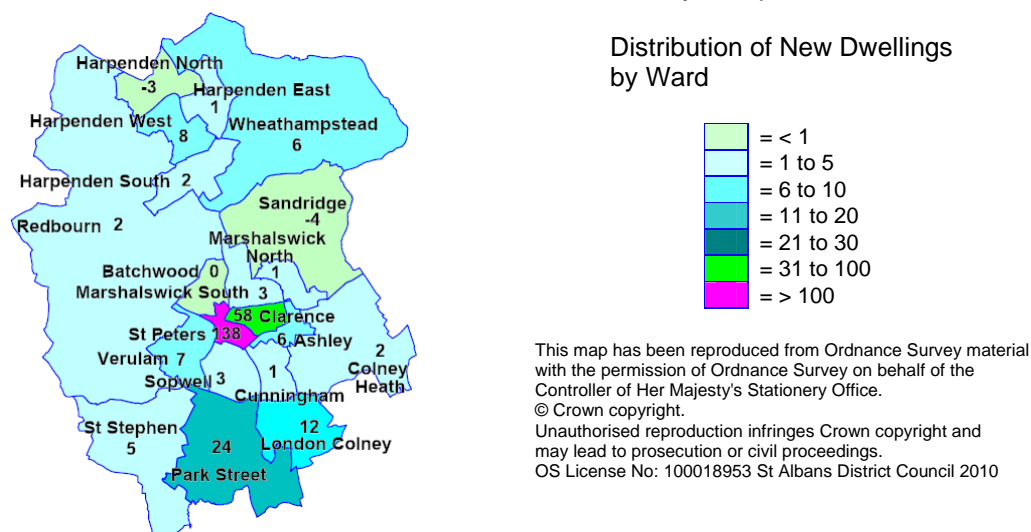


Table 3

NET DWELLING INCREASE BY WARD 2001 - 2010

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WARD	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	01-10
Ashley	9	32	9	67	50	26	31	25	6	255
Batchwood	79	27	20	21	10	5	7	17	0	186
Clarence	24	-2	23	2	5	11	30	-2	58	149
Colney Heath	17	38	10	1	38	3	10	2	2	121
Cunningham	12	1	9	42	4	8	28	1	1	106
Harpenden East	2	7	19	0	3	6	20	51	1	109
Harpenden North	7	18	1	3	11	5	4	7	-3	53
Harpenden South	-1	10	6	-1	6	28	13	1	2	64
Harpenden West	19	4	11	18	5	16	11	-2	8	90
London Colney	24	20	89	257	109	141	4	39	12	695
Marshalswick North	1	0	2	2	2	0	2	0	1	10
Marshalswick South	34	40	4	4	6	4	11	16	3	122
Park Street	2	11	13	3	0	15	5	140	24	213
Redbourn	8	19	14	20	25	17	50	12	2	167
St Peters	30	15	5	125	23	70	20	28	138	454
St Stephen	6	8	6	2	1	-2	30	27	5	83
Sandridge	0	5	0	2	-1	1	0	3	-4	6
Sopwell	30	1	0	16	2	0	0	1	3	53
Verulam	0	25	6	13	9	9	10	21	7	100
Wheathampstead	53	22	1	4	21	14	7	11	6	139
Total	356	301	248	601	329	377	293	398	272	3175

- 4.5 The greatest dwelling increase during 2009-2010 was within the unparished area of St Albans City, where 215 dwellings were completed (79% of the District Total). The Oaklands City Campus Site and the Victoria Street Station site both fall within this area. St Stephen had 29 completions (11%) mostly due to further completions at the Park House site in Frogmore. Completions for all Parishes during 2009-2010 are shown in chart 2. Completions for all Parishes since 2001 are shown in table 4.

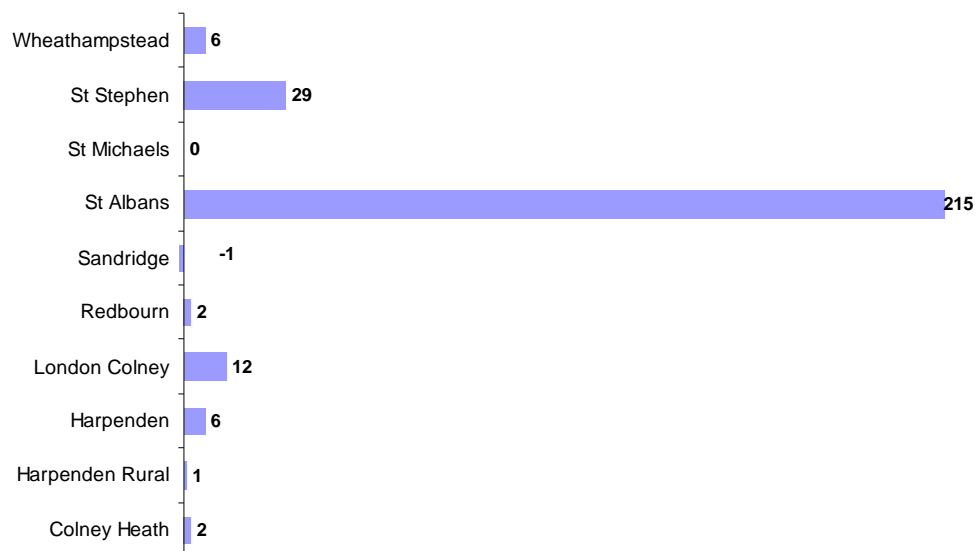
Table 4

NET DWELLING INCREASE BY PARISH 2001 - 2010

PARISH	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	01-10
Colney Heath	15	38	9	1	35	3	10	2	2	115
Harpenden Rural	1	2	-1	1	0	11	32	0	1	47
Harpenden	27	38	38	20	26	54	46	57	6	312
London Colney	26	20	89	257	109	141	4	39	12	697
Redbourn	7	16	15	17	24	6	19	12	2	118
Sandridge	0	4	1	3	0	1	2	3	-1	13
St Albans	219	142	77	290	113	134	138	107	215	1,435
St Michaels	0	0	0	1	0	0	0	0	0	1
St Stephen	8	19	19	6	1	13	35	167	29	297
Wheathampstead	53	22	1	5	21	14	7	11	6	140
Total	356	301	248	601	329	377	293	398	272	3,175

Chart 2

Dwelling Increase by Parish 2009-2010



Previously Developed Land and Conversions

- 4.6 Development within the District is more than meeting the Government's target of 60% of new housing being provided on previously developed land. Since 1991, 89% of the dwelling increase in St Albans District has taken place on previously developed land (as defined in PPS3 – see end of Appendix 1 of this monitoring report) and through the conversion of existing buildings. Since 2001, 95% of the dwelling increase has been located on such sites.

Table 5

Gross Dwelling Increase on Previously Developed Land & Greenfield Sites

	Previously Developed Land						Greenfield Sites					Total All Sites	Percentage on PDL
YEAR	Large Sites ¹			Small Sites	Conversions	Total	Large Sites		Small Sites	Agricultural	Total		
	Urban Sites ²	Green Belt ³ Hospital Sites	Other Green Belt Sites				Urban Sites	Urban Edge Sites ⁴					
91-92	284	0	0	38	37	359	34	7	4	2	47	406	88
92-93	205	0	0	72	28	305	117	8	1	0	126	431	71
93-94	131	0	0	77	3	211	101	25	1	0	127	338	62
94-95	271	15	0	65	25	376	63	4	3	0	70	446	84
95-96	164	125	0	55	67	411	40	47	2	1	90	501	82
96-97	113	-1	0	65	41	218	0	52	1	5	58	276	79
97-98	207	53	0	57	55	372	65	55	0	1	121	493	75
98-99	198	203	0	51	100	552	2	17	0	2	21	573	96
99-00	373	137	7	57	51	625	3	13	1	1	18	643	97
00-01	207	111	3	90	26	437	6	7	0	4	17	454	96
01-02	256	4	21	45	45	371	1	17	0	3	21	392	95
02-03	155	56	1	61	22	295	2	44	4	4	54	349	85
03-04	79	98	0	67	23	267	22	2	0	1	25	292	91
04-05	220	242	14	78	58	612	27	1	4	2	34	646	95
05-06	121	130	0	75	42	368	6	3	2	0	11	379	97
06-07	151	102	32	90	62	437	0	1	0	2	3	440	99
07-08	119	1	44	104	49	317	8	7	6	1	22	339	94
08-09	288	37	11	86	35	457	0	7	2	0	9	466	98
09-10	184	0	16	76	51	327	0	0	0	3	3	330	99
91-96	1,055	140	0	307	160	1,662	355	91	11	32	460	2,122	78
96-01	1,098	503	10	320	273	2,204	76	144	2	13	235	2,439	90
91-10	3,726	1,313	149	1,309	820	7,317	497	317	31	32	877	8,194	89
01-10	1,573	670	139	682	387	3,451	66	82	18	16	182	3,633	95

Definitions of sites in previous table;

- (1) Large sites = Sites for 5 or more new dwellings (may also involve an element of conversion and/demolition).
Small sites = Sites for 4 or fewer new dwellings (may also involve an element of conversion and/demolition).
Conversions = Sites involving conversion or change of use but no new dwellings
- (2) Sites in the towns of Harpenden and St Albans and the "specified settlements" listed in paragraph 2.5 above.
- (3) All these dwellings have been on the Highfield development (former Hill End and Cell Barnes Hospitals) and the Napsbury Park development (former Napsbury Hospital).

- (4) Greenfield sites on the edge of towns and specified settlements, which have not previously been used for any type of urban land use. This category includes sites released from the Green Belt.

4.7 Tables 6 and 7 below provide more detailed information on the type of land being developed for housing. They show that sites have arisen from a range of sources, but especially from sites previously in employment use, sites already in residential use (where development has involved redevelopment of existing dwellings or development in gardens) and from sites previously in healthcare use. 23% of the dwelling increase since 1991 has been on employment sites (within Town and Country Planning Use Class B), 21% on healthcare sites and 19% on residential sites.

Table 6

Dwelling Increase by Previous use of Site - Previously Developed Land

	Previous Land Use - Previously Developed Land										
	Year	Residential	Employment (Use Class B)	Other Commercial	Garage Courts	Education	Healthcare	Vacant / Disused Land	Other Urban Uses	Conversions	Total PDL
Dwelling Increase	91-96	574	423	77	47	98	144	69	28	113	1,573
	96-01	362	580	110	25	41	609	1	145	157	2,030
	01-02	60	128	15	20	0	68	0	0	34	325
	02-03	34	113	14	6	3	60	0	0	16	246
	03-04	72	5	0	0	11	121	0	0	14	223
	04-05	45	78	104	15	0	272	0	12	41	567
	05-06	48	29	22	8	0	137	0	46	28	318
	06-07	57	70	79	4	3	101	0	14	46	374
	07-08	67	54	95	9	1	1	0	5	39	271
	08-09	63	164	97	8	0	37	1	5	14	389
	09-10	45	36	2	3	43	0	2	107	35	273
	91-10	1,427	1,680	615	145	200	1,550	73	362	537	6,589
	01-10	491	677	428	73	61	797	3	189	267	2,986
Annual Average	91-10	75	88	32	8	11	82	4	19	28	347
	01-10	55	75	48	8	7	89	0	21	30	332
% of all	91-10	19	23	8	2	3	21	1	5	7	89
Completions on previously developed land (table 6) and greenfield sites (table 7)											

Table 7

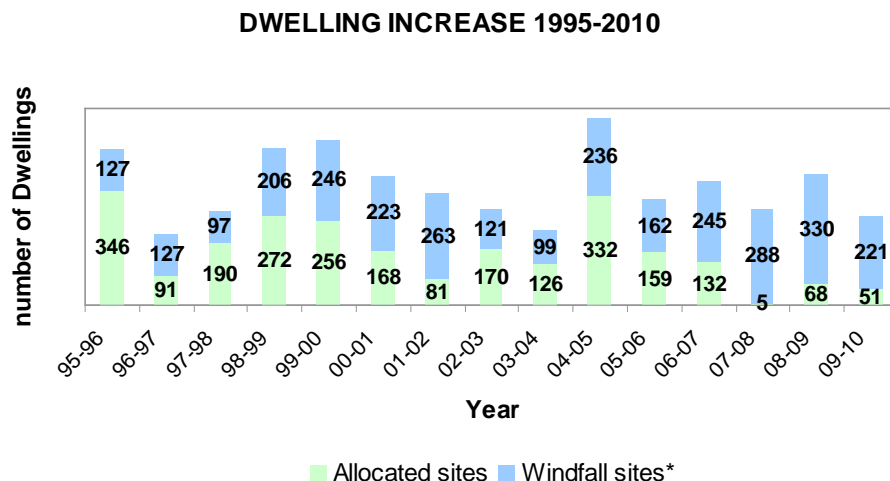
Dwelling Increase by Previous use of Site - Greenfield Sites and Overall Totals

	Previous Land Use – Greenfield Sites								Total PDL and Greenfield Sites
	Year	Allotments	Public Open Space	Private Open Space	Unused Land	Agricultural Land	Agricultural Conversions	Total Greenfield Sites	
Dwelling Increase	91-96	201	67	104	44	9	3	428	2,001
	96-01	0	12	97	42	3	13	167	2,197
	01-02	0	0	16	8	4	3	31	356
	02-03	0	0	41	3	7	4	55	301
	03-04	0	0	0	22	2	1	25	248
	04-05	27	0	0	0	5	2	34	601
	05-06	0	0	0	6	5	0	11	329
	06-07	0	0	0	0	0	3	3	337
	07-08	0	0	0	8	13	1	22	293
	08-09	0	0	0	6	3	0	9	398
	09-10	0	0	0	2	-4	1	-1	272
	91-10	228	79	258	141	47	31	784	7,373
	01-10	27	0	57	55	35	15	189	3,175
Annual	91-10	12	4	14	7	2	2	41	388
Average	01-10	3	0	6	6	4	2	21	353
% of all	91-10	3	1	3	2	1	0	11	100
completions on previously developed land (table 6) and greenfield sites (table 7)									

Windfall Sites

- 4.8 The St Albans District Local Plan Review was adopted in November 1994 and Chart 3 compares the dwelling increase since 1995 that has been achieved on sites allocated in the Plan against that achieved on windfall sites (i.e. sites not specifically identified as available in the local plan process. They comprise previously developed sites that have unexpectedly become available).

Chart 3



- Windfall sites excludes greenfield windfall sites and large sites not allocated for housing but where the Plan encourages housing or where permission for housing existed in 1994.

- 4.9 Dwelling increase on allocated sites is declining with only 51 completed dwellings for 2009-10 (see table 8). This is because most of the allocated sites have been completed or nearly completed, and sites that remain are being developed at a slow rate. Ten dwellings were completed at 2-4 Shenley Lane and 41 completions were from the Oaklands City Campus site.
- 4.10 Since 1995, an average dwelling increase of 227 dwellings per annum has been achieved on windfall sites. As would be expected, large windfall sites contributed little in the first three years following the Plan's adoption, but these sites have produced a very significant number of dwellings since 1998. The average contribution from small sites since 1995 is 47 dwellings per annum. Conversions and demolitions yield an average increase of 34 dwellings per annum over the period, but totals vary from year to year.

Table 8
Dwelling Increase On Allocated And Windfall Sites

YEAR	Total Dwelling Increase	Large Sites Allocated For Housing in the Plan	Windfall Sites									
			Large Sites Not Allocated For Housing in the Plan	Small Sites	Conversions & Demolitions	Total Windfall	Greenfield Sites	Total Windfall Excluding Greenfield Sites	Large Sites not Allocated But Where the Plan Encourages Housing or Where Permission Existed in 1994	Total Windfall Excluding Columns 8 & 10	Broke Bond & Marconi Longacres Sites	Total Windfall Excluding Columns 8, 10 & 12
95-96	475	346	29	48	52	129	2	127	0	127	0	127
96-97	238	91	67	53	27	147	1	146	19	127	0	127
97-98	415	190	181	42	2	225	12	213	116	97	17	80
98-99	529	272	138	31	88	257	2	255	49	206	67	139
99-00	600	256	269	42	33	344	9	335	89	246	133	113
00-01	415	168	164	68	20	252	10	242	19	223	20	203
01-02	356	81	213	25	37	275	12	263	0	263	4	259
02-03	301	170	77	34	20	131	10	121	0	121	0	121
03-04	248	126	68	39	15	122	23	99	0	99	0	99
04-05	601	332	168	57	44	269	33	236	0	236	0	236
05-06	329	159	96	46	28	170	8	162	0	162	0	162
06-07	377	132	142	55	48	245	2	243	0	243	0	243
07-08	293	5	166	82	40	288	19	269	0	269	0	269
08-09	398	66	274	44	14	332	9	323	0	323	0	323
09-10	272	53	143	41	35	219	3	216	0	216	0	216
Totals												
95-10	5,847	2,447	2,195	707	503	3,405	155	3,250	292	2,958	241	2,717
01-10	3,175	1,124	1,347	423	281	2,051	119	1,932	0	1,932	4	1,928
Annual Average												
95-10	390	163	146	47	34	227	10	217	19	197	16	181
01-10	353	125	150	47	31	228	13	215	0	215	0	214

4.11 Columns 8 and 9 in Table 8 show the dwelling increase on greenfield sites and the effect if these sites are excluded. Column 10 provides information on large sites which are not allocated for housing but where the Plan encourages housing, or where planning permission for housing already existed when the Plan was adopted in 1994. These sites cannot reasonably be regarded as windfalls. If these sites are excluded, the annual average contribution from windfall sites falls from 227 to 197 dwellings per annum.

4.12 In the light of the above points, and taking account of the completions since 2001, it is concluded that windfall sites are currently contributing a dwelling increase of over 200 units per annum.

House prices

4.13 Table 9 shows the average house price over the period 2002–2010 for the District of St Albans and the surrounding authorities. House prices for St Albans are above the surrounding authorities average. Chart 4 compares average house prices for 2010 between St Albans, surrounding Authorities and the East of England.

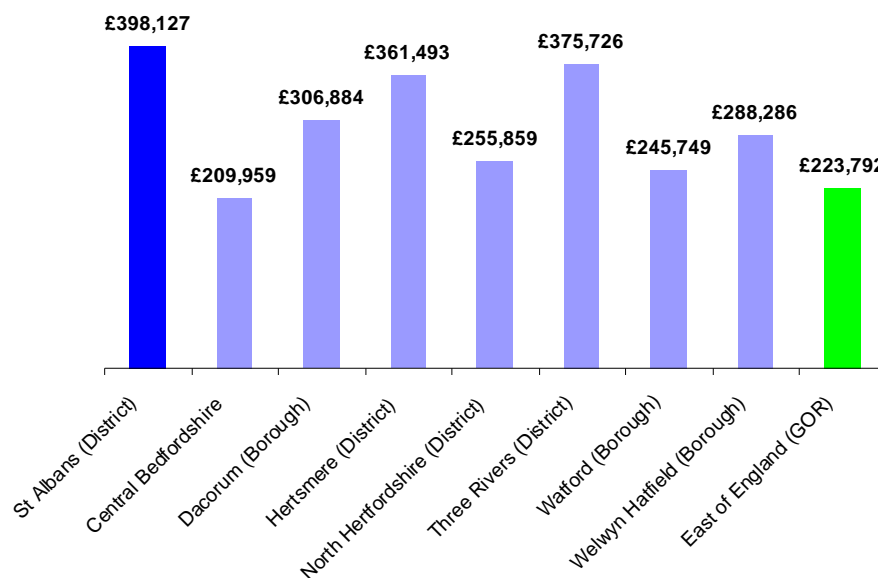
Table 9
Average House Prices in St Albans and Surrounding Districts

Year	St Albans (District)	Central Bedfordshire	Dacorum (Borough)	Hertsmere (District)	North Hertfordshire (District)	Three Rivers (District)	Watford (Borough)	Welwyn Hatfield (Borough)	East of England
Overall Average House Price									
2002	£234,728	£133,142	£174,024	£216,518	£154,422	£223,692	£146,760	£176,460	£132,975
2003	£284,788	£164,167	£217,465	£252,271	£186,805	£272,121	£176,080	£222,717	£164,026
2004	£297,877	£178,337	£231,528	£261,484	£208,594	£280,705	£196,284	£238,780	£179,483
2005	£305,388	£192,810	£249,747	£288,215	£218,174	£296,768	£212,478	£244,496	£196,641
2006	£323,558	£202,903	£253,035	£284,938	£227,809	£315,412	£218,370	£254,407	£200,986
2007	£364,239	£209,560	£271,956	£336,380	£244,127	£337,577	£231,402	£262,831	£217,269
2008	£393,953	£226,356	£304,951	£331,819	£258,611	£358,281	£253,739	£282,124	£230,569
2009	£365,296	£211,847	£274,800	£347,634	£240,671	£311,443	£227,842	£293,342	£209,302
2010	£398,127	£209,959	£306,884	£361,493	£255,859	£375,726	£245,749	£288,286	£223,792

Source: Hometrack; © Hometrack

Chart 4

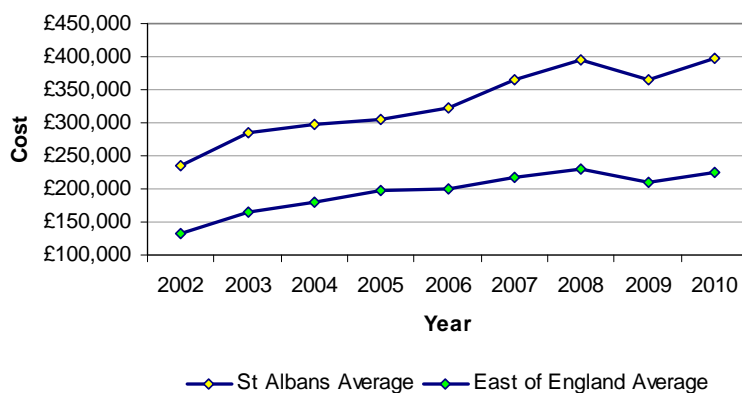
Average House Price in St Albans & Surrounding Districts March 2010



- 4.14 Chart 5 shows how average house prices in St Albans compare over time to prices in the East of England. It can be seen that prices in St Albans have already recovered to pre-recession levels but East of England prices are making a slightly slower recovery.

Chart 5

Average House Price for St Albans and East of England 2002-2010



- 4.15 Table 10 compares the price of each type of dwelling with those in neighbouring authorities and the East of England. The price of terraced and semi-detached dwellings in St Albans is high compared to the other authorities. The average price of detached dwellings varies greatly between the areas and in this category St Albans is the third most expensive.

Table 10

Average House Price by Type March 2010

House Type	St Albans (District)	Central Bedfordshire	Dacorum (Borough)	Hertsmere (District)	North Hertfordshire (District)	Three Rivers (District)	Watford (Borough)	Welwyn Hatfield (Borough)	East of England
Detached	610,943	316,807	528,471	613,511	397,560	659,000	431,140	547,473	314,999
Semi	397,632	188,303	297,482	328,684	252,190	297,268	285,803	297,493	204,250
Terraced	304,126	157,870	220,665	249,122	198,310	241,169	216,092	208,352	173,164
Flat/Maisonette	193,251	124,930	163,668	219,483	136,301	213,780	157,163	162,261	140,919

Source: Hometrack; © Hometrack

Affordable Housing and Tenure

- 4.16 Between 1991 and 2010, 81% of the dwelling increase has been of open market private sector housing and 19% was "affordable housing". The District Plan Review contains a definition of affordable housing, but this has been superseded by PPS3 (see Appendix 1 to this monitoring report). In recent years, the majority of the new affordable housing has taken the form of housing association rented accommodation. The 2009-10 year has produced a large proportion of affordable dwellings, 107 of which came from completions on the City Station car park site. A further 12 dwellings were completed at the Oaklands City Campus site. In total, 131 affordable dwellings were completed, which is almost half of all completions for 2009-10.

4.17 House prices in St Albans District are very high and the Housing Needs Survey Update (2006), carried out by consultants for the Council, confirmed that there is a substantial need for affordable housing. The Council is now working to PPS3's site size threshold of 15 or more dwellings for seeking affordable housing. Under the Council's Supplementary Planning Guidance on 'Affordable Housing' (2004), on sites above the site size threshold, the Council's target is that 35% of dwellings should be affordable. Many completions in St Albans District are on sites below the threshold and, therefore, it is particularly important that as much affordable housing as possible is obtained on sites that do meet the threshold.

4.18 Table 11 shows the tenure of housing built in the District since 1991.

Table 11

Dwelling Increase By Tenure

	Year	Private Development	Affordable Housing					Total Dwelling Increase	% Affordable
			Housing Association	Joint Venture	District Council	County Council	Total		
Total	91-92	309	38	28	0	0	66	375	18
	92-93	348	57	0	6	0	63	411	15
	93-94	209	98	0	16	0	114	323	35
	94-95	321	97	0	-1	0	96	417	23
	95-96	305	170	0	0	0	170	475	36
	91-96	1,492	460	28	21	0	509	2,001	25
Total	96-97	181	56	0	1	0	57	238	24
	97-98	421	-5	0	-1	0	-6	415	-1
	98-99	405	124	0	0	0	124	529	23
	99-00	575	30	0	-5	0	25	600	4
	00-01	385	20	0	10	0	30	415	7
	96-01	1,967	225	0	5	0	230	2,197	10
Total	01-02	292	56	0	8	0	64	356	18
	02-03	256	45	0	0	0	45	301	15
	03-04	241	7	0	0	0	7	248	3
	04-05	358	244	0	0	-1	243	601	40
	05-06	301	28	0	0	0	28	329	9
	01-06	1,448	380	0	8	-1	387	1,835	21
Total	06-07	367	10	0	0	0	10	377	3
	07-08	257	36	0	0	0	36	293	12
	08-09	298	100	0	0	0	100	398	25
	09-10	143	127	0	2	0	129	272	47
	91-10	5,972	1,338	28	36	-1	1,401	7,373	19
Annual Average	01-10	2,513	653	0	10	-1	662	3,175	21
	91-10	314	70	1	2	0	74	388	19
Annual Average	01-10	279	73	0	1	0	74	353	21

4.19 Table 12 shows the number of completions of affordable housing since 1994. During this period 1,160 affordable dwellings (average 72 per annum) were completed (see Appendix 2 for a site specific schedule of affordable housing completions). Of the affordable housing provided in the District, 69% has arisen through the operation of District Plan Review Policy 7A. Between 1994 and 2010, Policy 7A resulted in 800 affordable dwellings (i.e. 50 per annum). The provision of affordable housing has fallen far short of the target in Policy 7A of 200 affordable dwellings per annum.

Table 12

Affordable Housing Completions

Year	Dwelling Increase		
	Policy 7A	Other	Total
94-95	26	70	96
95-96	125	45	170
96-97	8	49	57
97-98	35	-41	-6
98-99	58	66	124
99-00	32	-7	25
00-01	4	26	30
01-02	44	20	64
02-03	26	19	45
03-04	0	7	7
04-05	206	37	243
05-06	18	10	28
06-07	0	10	10
07-08	14	22	36
08-09	85	15	100
09-10	119	10	129
Total	800	358	1,158
Average Dwellings per Annum	50	22	72

- 4.20 On sites that meet the affordable housing threshold, the Council usually requires the affordable housing element to be built on the application site as part of the development. However, where the local planning authority and the developer consider it appropriate, it is possible for the developer not to provide the affordable housing on-site, but to give a commuted payment towards the provision of such housing elsewhere in the Council's area. St Albans District Council is prepared to accept commuted payments instead of on-site provision only if it is satisfied that exceptional circumstances exist. No such sites currently exist.

The Variety of Types and Mix of Sizes of Housing

- 4.21 A wide range of dwelling sizes has been built in the District in recent years. Housing schemes in the inner areas of St Albans have consisted mainly of flats (predominantly 2 bedroom units) and town houses, whilst schemes in suburban locations have to a large extent provided family houses, including many 4 and 5 bedroom detached properties. Study of the data provided in table 14 indicates a growing trend for 1 and 2 bedroomed dwellings.
- 4.22 During 2009-2010 87% of completions on large sites were for 1 or 2 bedroom flats. On small sites the majority of completions were for 3, 4 and 5+ bedroomed houses with completions of 21%, 31% and 32% respectively.
- 4.23 Table 13 displays the number of completions of each type of dwelling from 2001-2010. It can be seen that during 2009-10, the greatest proportion of new dwellings were flats with 164 completions. This amounts to 50% of the total completions for the year. There were 49 detached, 17 semi-detached and 18 terraced dwellings completed.

Table 13

Types of Completed Dwellings

	Additions to Dwelling Stock									Reductions in Dwelling Stock			Net Dwelling Increase
	New Build							Conversions	Total Additions				
Year	Detached	Semi-detached	Terraced	Bungalows	Flats	Total							
01-02	120	18	94	7	72	311		81	392	10	26	36	356
02-03	134	28	95	8	48	313		36	349	6	42	48	301
03-04	113	39	86	3	14	255		38	293	10	35	45	248
04-05	70	17	195	5	240	527		121	648	17	30	47	601
05-06	64	25	35	5	208	337		42	379	14	36	50	329
06-07	121	33	62	14	141	371		58	429	14	38	52	377
07-08	106	30	30	9	114	289		50	339	10	36	46	293
08-09	67	68	44	6	243	428	3	35	466	21	47	68	398
09-10	49	17	18	7	164	255	2	73	330	15	43	58	272
01-10	844	275	659	64	1,244	3,086	5	534	3,625	117	333	450	3,175

4.24 Table 14 and chart 6 show the completions since 2001 by number of bedrooms and house type. Over the period 47% of completions have been for 1 or 2 bedroom dwellings, 24% for 3 bedroom dwellings, 20% for 4 bedroom dwellings and 9% for 5+ bedroom dwellings. The information relates to large and small sites only. Full information is not available for conversions, but the majority of conversions are for 1 or 2 bedroom units. A breakdown of bedroom numbers by settlement can be found at Appendix 6.

Chart 6

Number of Bedrooms in Completed Dwellings

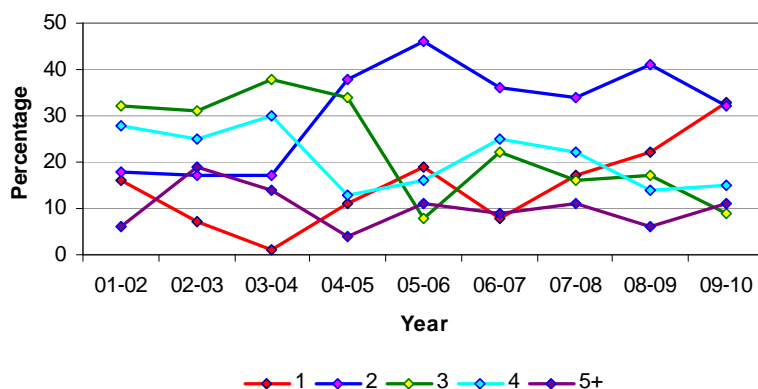


Table 14
Number of Bedrooms in Completed Dwellings 2001-2010

Year	Bedrooms	Large Sites (inc conversions)				Small Sites				Totals			
		House	Flat	Total	%	House	Flat	Total	%	House	Flat	Total	%
01-06	1	11	182	193	13	5	13	18	5	16	195	211	11
	2	74	429	503	33	29	8	37	11	103	437	540	29
	3	386	49	435	29	99	2	101	30	485	51	536	29
	4	271	2	273	18	111	0	111	33	382	2	384	21
	5+	105	0	105	7	71	0	71	21	176	0	176	10
	Total	847	662	1,509	100	315	23	338	100	1,162	685	1,847	100
06-07	1	0	26	26	9	0	2	2	2	0	28	28	8
	2	17	107	124	45	7	2	9	10	24	109	133	36
	3	54	3	57	21	23	0	23	25	77	3	80	22
	4	57	0	57	21	36	0	36	39	93	0	93	25
	5+	12	0	12	4	22	0	22	24	34	0	34	9
	Total	140	136	276	100	88	4	92	100	228	140	368	100
07-08	1	0	44	44	25	1	3	4	4	1	47	48	17
	2	6	74	80	46	14	4	18	16	20	78	98	34
	3	19	0	19	11	27	0	27	24	46	0	46	16
	4	23	0	23	13	41	0	41	36	64	0	64	22
	5+	9	0	9	5	24	0	24	21	33	0	33	11
	Total	57	118	175	100	107	7	114	100	164	125	289	100
08-09	1	0	91	91	27	2	2	4	5	2	93	95	22
	2	18	145	163	48	8	5	13	16	26	150	176	41
	3	48	0	48	14	23	0	23	28	71	0	71	17
	4	38	0	38	11	21	0	21	25	59	0	59	14
	5+	3	0	3	1	22	0	22	27	25	0	25	6
	Total	107	236	343	100	76	7	83	100	183	243	426	100
09-10	1	0	75	75	43	0	9	9	12	0	84	84	33
	2	0	78	78	44	2	0	2	3	2	78	80	32
	3	8	0	8	5	16	0	16	21	24	0	24	9
	4	13	0	13	7	25	0	25	32	38	0	38	15
	5+	2	0	2	1	25	0	25	32	27	0	27	11
	Total	23	153	176	100	68	9	77	100	91	162	253	100
01-10	1	11	418	429	17	8	29	37	5	19	447	466	15
	2	115	833	948	38	60	19	79	11	175	852	1,027	32
	3	515	52	567	23	188	2	190	27	703	54	757	24
	4	402	2	404	16	234	0	234	33	636	2	638	20
	5+	131	0	131	5	164	0	164	23	295	0	295	9
	Total	1,174	1,305	2,479	100	654	50	704	100	1,828	1,355	3,183	100

4.24 Table 15 shows the dwelling increase by type of site. Over the 1991-2010 period, 80% of the dwelling increase has been on large sites, 13% on small sites and 8% as a result of conversions and demolitions.

Table 15
Dwelling Increase By Type Of Site

	Year	Large Sites	Small Sites	Conversions & Demolitions	Total
	01-02	294	25	37	356
	02-03	247	34	20	301
	03-04	194	39	15	248
	04-05	500	57	44	601
	05-06	255	46	28	329
	06-07	274	55	48	377
	07-08	171	82	40	293
	08-09	340	44	14	398
	09-10	196	41	35	272
Total for Years	91-96	1,614	271	116	2,001
	96-01	1,791	236	170	2,197
	91-10	5,876	930	567	7,373
	01-10	2,471	423	281	3,175
Annual Average	91-10	309	49	30	388
	01-10	275	47	31	353

Density of New Development

4.25 Planning Policy Guidance Note 3 (now replaced by PPS3) required higher density housing and this led the District Council to reach a provisional conclusion in 2003 that the District Plan Second Review (which was abandoned due to the introduction of the LDF system) should contain a policy on housing density. Two density zones were defined as follows:

- (i) Zone 1: most housing developments should be built at a density of 30-50 dwellings per hectare². Zone 1 areas should have a mainly suburban character and will lack good public transport accessibility.
- (ii) Zone 2: most housing developments should be over 50 dwellings per hectare. Zone 2 areas should have a mainly urban character and have good public transport accessibility.

4.26 It has been agreed for the present that the boundaries of the two zones will be the same as the parking zone boundaries defined in the District Council's Revised Parking Policies and Standards document, January 2002. See Plans 1 and 2 at the end of this monitoring report.

4.27 Table 16 contains information on housing densities achieved on large urban housing developments in St Albans District since 1991. It can be seen that the average density for dwellings completed in 2009-2010 was approximately 118 dwellings per hectare. This unusually high figure is due to the high proportion of completions on high density sites, the highest of which was 12 dwellings at 240 dwellings per hectare at 34 & 36 Lattimore Road. 107 dwellings were completed at 150 dwellings per hectare at the City Station site in Victoria Street.

² 1 hectare = 2.47 acres

Table 16
Housing Density (Net) On Large Urban Sites

	Year				Total for Years			
	06-07	07-08	08-09	09-10	91-96	96-01	01-06	06-10
Dwellings Built (including conversions)	132	130	124	198	1,411	1,172	845	584
Site area (hectares)	2.52	1.90	2.01	1.68	34.61	29.16	17	8.11
Density (dwellings per hectare)	52	68	62	118	41	40	49	72

4.28 Table 17 below shows the housing density (net) on large and small sites for 2001-2010 by zone. During 2009-2010 large developments in Zone 2 have produced a density of 112 dwellings per hectare. Developments on large urban sites in Zone 1 have produced a density of 59 dwellings per hectare, but small urban sites have a much lower density of 13 dwellings per hectare. This reflects the less intensive developments on small sites.

Table 17
Housing Density (Net) On Large And Small Sites 2001-2010

Year		Zone 1										Zone 2			Zones 1 & 2	
		Large Sites					Small Sites			Both						
		Urban	Urban Edge	Green Belt Hospital	Other Green Belt	Total	Urban	Green Belt	Total	Total Urban	Total Green Belt	Large Urban	Small urban	Total	Urban	Total
01-06	Dwellings	474	112	530	36	1,152	283	26	309	869	592	371	28	399	1,268	1,860
	Site Area	13.02	7.38	17.87	1.11	39.38	17.35	4.63	21.98	37.75	23.61	4.63	0.69	5.32	43.07	66.68
	Dw per ha	36	15	30	0	29	16	6	14	23	25	80	41	75	29	28
06-07	Dwellings	71		101	32	204	73	3	76	144	136	61	9	70	214	350
	Site Area	2		3.83	1.19	7.02	4.14	0.38	4.52	6.14	5.4	0.52	0.41	0.93	7.07	12.47
	Dw per ha	36		26	27	29	18	8	17	23	25	117	22	75	30	28
07-08	Dwellings	95		1	44	140	78	31	109	173	76	35	5	40	213	289
	Site Area	1.57		0.05	2.15	3.77	4.2	5.8	10	5.77	8	0.33	0.18	0.51	6.28	14.28
	Dw per ha	61		20	20	37	19	5	11	30	10	106	28	78	34	20
08-09	Dwellings	221		37	11	269	68	10	78	289	58	73	10	83	372	430
	Site Area	4.27		0.82	0.49	5.58	3.42	1.7	5.12	7.69	3.01	0.85	0.16	1.01	8.7	11.71
	Dw per ha	52		45	22	48	20	6	15	38	19	86	63	82	43	37
09-10	Dwellings	12		12	4	28	61	7	68	73	23	160	13	173	246	269
	Site Area	0.41		0.00	0.33	0.74	4.35	0.93	5.28	4.76	1.26	1.43	0.40	1.83	6.59	7.85
	Dw per ha	29		0	12	38	14	8	13	15	18	112	33	95	37	34
Total 01-10	Dwellings	873	112	681	127	1,793	563	77	640	1,548	885	700	65	765	2,313	3,198
	Site Area	21.16	7.38	22.57	5.27	56.38	33.46	13.44	46.90	62.00	41.28	7.76	1.84	9.60	71.60	112.88
	Dw per ha	41	15	30	24	32	17	6	14	25	21	90	35	80	32	28

4.29 The average density on all urban sites for 2009-2010 is 37 dwellings per hectare. The average over the 2001-2010 period is 32 dwellings per hectare.

4.30 Developments on Green Belt sites have achieved a density of 18 dwellings per hectare during 2009-2010.

- 4.31 Greenfield/urban edge sites, Green Belt hospital sites and other large sites in the Green Belt have a lower housing density than the Urban sites which is mainly due to their character and location.
- 4.32 The Good Practice Guide for Local Development Framework Monitoring requires Local Authorities to monitor the percentage of new dwellings completed at:
- (i) Less than 30 dwellings per hectare;
 - (ii) Between 30 and 50 dwellings per hectare; and
 - (iii) Above 50 dwellings per hectare.
- 4.33 Table 18 shows the percentage of new dwellings completed in each of the above density ranges. During 2009-2010 69% of dwellings were completed in the over 50 dwellings per hectare range. This is because a high proportion of completions were flats.

Table 18
Housing Density Range (Net) 2001-2010 (Excluding Conversions)

Year	Dwellings Per Hectare Completed In Each Density Range			Percentage In Each Density Range		
	Less than 30	30-50	More than 50	Less than 30	30-50	More than 50
01-02	94	48	54	48	24	28
02-03	86	94	39	39	43	18
03-04	58	66	46	34	39	27
04-05	45	56	338	10	13	77
05-06	49	77	104	21	33	45
06-07	108	44	80	47	19	34
07-08	127	31	131	44	11	45
08-09	63	59	255	17	16	68
09-10	53	33	193	19	12	69
Total	683	508	1240	28	21	51

Car Parking Provision

- 4.34 The 'Revised Parking Policies and Standards' document was adopted by the District Council in 2002. This document proposes the adoption of two parking zones for the District, Zone 1 and Zone 2 (see Plans 1 and 2 at the end of this monitoring report), where parking standards would reflect the accessibility of the locations. Parking standards for dwellings in Zone 2 would require fewer car parking spaces than those provided in Zone 1, as these areas are seen to be more accessible in terms of transport and closeness to shops, jobs and other facilities. However, the Council's residential parking standards were not revised to reflect PPG3, because the Government commissioned consultants to advise on revised standards. In the LDF, the Council intends to revise the standards to reflect PPS3 (see Appendix 1). In the interim, the District Council is interpreting District Plan Review Policy 40 (residential parking standards) with a degree of flexibility.
- 4.35 Table 19 shows the car parking spaces (where known) for completed dwellings for 2001-2010. The average number of parking spaces provided in zone 1 is 2.4 per dwelling. In zone 2, where densities are higher and access to transport is greater, there is less provision and, accordingly, the average here is 1.3 spaces per dwelling. There is a trend

towards less parking provision, probably due to Government policy and the high number of flats built.

Table 19 Car Parking Spaces (Where Known) For Completed Dwellings 2001-2010

YEAR		Zone 1														Zone 2				Zone 1 & 2		
		Large Sites					Small Sites			Conversions			Totals									
		Urban	Urban Edge	Green Belt Hospital	Other Green Belt	Total	Urban	Green Belt	Total	Urban	Green Belt	Total	Total Urban	Total Green Belt	Large Urban	Small urban	Conversions	Total	Urban	Green Belt	Total	
01-06	Dwellings Built	446	102	542	36	1,126	293	21	314	69	16	85	910	615	366	24	106	496	1,406	615	2,021	
	Spaces	931	351	1,320	110	2,712	923	95	1,018	106	72	178	2,311	1,597	589	31	83	703	3,014	1,597	4,611	
	Spaces per Dwelling	2.1	3.4	2.4	3.1	2.4	3.2	4.5	3.2	1.5	4.5	2.1	2.5	2.6	1.6	1.3	0.8	1.4	2.1	3	2.3	
06-07	Dwellings Built	91	0	102	32	225	80	3	83	19	4	23	190	141	61	9	39	109	299	141	440	
	Spaces	118	0	259	75	452	280	13	293	39	8	47	437	355	68	18	17	103	540	355	895	
	Spaces per Dwelling	1.3	0	2.5	2.3	2.0	3.5	4.3	3.5	2.1	2.0	2.0	2.3	2.5	1.1	2.0	0.4	0.9	1.8	3	2.0	
07-08	Dwellings Built	92	3	1	44	140	99	10	109	9	1	10	203	56	35	5	40	80	283	56	339	
	Spaces	119	10	2	117	248	298	32	330	13	4	17	440	155	48	13	26	87	527	155	682	
	Spaces per Dwelling	1.3	3.3	2.0	2.7	1.8	3.0	3.2	3.0	1.4	4.0	1.7	2.2	2.8	1.4	2.6	0.7	1.1	1.9	3	2.0	
08-09	Dwellings Built	221		37	11	269	68	4	72	15	3	18	304	55	73	10	16	99	403	55	458	
	Spaces	358		45	31	434	197	13	210	14	9	23	569	98	96	17	5	118	687	98	785	
	Spaces per Dwelling	1.6		1.2	2.8	1.6	2.9	3.3	2.9	0.9	3.0	1.3	1.9	1.8	1.3	1.7	0.3	1.2	1.7	2	1.7	
09-10	Dwellings Built	24		12	2	38	61	7	68	23	3	26	108	24	160	13	25	198	306	24	330	
	Spaces	35		14	10	59	189	18	207	25	16	41	249	58	137	19	9	165	414	58	472	
	Spaces per Dwelling	1.5		1.2	5.0	1.6	3.1	2.6	3.0	1.1	5.3	1.6	2.3	2.4	0.9	1.5	0.4	0.8	1.4	2.4	1.4	
TOTAL 01-10	Dwellings Built	850	105	682	123	1,760	540	38	578	112	24	136	1,607	867	535	48	201	784	2,391	867	3,258	
	Spaces	1,526	361	1,626	333	3,846	1,698	153	1,851	172	93	265	3,757	2,205	801	79	131	1,011	4,768	2,205	6,973	
	Spaces per Dwelling	1.8	3.4	2.4	2.7	2.2	3.1	4.0	3.2	1.5	3.9	1.9	2.3	2.5	1.5	1.6	0.7	1.3	2.0	3	2.1	

5.0 APRIL 2010 RESIDENTIAL LAND AVAILABILITY SURVEY

- 5.1 The Council's Planning Policy Team produces a residential land availability schedule on an annual basis. This Schedule is sub-divided into large sites (5 or more dwellings), small sites and conversions/demolitions. All sites allocated in Local Plan Policies 4 and 5 that have not yet been completed appear in the schedule, together with other sites considered suitable for housing including sites where planning permission has been obtained. Appendix 3 sets out the position at 1 April 2010 in respect of these sites.
- 5.2 Table 20 below summarises the housing land availability survey results at 1 April 2010 for all sites and gives a geographical distribution.

Table 20

Residential Land Availability (Dwelling Increase) 1 April 2010

Location	U	D	O	E	TBC
St Albans	267	480	127	318	1,176
Harpenden	47	179	4	42	272
Specified Settlements	51	180	2	57	290
Green Belt Settlements	0	0	0	45	45
Rest of the Green Belt	29	110	13	0	152
District Total	394	949	146	462	1,935
Specified Settlements					
Bricket Wood	3	20	1	0	24
Chiswell Green	2	16	0	0	19
How Wood	11	6	1	0	18
London Colney	0	42	0	34	76
Park Street/Frogmore	26	8	0	0	34
Redbourn	4	14	0	5	23
Wheathampstead	2	74	0	18	96
Total	48	180	2	57	290

U = dwellings under construction
D = dwellings with detailed planning permission
O = dwellings with outline planning permission
E = estimated sites (no planning permission given)
TBC = total dwellings to be completed (U+D+O+E)

- 5.3 Table 20 shows that on 1 April 2010, 394 dwellings were under construction (about 25% more than 2009), 949 had detailed planning permission and 146 had outline permission. A further 462 dwellings are estimated on sites that do not have planning permission. The total capacity of identified housing sites is 1,935.
- 5.4 For estimates of future house building in the District up to 2021, reference should be made to the housing trajectory (see section 6 below). The house building estimates in the housing trajectory are considerably higher than implied by Table 20. This is because the trajectory includes a number of sites identified in the Council's draft Strategic Housing Land Availability Assessment (2010), which are not listed in the April 2010 Residential Land Availability Survey.

Examination of issues regarding residential land availability

5.5 The following issues need to be addressed:

Issue 1: Is the Policy 7A target of 200 affordable dwellings per annum likely to be met?

Issue 2: Will an appropriate variety of types and mix of sizes of housing be provided?

Issue 3: What level of housing density will be achieved?

Issue 4: How many car parking spaces are proposed on future housing developments?

Conclusions regarding these issues are set out below.

Issue 1: Is the Policy 7A target of 200 affordable dwellings per annum likely to be met?

5.6 The District Council owns very little housing land. This means that most affordable housing is obtained through the operation of District Plan Review Policy 7A and the Supplementary Planning Guidance on Affordable Housing, and by applying PPS3 (see Appendix 1). The Council will seek, by negotiation, a target of 35% of affordable units on sites of 15 or more dwellings.

5.7 The Affordable Housing SPG states that the mix of affordable housing will vary on a site by site basis, but as a general rule, the Council will expect a significant number of the total new affordable units to be for rent, managed by a registered social landlord. Other types of affordable housing such as shared ownership and key worker housing may be accepted in some cases.

5.8 Sites where affordable housing is under construction or has been granted planning permission are as follows:

Under Construction at 1 st April 2010	Affordable Homes Resulting From Policy 7A	Total Affordable Homes
Oaklands City Campus, St Albans	95	95
Oaklands Highfield Lane Campus, Colney Heath	12	12
r/o 11-15 Flint Way, St Albans		9
TOTAL	107	116

With Planning Permission at 1 st April 2010	Affordable Homes Resulting from Policy 7A	Total Affordable Homes
Napsbury Church, London Colney	14	14
Wheathampstead Education Centre	24	24
BT Trial Site, Oaklands Lane, Smallford*		6
King Harry Lane Playing Fields, St Albans	61	61
Eric Steele House, Grovelands		1 (34-33)
TOTAL	99	106

* permitted on the basis of District Plan Review Policy 8, Affordable Housing in the Metropolitan Green Belt.

- 5.9 In addition to the sites listed in paragraph 5.8, the housing trajectory (see section 6) estimates that many other sites will be developed for housing by 2021. Total dwelling increase between 2010 and 2021 is forecast to be over 4,700 and high rates of building are expected from 2011 to 2013. After 2015, total annual house building completions are likely to fall sharply.
- 5.10 Affordable housing completions are likely to average about 80-100 per annum between 2010 and 2015. After 2015, completions of affordable dwellings will probably be much lower, unless significant new housing allocations are included in the Local Development Framework..
- 5.11 Over the whole period to 2028, the provision of affordable housing will continue to fall far short of the annual target in Policy 7A of 200 affordable dwellings. The 2006 Housing Needs Survey Update carried out for the District Council showed that the need for affordable housing greatly exceeds the level of provision. This means that it continues to be very important that the District Council should maximise the amount of affordable housing achieved through Policy 7A.

Issue 2: Will an appropriate variety of types and mix of sizes of housing be provided?

- 5.12 Tables 21 and 22 give information on sites with full planning permission (plus sites subject to a yet to be completed S106 agreement), where the development is under construction or not started. These tables indicate that although a wide variety of types and sizes of dwellings will be built in the next few years a large proportion of them will be flats. 71% of the proposed dwellings are small units (1 or 2 bedrooms), whilst 29% will have 3 or more bedrooms. Conversions will continue to provide a good number of mainly 1 and 2 bedroom dwellings. Large sites propose a higher proportion of 1 and 2 bedroom dwellings, whilst small sites propose a higher proportion 3 or more bedroomed dwellings.

Table 21

Number Of Bedrooms In Proposed Dwellings

House Type		Bedrooms					
		1	2	3	4	5+	Total
Large Sites	House/bungalow	0	31	70	69	4	174
	Flat	260	513	2	0	0	775
	Total	260	544	72	69	4	949
	% of Total	27	57	8	7	0	100
Small Sites	House/bungalow	14	25	70	87	70	266
	Flat	55	9	0	0	0	64
	Total	69	34	70	87	70	330
	% of Total	21	10	21	26	21	100
Totals	House/Bungalow	14	56	140	156	74	440
	Flat	315	522	2	0	0	839
	All	329	578	142	156	74	1,279
	% of Total	26	45	11	12	6	100

Table 22

Future Dwelling Increase By Type Of Dwelling

Additions To Dwelling Stock	
1. NEW BUILD	1,238
Detached	263
Semi-detached	67
Terraced	92
Bungalows	17
Flats	799
2. CONVERSIONS	178
Total Additions	1,416
Reductions In Dwelling Stock	
1. CONVERSIONS	28
2. DEMOLITIONS	102
Total Reductions	130
Net Dwelling Increase	1,286

- 5.13 As required by PPS3, the Council is carrying out a Strategic Housing Market Assessment (see Appendix 1), as part of the evidence gathering stage for the St Albans Development Plan Documents. Amongst other things, the Strategic Housing Market Assessment will give the Council more detailed information than currently exists on the types and mix of sizes of homes that should be built in the future.

Issue 3: What level of housing density will be achieved?

- 5.14 Table 23 below shows the expected housing density that will be achieved on the large and small sites shown in Appendix 3. Developments with planning permission or where the Council has resolved to grant permission subject to a Section 106 agreement within Zone 2 (i.e. the more accessible areas - see Plans 1 and 2) should achieve an average density of 105 dwellings per hectare. Developments in this zone are mainly for flats where a higher density can be achieved.

- 5.15 In urban sites in Zone 1, the average expected density in the urban (non-Green Belt) area is 25 dwellings per hectare, which is below the minimum figure of 30 dwellings per hectare stated in PPS3 (see Appendix 1). In total, an average density of 41 dwellings per hectare is expected on urban sites in Zones 1 and 2. This exceeds the PPS3 minimum figure.

Table 23

Housing Density Proposed On Large And Small Sites

Zone	Site Size	Location	Dwellings per Hectare
Zone 1	Large	Urban	32
		Green Belt	11
		Total	29
	Small	Urban	18
		Green Belt	2
		Total	10
	All	Urban	25
	All	Green Belt	4
Zone 2	Large	Urban	108
	Small		40
	All		105
Zones 1 & 2	All	Urban	41
		Green Belt	4
		Total	29

Issue 4: How many car parking spaces are proposed on future housing developments?

- 5.16 Table 24 below shows the expected number of parking spaces per dwelling (where known) on sites with full planning permission or where the Council has resolved to grant full permission if a section 106 agreement is entered into. The table provides information by both location of site and by zone on proposed housing developments. An average of 1.6 spaces per dwelling are proposed. This is close to the Government's target in the now cancelled PPG3 of an average of 1.5 spaces per dwelling. There is no such target in PPS3 (see Appendix 1).
- 5.17 In Zone 1 an average of 1.9 parking spaces per dwelling is proposed. The figure for Zone 2 is 0.9, whilst for conversions in Zone 2 parking provision is at 0.6 spaces per dwelling. Car parking provision in proposed developments is much lower than in developments completed in recent years, due to the effect of PPG3. Provision in Zone 1 remains above that in Zone 2. This reflects the less accessible location of the Zone 1 sites and the high local car ownership rates.

Table 24

Car Parking Spaces (Where Known) For Proposed Dwellings

Zone	Site Size	Location	Spaces per Dwelling
Zone 1	Large	Urban	1.5
		Green Belt	1.8
		All	1.6
	Small	Urban	2.4
		Green Belt	3.7
		All	2.6
	Conversions	Urban	1.2
		Green Belt	4.3
		All	1.5
	Totals	Urban	1.8
		Green Belt	2.3
		All	1.9
Zone 2	Large	Urban	0.9
	Small		1.4
	Conversions		0.6
	All		0.9
Zones 1 & 2	All	Urban	1.4
		Green Belt	2.3
		All	1.6

6.0 HOUSING TRAJECTORY 2001-2028

- 6.1 *'Local Development Framework Monitoring: A Good Practice Guide'* (ODPM 2005) and PPS3 (see Appendix 1) require local planning authorities to produce 'housing trajectories'. The Good Practice Guide states that housing trajectories should show past and future rates of housing completions (including conversions) over the life span of the Local Development Framework. This enables any shortfall or surplus of housing over the plan period to be compared with planned build rates.
- 6.2 In the Good Practice Guide, authorities are advised that they should initially develop housing trajectories as part of the supporting evidence base underpinning Local Development Document production. Once established, the trajectory should then be updated annually as part of the Annual Monitoring Report to demonstrate progress towards meeting the agreed housing provision figures.
- 6.3 The Government requires Annual Monitoring Reports to include information on core output indicators. These indicators measure the direct effect of DPD policies against a set of consistent nationally set indicators and Core Output Indicator 2 on housing trajectories calls for the following information:
- (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
 - (ii) net additional dwellings for the current year;
 - (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
 - (iv) the annual net additional dwelling requirement; and
 - (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.
- 6.4 This monitoring report contains a housing trajectory for 2001-2028 (the proposed plan period for the emerging St Albans Core Strategy). Detailed information underpinning the trajectories can be found in Appendix 4.
- 6.5 The District's 2001-2028 housing trajectory is shown in Chart 3 overleaf. This trajectory indicates that:
- Between 2001 and 2010 the house building rate has been very close to the target of 360 dwellings per annum in the East of England Plan.
 - The building rate is forecast to stay close to the 360 p.a. target until 2015 and then decline sharply. This reflects the expectation that most of the currently identified sites will be completed by 2015.
 - Estimated 2001-2021 dwelling increase is about 5,260. This is 1,940 dwellings below the target of 7,200 dwellings in the East of England Plan.

- Estimated 2021-2028 dwelling increase is about 650, which is 1,870 dwellings below the target of 2,520 dwellings (based upon a continuation of the East of England Plan building rate of 360 dwellings per annum).
- Total estimated 2001-2028 dwelling increase is about 5,910 which is 3,810 dwellings below the target of 9,720 dwellings.

6.6 Actual dwelling increase is likely to be much higher than estimated above, because many completions are anticipated on windfall sites, although no windfall allowance has been made except for the 2023-2028 period. Nevertheless, the large shortfall in relation to the targets means that the Council will have to identify additional housing sites in the Local Development Framework.

Chart 6 Trajectory 2001-2028

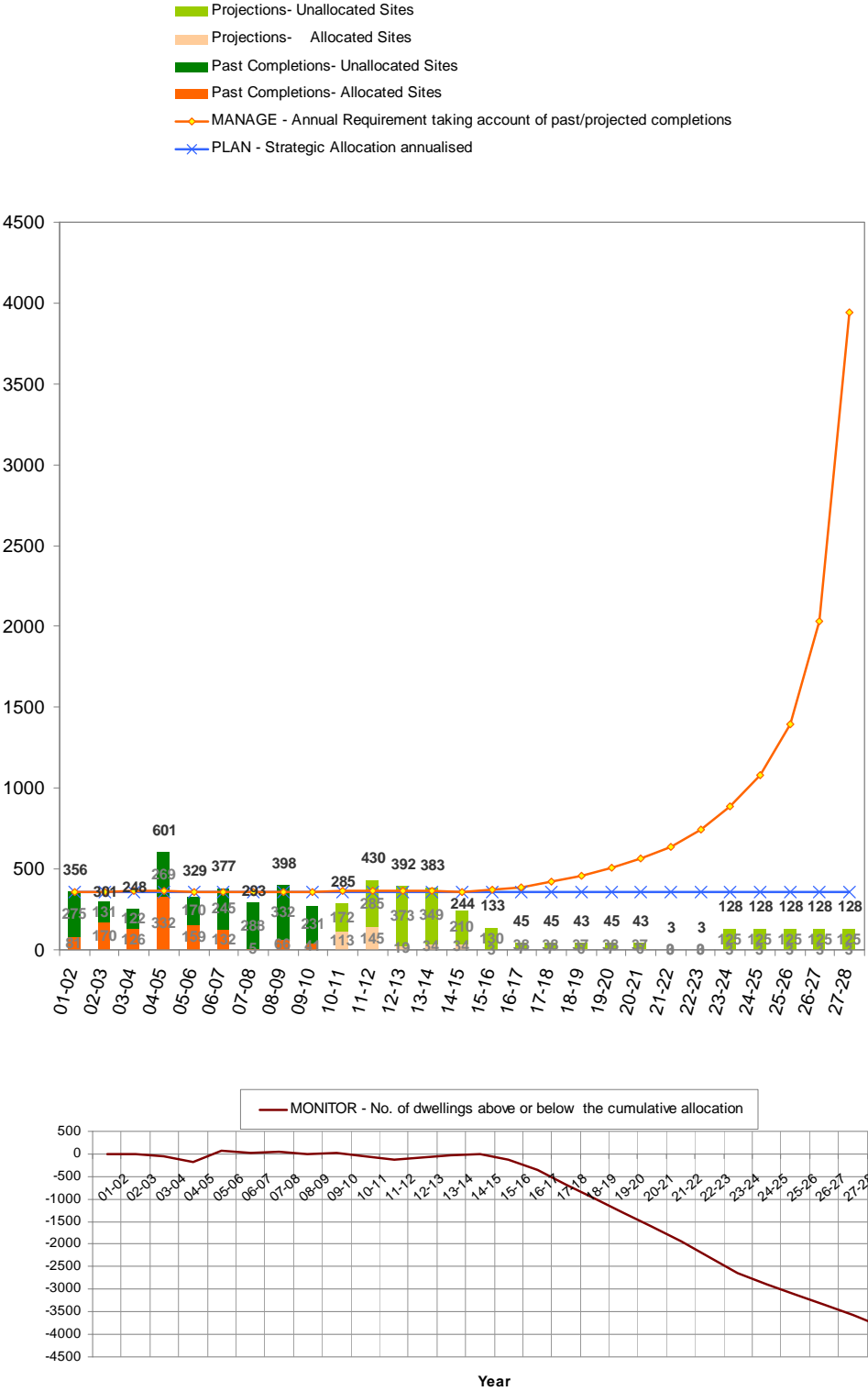


Table 16 Trajectory Data

	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
Past Completions-Allocated Sites	81	170	126	332	159	132	5	66	41					
Past Completions-Unallocated Sites	275	131	122	269	170	245	288	332	231					
Projections-Allocated Sites										113	145	19	34	34
Projections-Unallocated Sites										172	285	373	349	210
PLAN - Strategic Allocation annualised	360	360	360	360	360	360	360	360	360	360	360	360	360	360
MANAGE - Annual Requirement taking account of past/projected completions	360	360	363	367	357	358	358	361	359	364	368	364	363	361
MONITOR - No. of dwellings above or below the cumulative allocation	-4	-63	-175	66	35	52	-15	23	-65	-140	-70	-38	-15	-131
Total Past Completions	356	301	248	601	329	377	293	398	272	0	0	0	0	0
Total Projected Completions										285	430	392	383	244
Cumulative Completions	356	657	905	1,506	1,835	2,212	2,505	2,903	3,175	3,460	3,890	4,282	4,665	4,909

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-25	24-25	25-26	26-27	27-28
Past Completions-Allocated Sites													
Past Completions-Unallocated Sites													
Projections-Allocated Sites	3	7	7	6	7	6	3	3	3	3	3	3	3
Projections-Unallocated Sites	130	38	38	37	38	37	0	0	125	125	125	125	125
PLAN - Strategic Allocation annualised	360	360	360	360	360	360	360	360	360	360	360	360	360
MANAGE - Annual Requirement taking account of past/projected completions	370	390	421	459	505	563	637	742	890	1081	1398	2034	3939
MONITOR - No. of dwellings above or below the cumulative allocation	-358	-673	-988	-1305	-1620	-1937	-2294	-2651	-2883	-3115	-3,347	-3,579	-3,811
Total Past Completions	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Completions	133	45	45	43	45	43	3	3	128	128	128	128	128
Cumulative Completions	5,042	5,087	5,132	5,175	5,220	5,263	5,266	5,269	5,397	5,525	5,653	5,781	5,909



(a): Net additional dwellings – in previous years

(b): Net additional dwellings – for the reporting year



(c): Net additional dwellings – in future years

(d): Managed delivery target

7.0 DEMONSTRATING A 5 YEAR SUPPLY OF DELIVERABLE SITES

7.1 PPS3 requires Local Planning Authorities to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing as this influences how planning applications are determined. The Department for Communities and Local Government has produced an advice note on how to demonstrate a 5-year land supply (see Appendix 5).

7.2 Paragraph 5 in the Government's advice note states that there are three main stages in considering whether there is a 5-year land supply:

- Stage 1 is to identify the level of housing provision to be delivered over the next 5 years. With regard to this stage, the calculations should be based on the District's 2001-2021 housing target of 7,200 additional homes in the East of England Plan.
- Stage 2 involves identifying sites that have the potential to be delivered over the 5 year period. The Council has identified sites through the residential land availability survey (see Appendix 3 to this monitoring report) and the Strategic Housing Land Availability Assessment (SHLAA). The 2009 version of the SHLAA has been completed and the 2010 update is in progress. The 5-year supply calculations reflect the draft 2010 SHLAA update.
- Stage 3 requires an assessment of the deliverability of the identified potential sites. The Council has carried out a full assessment along the lines called for in paragraph 54 of PPS3, as part of the work on the SHLAA.

7.3 . Given the above and the information in Appendix 4, the Council has calculated that the position regarding the 5-year land supply requirement is as shown below:

1 Dwellings required	Dwelling Increase
(i) Housing target 2001-2021	7,200
(ii) Completions 4/01-3/09	3,175
(iii) Remaining requirement to 3/21	4,025
(iv) 5 year dwelling target for 4/10-3/15	1,830
2 Estimated completions 4/10-3/15	1,734
3 Deficit in relation to target	96

7.4 The calculations show that the District has 4.7 years supply of housing land and that there is a deficit of nearly 100 dwellings in relation to the 5-year land supply requirement. However, the Council does not consider that this small deficit should be regarded as a problem because:

- The estimated completions between 2010 and 2015 do not include a windfall allowance, in view of Government guidance in PPS3. Nevertheless, as stated in paragraph 6.6 above, many completions are still expected on windfall sites. Consequently, actual completions between 2010 and 2015 will almost certainly be well above the 5-year land supply requirement.
- It is expected that further sites will be allocated for housing in the Local Development Framework, which will ensure that the 5-year land supply requirement can be met for many years into the future.

APPENDIX 1 : KEY POINTS IN PPS3 ON 'HOUSING'

Background

2. The principal aim of PPS3 is to provide for the necessary step change in housing delivery, through a new, more responsive approach to land supply at the local level. PPS3 reflects the Government's commitment to improving the affordability and supply of housing in all communities, including rural areas.

7. Local Planning Authorities will need to assess and demonstrate the extent to which existing plans already fulfill the requirement set out in this statement to identify and maintain a rolling five-year supply of deliverable land for housing, particularly in connection with making planning decisions.

Planning for housing policy objectives

10. The PPS states that the specific outcomes that the planning system should deliver include:

- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking into account need, demand and improved choice.
- A flexible, responsive supply of land - managed in a way that makes efficient and effective use of land, including re-use of previously developed land (PDL), where appropriate.

Affordable Housing

29. Local Development Documents (LDDs) should:

- set a plan wide-target for the amount of affordable housing to be provided.
- set separate targets for social rented and intermediate affordable housing where appropriate
- set out minimum site size thresholds where affordable housing will be required. The national indicative minimum is 15 dwellings, although local planning authorities can set lower thresholds where viable and practicable.

Providing housing in suitable locations

Effective Use of Land

41. The national annual target is that at least 60% of new housing should be provided on previously developed land. At the local level, Local Development Documents should include a previously developed land target and trajectory.

Efficient Use of Land

47. Local Planning Authorities may wish to set out a range of densities across the plan area to rather than one broad density range. 30 dwellings per hectare net should be used as a national indicative minimum to guide development and decision-making, until local density policies are in place.

51. Local Planning Authorities should, with stakeholders and communities, develop residential parking policies for their areas, taking account of expected levels of car ownerships, the importance of promoting good design and the need to use land efficiently.

Delivering a Flexible Supply of Housing Land

53. Local Development Documents should contain policies and strategies for delivering the level of housing provision set out in the Regional Spatial Strategy. Broad locations and specific sites should be identified that will enable continuous delivery of housing for at least 15 years from the date of adoption of the Site Allocations DPP.

54. Drawing on information from the Strategic Housing Land Availability Assessment and or other relevant evidence, Local Planning Authorities should identify specific **deliverable** sites for the first 5 years following adoption of the relevant DPD. Deliverable sites should be:

- **Available**
- **Suitable**
- **Achievable**

55. Local Planning Authorities should also:

- Identify a further supply of specific, developable sites for years 6-10 and, where possible, years 11 to 15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.
- Illustrate the expected rate of housing delivery through a housing trajectory for the plan period an ongoing five year supply of housing land

57. The supply of land should be managed in a way that ensures that a continuous five year supply of **deliverable** sites is maintained i.e. at least enough sites to deliver the housing requirements over the next five years of the housing trajectory.

Determining how much land is required

59. Allowances for windfalls (i.e. sites not specifically identified as available in the development plan) should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent sites being identified. Windfall allowances should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.

Maintaining a flexible, responsive supply of land

60. To ensure that there is a five year supply of deliverable sites available for housing, Local Planning Authorities should monitor the supply of deliverable sites on an annual basis, linked to the Annual Monitoring Report process.

Determining planning applications

70. Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS.

Monitoring and Review

71. As part of preparing Annual Monitoring Reports, Local Planning Authorities should:

- Monitor housing planning permissions granted, completions, whether on previously developed land or greenfield;

- Report on progress against the housing and previously developed land trajectories.
- Set out actions to be taken where actual performance does not reflect the housing and previously developed land trajectories.

Annex B: Definitions

Affordable Housing

'Affordable housing includes social rented and intermediate housing, provided to specific eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.'

Previously developed land

'Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.'

Annex C: Evidence Base - Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments

Strategic Housing Market Assessments (SHMAs) and Strategic Housing Land Availability assessments (SHLAAs) are an important part of the policy process. They provide information on the level of need and demand for housing and the opportunities that exist to meet it. Where two or more Districts form a housing market area, Local Planning Authorities should work together by preparing joint assessments or by ensuring consistency in methodology.

A SHMA should:

- Estimate housing need and demand in terms of affordable and market housing;
- Determine how the distribution of need varies across the plan area.
- Consider future demographic trends and identify the accommodation needs of specific groups.
-

A SHLAA should:

- Assess land availability by identifying buildings or areas of land that have development potential for housing.
- Assess the potential level of housing that can be provided on identified land.
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.
- Identify constraints to development on particular sites and what action could be taken to overcome these constraints.

APPENDIX 2

Affordable Housing Completions Since 1994

Year	Location	Dwelling Increase Resulting From Policy 7A	Total Dwelling Increase
1994-95	Blundell Close, St Albans		3
	R/O 2-26 Trumpington Drive, St Albans		8
	Council Offices, Civic Centre, St Albans		-1
	Folly Lane Allotments, Phase 2, St Albans		44
	Highfield (Aldwyck Housing Association)	15	15
	Land off Whitebeams, How Wood		10
	Cotlandswick, London Colney		8
	Halseys Sawmill, Barnet Road, London Colney	11	11
	Long Cutt recreation ground, Redbourn		-2
	Total	26	96
1995-96	Folly Lane Allotments, Phase 2, St Albans		5
	Adj 25 Milehouse Lane, St Albans		6
	Highfield (Aldwyck Housing Association)	121	121
	Highfield (McIntyre)	4	4
	Long Cutt recreation ground, Redbourn		34
	Total	125	170
1996-97	8-22 Wright Close, Wheathampstead		1
	3-11 Chequer Street, St Albans		10
	Melbourne Close, St Albans		4
	8-8A Bricket Road, St Albans		14
	Alcan playing field, London Colney	8	8
	Long Cutt recreation ground, Redbourn		20
	Total	8	57
1997-98	Newgate Farm, St Albans	20	20
	Marlborough Road/New Kent Road, St Albans		-2
	London Road Station, St Albans	6	6
	3 Laelia House, Delffield, St Albans		-1
	Martins Court, Swallow Lane, St Albans		-45
	25 Selby Avenue, St Albans		2
	Walsingham Way, London Colney		5
	Brooke Bond Site, Phase 1, Redbourn	9	9
	Total	35	-6
1998-99	Adj 189 High Street, London Colney		5
	Marlborough Road/New Kent Road, St Albans		6
	Highfield (Wards conversions), St Albans	58	58
	12 Market Place, St Albans		4
	Martins Court, Swallows Lane, St Albans		51
	Total	58	124
1999-00	22-24 Marlborough Road, St Albans		2 & -2
	Marconi site, Longacres, St Albans	32	32
	R/O 31-33 Folly Avenue, St Albans		-2
	41-52 Tudor Road, St Albans		-5
	Total	32	25
2000-01	27-31 Lattimore Road, St Albans	4	4
	R/O 31-33 Folly Avenue, St Albans		16
	41-52 Tudor Road, St Albans		10
	Total	4	30

Year	Location	Dwelling Increase Resulting From Policy 7A	Total Dwelling Increase
2001-02	City Hospital, Normandy Road, St Albans	39	39
	29-33 Beaconsfield Road, St Albans		12
	Land at Wallingford Walk, St Albans		8 (Temporary)
	Former Murphy Chemicals site, Eastern site, Wheathampstead	5	5
	4 Oysterfields, St Albans		-1 (Temporary)
	Flat 4, Hickling Way, Harpenden		-1 & 2
	Total	44	64
2002-03	Old Albanians Sports Ground, Old Harpenden Road, St Albans	6	6
	Sutton Road Sidings, Sutton Road, St Albans		19
	Laundry/Central Store, former Hill End Hospital, St Albans	10	10
	Former Murphy Chemicals site, Western site, Wheathampstead	10	10
	Total	26	45
2003-04	Land adj Martins Court, Swallow Lane, St Albans		7
	Total	0	7
2004-05	25-29 London Road, St Albans	25	25
	City Hospital, Waverley Road, St Albans	14	14
	Land at Burnside, St Albans		36
	Former Blue Arrow house, 83 Camp Road, St Albans	22	22
	Phase 2, Napsbury Hospital, London Colney	145	145
	Land r/o 22-26 Green Lane & 80 Francis Avenue, St Albans		-1
	Land at Offa's Way, Wheathampstead		3
	17 Ladies Grove, St Albans		-1
	Total	206	243
2005-06	Francis Avenue, St. Albans		4
	Rainbow Close, Redbourn		6
	Mistral Close, Camp Road, St. Albans	18	18
	Total	18	28
2006-07	Aubrey Works, Aubrey Avenue, London Colney		10
	Margaret Wix School,		10
	Woollam Crescent, St Albans		-10
	Total		10
2007-08	Former Central Science Laboratories, Redbourn Lane, Harpenden	14	14
	179-187 High Street, London Colney		1
	High Oaks, R/o 103-109 Green Lane, St Albans		8
	Keswick Close, St Albans		5
	Garage Site, Sleepshyde Lane, Smallford*		3
	4 Lemsford Road, St Albans		3
	Garage Block btween 11 & 13 Offas Way, Wheathampstead		2
	Total	14	36
2008-09	Former Universal Salvage Site, Dunstable Road, Redbourn	7	7
	31-35 Park House, Frogmore	64	78
	West Hall Napsbury Hospital	13	13
	Bowers Parade/r/o 12-16 Bowers Way	1	1
	28 Abbots Avenue West		1
	1-8 St Pauls Place		-8
	Total	85	92
2009-10	Oaklands College City Centre Campus, Hatfield Road, St Albans	12	12
	City Station Car Park, Victoria Street, St Albans	107	107
	3 Sandpit Lane		1
	19 Worley Road		1
	1-8 St Pauls Place		8
	Total	119	129
Total 1994 - 2010		800	1150

*Achieved by the implementation of Policy 8 (affordable housing in the Metropolitan Green Belt)

APPENDIX 3

ST ALBANS DISTRICT COUNCIL RESIDENTIAL LAND AVAILABILITY APRIL 2010

EXPLANATORY NOTES

The schedule of sites is arranged as follows:

Large sites. i.e. Sites for 5 or more dwellings (if the net dwelling increase is less than 5, the site is classified as a small site). On some sites there may be an element of conversion and/or demolition.

Small sites. i.e. Sites for 4 or fewer new dwellings. On some sites there may be an element of conversion and/or demolition.

Conversion and Demolitions. i.e. Sites where a loss or gain in the dwelling stock is proposed through conversion, change of use or demolition, and no new dwellings are proposed.

Each list is arranged in the following geographical order:

St Albans (area excluded from Green Belt in District Plan Review)

Harpenden (area excluded from Green Belt in District Plan Review)

Specified Settlements (large villages within Green Belt, listed in paragraph 2.5)

Green Belt Settlements (small villages within Green Belt, listed in paragraph 2.6)

Rest of the Green Belt (Green Belt excluding Green Belt Settlements)

The following information is provided for each site:

Site Ref Each site is allocated a reference. District Plan Review Policies 4 and 5 site references are used for sites allocated for housing in the Plan.

Address/Location Self explanatory

Site Area Site area in hectares (nb 1 hectare = 2.47 acres)

Plan Ref Reference numbers of relevant permissions, refusals and outstanding applications

CC = County Council

DC = District Council

HA = Housing Association

CA = Conservation Area consent for demolition

CE = Certificate of Lawful Use (existing)

All schemes are expected to be implemented by private developer except those marked DC or HA.

Lapse Date	Month and year when the planning permissions will lapse.
C	Completed
C L	Planning permission cannot lapse (development commenced)
ND	Current application not determined
R	Refused
S106	Permission will be issued once Section 106 agreement completed
L	Planning permission lapsed

Total Perm Total dwellings permitted, including those already completed (i.e. C+U+D+O).

Planning Position

The figures represent gains through new build or conversion except where there is a minus sign, which indicates losses from conversion or demolition.

C	Dwellings completed.
U	Dwellings under construction.
D	Dwellings with detailed planning permission but not yet started.
O	Dwellings with outline planning permission. Dwelling capacity is estimated by the District Council if the number permitted is not stated in the permission.
E	Dwellings on estimated sites (no planning permission). Dwelling capacity is estimated by the District Council.
TBC	Total dwellings to be completed (i.e. U+D+O+E)

Bedrooms Indicates the number of bedrooms per dwelling from 1 to 5+

P	Parish (nb. St Albans City does not have a parish council)
CH	Colney Heath
HR	Harpenden Rural
HU	Harpenden
LC	London Colney
R	Redbourn
S	Sandridge
SA	St Albans
SS	St Stephens
W	Wheathampstead

Grid Ref Ordnance Survey Grid reference

St Albans District Council Residential Land Availability Schedule April 2010
Large Sites

Site Ref	Address/Location	Site Area (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	GRID REF
						C	U	D	O	E	TBC	1	2	3	4	5			
ST ALBANS																			
1: SITES ALLOCATED IN THE LOCAL PLAN																			
RS3	1 High Oaks	0.09	88/2661	L						8 -1	8 -1						SA	BAT	514682 209141
RS4	R/O 18-20 Townsend Drive	0.35	98/0164	L						1	1						SA	BAT	514799 208464
RS10	Wick House 50, Marshals Drive	1.28	91/1296 92/0919	L L						6	6						SA	MS	516334 208620
RS13	East Block Garages Area B Marshalswick Estate	0.09	88/0908	L						9	9						S	MN	517032 208615
RS20	Mid Herts Wing, Church Crescent	0.89															SA	St P	514396 207556
			00/0337	C															
RS21	8-10 Grange St 10 Grange Street	0.08 0.06								4	4						SA	St P	514929 207852
			04/1689	C	7	7					0								514924 207860
RS26	41-43 Avenue Road 43 Avenue Road	0.25	90/0201 98/0458	C L	4	4											SA	CLA	515622 207876
										2 -1	2 -1								
RS27	Oaklands College, City Campus, Hatfield Road, St Albans	4.27	04/2766 09/1538 09/1539	CL ND ND	329	41	226	62			288	114	215				SA	CLA	515389 207472
RS32	61-63 Lattimore Road & 80-80a Victoria Street 80 Victoria Street	0.02 0.02								4	4						SA	St P	515167 207108
			03/1069	C	2	2					0						SA	St P	515177 207112
RS33	1-3 Victoria Parade, Victoria Street	0.07								6	6						SA	St P	515229 207140
RS39	113-117 London Road & 1-6 Francis Court	0.17								10 -9	10 -9						SA	St P	515275 206794
RS42	23 Albion Road	0.14	00/1302 00/1805 00/2539 01/0574	C C C C	4 1 4 4	4 1 4 4					0 0 0 0						SA	CLA	515965 207101
		0.02								1	1								

Site Ref	Address/Location	Site Area (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	GRID REF
						C	U	D	O	E	TBC	1	2	3	4	5			
RS45	Sutton Road Sidings	0.52	00/0040HA	C	19	19					0						SA	ASH	516819 207118
	Former 'A' plant site, Hedley Road	0.13	00/2039	C	8	8					0								516890 207074
	3 Hedley Road	0.03	04/2788	C	5	5					0								516855 207081
	1 Hedley Road	0.13	07/0332 10/0508	May-10 ND	14			14			14	2	12						516836 207081
RS46	Jewson Depot, Cape Road	0.44								20	20						SA	ASH	516953 207152
RS47	Co-op Dairy, Burleigh Road	0.19	09/1190	Oct 12	13			13			13	4		9			SA	ASH	517012 207166
RS48	364 Hatfield Rd	0.07	88/1347	L						-1 6	-1 6						SA	ASH	517307 207270
RS51	18-22 Guildford Road	0.42	92/1621	C	12	12											SA	ASH	516908 206951
			97/0200	C	5	5													516857 206957
			00/1960	C	5	5					0								516876 206956
	20a Guildford Road		01/1555	C	1	1					0 4								516649 208633 516957 206938
RS52	51-53 Cambridge Road	0.06	91/1671	L						7 -2	7 -2						SA	ASH	516917 206917
RS56	147 London Road	0.26	92/0448	L						12 -1	12 -1						SA	CUN	516125 206118
RS57	139 London Road	0.27	91/0697	L						-1 10	-1 10						SA	CUN	516051 206179
RS95	222 London Road	0.70								22	22						SA	SOP	515530 206386
	TOTAL	11.02			437	122	226	89	0	116	431	120	227	9	0	0			
2: WINDFALL SITES																			
RS66	R/O 37-41 Seymour Road	0.19	98/1237	L						5	5						SA	MS	515317 208543
RS87	London Road/Alma Road	0.96	00/0522	S106						100	100						SA	St P	515248 206881
	Car park adj 93 London Road	0.04	00/1329 00/2136	S106 S106															515152 206889 515202 206848
RS98	Dorant House, Partridge Road	0.21	01/0901	L						8	8						SA	BAT	514932 209291
RS102	Former Ariston Works site, Harpenden Road	1.56	02/0852	S106						55	55						SA	MS	515126 208523
RS106	270 London Road	0.19	05/1377	R						6 -1	6 -1						SA	CUN	516347 205797
RS107	272 London Road	0.31	05/0627	R						10 -1	10 -1						SA	CUN	516372 205777
RS111	1 Approach Road	0.03	09/2218	Jan-13	8			8			8	7	1				SA	SOP	515467 206577

Site Ref	Address/Location	Site Area (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	GRID REF
						C	U	D	O	E	TBC	1	2	3	4	5			
RS112	City Station Car Park, Victoria Street	2.44	03/0849	CL	362	107		255			255	98	275				SA	St P	515698 206708
RS117	Shirley & Myosotis, Camp Road	0.15	09/0115		14 -2			14 -2			14 -2	2	12				SA	ASH	516370 206802
RS972	King Harry Lane Playing Fields (north part) & 47 King Harry Lane	3.29	06/2729	Feb-11	126 -1				126 -1		126 -1	16	32	26	7		SA	Ver	513594 206381
RS973	Odeon Cinema, 166 London Road	0.11	08/0694	Jun-11	14			14			14		12	2			SA	StP	515210 206785
RS1012	55 Victoria Street	0.07	08/1145	Aug-11	11			11			11	6	5				SA	StP	515080 207166
RS1041	Garages to rear of 11-15 Flint Way	0.17	07/2604	CL	9		9				9	7	2				SA	Bat	514398 209381
RS1083	Youth & Community Office, Alma Road	0.17	08/0750	R						12	12						SA	StP	515333 206928
RS1179	Heath Farm Garage, Heath Farm Lane St Albans	0.12	08/0314	S106						8	8		8				SA	MS	515203 208192
RS1238	224 & 226 Hatfield Road	0.04	09/1214	Aug-12	9 -4			9 -4			9 -4	3	6				SA	Cla	516458 207253
RS1241	17a Waverley Road	0.17	10/0230	Mar-13	5			5			5			4	1		SA	StP	514692 207999
RS1264	2 Beresford Road	0.04	09/1914	CL	6 -1		6				6	2	4				SA	Ash	517010 206635
	TOTAL	10.26			548	106	15	302	125	202	644	137	352	32	8	0			
HARPENDEN																			
1: SITES ALLOCATED IN THE LOCAL PLAN																			
RH1	Tuffnells Way (original permission)		73/0641	CL	38	38					0			15	2 3		HU	HN	511410 215585
	Derwent Road		92/0674	C	10	10					0								
	Plot 179 Derwent Road		02/2140	CL	70	9		61			61								511393 215520
	Plots 115-117 Yeomans Avenue		03/0015	C							0								
	Plots 110-114 Yeomans Avenue		04/1365								0								
RH5	114-116 Westfield Road	0.17	88/0948	L						-1 6	-1 6						HU	HN	513767 215729
RH15	86-90 High St	0.06	04/2699	R						4	4						HU	HW	513263 214541
RH16	9-11 Leyton Road/Amenbury Lane	0.20								-3 8	-3 8						HU	HW	513366 214123
	TOTAL	0.43			118	57	0	61	0	14	75	0	0	15	23	0			
HARPENDEN																			
2. WINDFALL SITES																			

Site Ref	Address/Location	Site Area (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	GRID REF
						C	U	D	O	E	TBC	1	2	3	4	5			
RH33	R/O 18-30 Ox Lane	0.57	07/1355 08/2683	CL	7 -1	-1	7				7			2	5		HU	HE	513731 215132
RH36	43 Crabtree Lane	0.48								13	13						HU	HW	514179 213991
RH37	Lea Industrial Estate, Ox Lane	0.26	08/2183	Apr-12	8			8			8				8		HU	HN	514081 215521
RH39	R/O 12-16 Bowers way&49 High street	0.50	07/1853	CL	23 -1	1 -1		22			22	3	20				HU	HW	513387 214496
RH40	James Marshall House, Leyton Road	0.38	09/2129	R						14	14						HU	HW	513373 214011
RH293	Garage Block, Riverford Close	0.10	09/1688	Jan-13	6			6			6		6				HU	HN	513739 216025
RH883	Greenlawn Service Station, Luton Road, Kinsbourne Green	0.35	08/2708	Feb-12	12			12			12						HU	HN	511483 215996
RH1191	27 High Street	0.05	07/0744	Aug-11	8			8			8	5	3				HU	HW	513478 214283
RH1254	11 Carlton Road	0.13	09/1681	Nov-12	11 -2			11 -2			11 -2	11					HU	HE	513632 214500
	TOTAL	2.82			71	-1	7	65	0	27	99	19	29	2	13	0			
SPECIFIED SETTLEMENTS																			
BRICKET WOOD																			
1: WINDFALL SITES																			
RB5	R/O 42-52 Bucknalls Drive	0.37	99/1661	CL	5			5			5			1	4		SS	St S	512563 201748
RB9	9 & 11 Oakwood Road	0.15	05/0029	CL	10 -2	-2		10			10 0		10				SS	St S	512537 202776
	TOTAL	0.52			13	-2	0	15	0	0	15	0	10	1	4	0			
CHISWELL GREEN																			
1: SITES ALLOCATED IN THE LOCAL PLAN																			
RC2	R/O 266/316 Watford Road	1.99	91/1505 95/1560 96/0587 96/0917 96/1103 01/1667RM 01/1668RM	C CL C CL C C	2 12 10 24 1 4 -1	2 11 10 19 1 4 -1		1 5			1 5 0 0				1 5 3		SS	St S	513287 204123
RC2A	Further areas originally covered by 71/2318 Forge End	4.70	81/1171	CL	18	17		1			1				1		SS	St S	513299 204289

Site Ref	Address/Location	Site Area (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	GRID REF
						C	U	D	O	E	TBC	1	2	3	4	5			
	South of Noke Side		71/2318 98/1060	CL C	2 3			2			2				2		SS SS	St S St S	513066 203904 513088 203875
	TOTAL	6.83			75	66	0	9	0	0	9	0	0	1	12	0			
HOW WOOD																			
1. WINDFALL SITES																			
RHW6	19-29 Penn Road																SS	PS	514214 203734
	r/o 19&21 Penn Road	0.25	05/1125	C	3	3													514216 203789
	r/o 23-29 Penn Road	0.52	05/1041	C	5	5													514204 203758
	r/o 18 - 26 Spooners Drive & 13 & 15 & rear of 17 & 17b, Penn Road	0.35	07/1898	CL	6	3	2	1			3					6	StS	PS	514287 203798
					-2	-1		-1			-1								
	TOTAL	1.12			12	10	2	0	0	0	2	0	0	0	0	6			
LONDON COLNEY																			
1: WINDFALL SITES																			
RL18	r/o Richardson Close & High Street	0.65	04/2623	R						26	26						LC	LC	518059 203978
RL974	72 High Street	0.15	06/1047	R						8	8						LC	LC	518007 203962
RL1071	Coombes Road Yard	0.19	09/0991	Sep-12	10			10			10	5	5				LC	LC	517021 204370
RL1103	The Kings Head PH, 222 High Street	0.22	09/0694	Nov-12	12			12			12		7	4	1		LC	LC	517734 204372
	TOTAL	1.21			22	0	0	22	0	34	56	4	12	4	1	0			
PARK STREET/FROGMORE																			
1: WINDFALL SITES																			
RP3	31-35 Park House, Frogmore	3.23	07/1721	CL	183 -1	159 -1	24				24	38	65	41	39		SS	PS	515181 203519
RP1243	The Swan PH 42 Park Street	0.12	09/1327	Sep-12	7			7			7	1	3	3			SS	PS	514772 204031
	TOTAL	3.35			189	158	24	7	0	0	31	39	68	44	39	0			
REDBOURN																			
1: SITES ALLOCATED IN THE LOCAL PLAN																			
RR2	R/O Redfields, Lybury Lane	0.19								2	2						R	RED	510175 212083
	Revelsmead, 13 Lybury Lane	0.48	02/0931 03/1361 04/1888	CL	8 -1	8 -1					0 0						R R	RED RED	510157 212091
RR6	R/O 46-52 Harpenden Lane	0.07	91/0042	L						3	3						R	RED	510872 212594
	Land adj 3 Appletree Grove	0.06	00/2317	C	2	2					0						R	RED	510876 212579
	TOTAL	0.80			9	9	0	0	0	5	5	0	0	0	0	0			

Site Ref	Address/Location	Site Area (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	GRID REF
						C	U	D	O	E	TBC	1	2	3	4	5			
WHEATHAMPSTEAD																			
1: SITES ALLOCATED IN THE LOCAL PLAN																			
RW2	Former Murphy Chemicals Site, Codicote Road	1.77	00/0558RM 00/2237 01/0350 00/0559	C	49	49					0					W	WH	517920 214336	
	Western site																		
	Eastern site	0.98		C	26	26					0					W	WH		518058 214348
	South of bridleway site	0.80		C		18					18					W	WH		517915 214210
	TOTAL	3.55			75	75	0	0	0	18	18	0	0	0	0				
2: WINDFALL SITES																			
RW6	Wheathampstead Education Centre, Butterfield Road	3.11	09/2147	Jan-13	67 -1			67 -1			67 -1		13	28	26		W	WH	517454 213358
	TOTAL	3.11			66	0	0	66	0	0	66	0	13	28	26	0			
SPECIFIED SETTLEMENTS ALLOCATED																			
	TOTAL	11.18			159	150	0	9	0	23	32	0	0	1	12	0			
GREEN BELT SETTLEMENT																			
RADLETT ROAD, FROGMORE																			
1. WINDFALL SITES																			
RF1	37-47 Radlett Road	0.70	03/0145	W						22	22					SS	PS	515249 203092	
	37-53 Radlett Road	0.73																	
	TOTAL	1.43			0	0	0	0	0	45	45								
REST OF THE GREEN BELT																			
1. SITES ALLOCATED IN THE LOCAL PLAN																			
RG1	Napsbury Hospital, London Colney																		
	Phase 1 (East Hospital site)	3.25	97/0403	C	84	84					0								
	Phase 1 (Silver Birch & Education)	1.30	02/1257 04/2689	C	18	18					0					LC	LC	517147 203936	
	Phase 2 (Affordable)	2.86	02/1258HA	C	145	14 5					0					LC	LC	516733 204180	
	Phase 3 (Northern Housing site)	3.17	97/0403	C	58	58					0					LC	LC	516475 204232	
	Phase 4 (West Hospital site)	4.50	02/1259 04/0900 04/2689	C C C	158	15 8					0					LC	LC	516597 203892	

Site Ref	Address/Location	Site Area (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	GRID REF
						C	U	D	O	E	TBC	1	2	3	4	5			
	Plot 367		05/1682		2	2													
					-1	-1													
	Water Tower		06/1085	C	1	1					0						LC	LC	
	Phase 5 & 6	4.67	03/1023	C	78	78					0						LC	LC	516352 203928
	Casson Building	0.16	05/1684	C	6	6					0						LC	LC	516504 203906
	West Hall	0.82	07/0777	CL	37	37						24	13				LC	LC	516693 203795
			10/0653	ND															
	Napsbury Church	0.21	08/2813	Apr-12	18			18			18	14	4				LC	LC	516724 204076
	2-4 Shenley Lane	0.28	07/2804	CL	12	12					0	10	2				LC	LC	516954 204248
					-2	-2					0								
	TOTAL	21.22			614	596	0	18	0	0	18	48	19	0	0	0			
2. WINDFALL SITES																			
RG6	139 Lower Luton Road, Wheathampstead	0.14	09/1196	Aug-12	5			5			5			5			WH	WH	516916 214412
RG11	Oaklands College, Smallford Campus, Hatfield Road, St Albans	2.10	08/0620	Jul-12	62			62			62	6	7	27	12	10	CH	CH	518247 207641
RG12	Oaklands College, Highfield Lane Campus, St Albans	1.58	08/2429	CL	34	2	18	14			32		11	12	11		CH	CH	517604 206183
RG944	BT Trial Site, Oaklands Lane, Smallford	0.66	09/1958	Feb-13	13				13		13		5	5	3		CH	CH	519227 208055
	TOTAL	4.48			114	2	18	81	0	13	112	0	5	10	3	0			

Large Sites Total

	SITE AREA (ha)	TOTAL PERMITTED	PLANNING POSITION					
			C	U	D	O	E	TBC
ST ALBANS (ALLOCATED)	11.02	437	122	226	89	0	116	431
ST ALBANS (WINDFALL)	10.26	549	106	15	302	125	202	644
HARPENDEN (ALLOCATED)	0.43	118	57	0	61	0	14	75
HARPENDEN (WINDFALL)	2.82	71	-1	7	65	0	27	99
SPECIFIED SETTLEMENTS (ALLOCATED)	11.18	159	150	0	9	0	23	32
SPECIFIED SETTLEMENTS (WINDFALL)	9.30	303	166	26	111	0	34	171
GREEN BELT SETTLEMENTS (WINDFALL)	1.43	0	0	0	0	0	45	45
REST OF THE GREEN BELT (ALLOCATED)	21.22	614	596	0	18	0	0	18
REST OF THE GREEN BELT (WINDFALL)	4.48	114	2	18	81	13	0	112
TOTAL ALLOCATED	43.85	1328	925	226	177	0	153	556
TOTAL WINDFALL	28.29	1023	273	66	559	138	308	1071
TOTAL	72.14	2364	1198	292	736	138	461	1627

St Albans District Council Residential Land Availability Schedule April 2010
Small Sites

Site Ref	Address/Location	SiteArea (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
						C	U	D	O	E	TBC	1	2	3	4	5+			
ST ALBANS																			
SS358	Land adj 34 Temperance Street	0.03	09/2127	Jan-13	1			1			1			1			SA	VER	514433 207400
SS424	6-7 Ashwell Street	0.03	03/1651	CL	2	1		1			1	1					SA	BAT	514592 207790
SS432	Land r/o 43 & 45 Firwood Avenue	0.07	07/1198 07/0906	Jul-10 CL	1 1			1			1 0			1		1	CH CH	CH CH	518211 207133
SS436	43 The Park	0.12	08/1058	Jun-11	1 -1			1 -1			1 -1					1	SA	MS	516356 208521
SS488	Land r/o 5-17 Faircross Way	0.28	09/1344	CL	1		1				1					1	SA	MS	516248 208278
SS499	Land r/o 20 Becketts Avenue	0.08	10/0144	Mar-13	1			1			1			1			SA	BAT	514473 208653
SS506	11 Midway	0.12	05/0286	Apr-10	1 -1			1 -1			1 -1					1	SA	VER	513714 205694
SS512	r/o 66&68 Stanhope Road	0.02	05/1921	CL	2		2				2		2				SA	StP	515848 207131
SS513	Adj 264 Sandridge Road	0.26	09/2256	Jan-13	1			1			1			1			SA	MS	515871 208791
SS520	Adj 1 Links View	0.04	05/2237	Apr-10	1			1			1				1		SA	BAT	514086 208084
SS521	r/o 75 Verulam Road	0.08	08/1881	Sep-11	3			3			3			3			SA	VER	514458 207450
SS981	Land r/o 56 Waverley Road	0.06	07/0566	Apr-10	2			2			2			2			SA	Bat	514614 208164
SS990	Land rear of 182-186 Folly Lane	0.02	08/0595	Jan-12	1			1			1	1					SA	Bat	513957 207774
SS997	19 Worley Road	0.02	07/1291	CL	2 -1		2 -1				2 -1		2				SA	StP	514518 207619
SS1014	Land Adj 20 Trumpington Drive	0.02	07/1857	CL	1		1				1		1				SA	Sop	514908 205798
SS1020	Land to rear of 95 Sandpit Lane	0.12	09/0215	CL	1		1				1				1		SA	MS	516760 208183
SS1053	33e & 33f Clarence Road	0.06	07/2861	Feb-11	2 -2			2 -2			2 -2			2			SA	Cla	515984 207932
SS1066	29 Fontmell Close	0.07	06/2133	Feb-11	1 -1			1 -1			1 -1			1			SA	MS	515367 208436
SS1073	r/o Granville Court	0.04	07/1117	CL	3		3				3	3					SA	StP	515633 207096
SS1075	adj 2 Sandpit Lane	0.08	07/0603	Nov-10	2			2			2				2		SA	Cla	515232 207952
SS1081	adj 1 Doggetts Way	0.02	09/1509	Sep-12	1				1		1			1			SA	Sop	514484 206211
SS1086	Land btwn 18b&20 Kings Road	0.01	10/0073	Mar-13	1			1			1		1				SA	Ver	514014 207459
SS1093	Land adj 4 Colney Heath Lane	0.02	8/0593	May-11	1			1			1	1					SA	Ash	517933 207159
SS1098	87 Fishpool Street	0.07	08/0726	Jun-11	1 -1			1 -1			1 -1				1		SA	Ver	514085 207241
SS1107	15 & land r/o 11 & 13 St Stephens Avenue	0.21	08/0953	Jul-11	4 -1			4 -1			4 -1				4		SA	Ver	513729 205925
SS1108	r/o 36 Burnham Road	0.03	08/0972	Jun-11	1				1		1				1		SA	Cla	516528 207424
SS1129	53 The Park	0.18	09/1540	Oct-12	1 -1			1 -1			1 -1					1	SA SA	MS MS	516453 208496 516453 208496

Site Ref	Address/Location	SiteArea (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
						C	U	D	O	E	TBC	1	2	3	4	5+			
SS1131	r/o 156 Hatfield Road	0.12	09/1095	Jul-12	1			1			1		1				SA	Cla	515914 207182
SS1143	adj 11 Ellis Fields	0.08	08/1448	Aug-11	1			1			1						1 SA	MS	515169 209002
SS1151	281 & 283 Camp Road	0.06	09/1247	Aug-12	6 -2			6 -2			6 -2			6			SA	Ash	517059 206614
SS1155	7 Mile House Lane	0.07	08/2516	Dec-11	1 -1			1 -1			1 -1						1 SA	Cun	516303 205813
SS1156	26 Cunningham Hill Road St Albans	0.12	08/1113	Jan-12	2 -1			2 -1			2 -1						2 SA	Cun	516203 206436 516528 207424
SS1158	22 Windmill Avenue	0.03	08/2306	Dec-11	1			1			1		1				San	MN	517479 209119
SS1168	31 Toulmin Drive	0.02	08/2810	Jan-12	1			1			1		1				San	Bat	514215 209287
SS1175	33 New House Park	0.10	10/0022	Feb-13	1 -1			1 -1			1 -1						1 SA	Cun	516512 205586
SS1197	16 Queen Street	0.02	08/0728	Jan-12	1 -1			1 -1			1 -1						SA	Ver	514468 207280
SS1204	37 Marshals Drive	0.17	09/1274	Aug-12	1 -1			1 -1			1 -1						1 SA	MS	516469 208723
SS1208	rear of 7 Battlefield Road	0.06	07/3003	Apr-12	3			3			3			3			SA	MS	515626 208074
SS1214	12 Harpenden Road	0.12	09/0262	Apr-12	1 -1			1 -1			1 -1	1					SA	MS	515101 208037
SS1217	86 Marshals Drive	0.08	09/0383	Apr-12	1 -1			1 -1			1 -1						1 SA	MS	516772 208429
SS1219	14 Marshals Drive	0.03	09/0581	May-12	1			1			1		1				SA	MS	516018 208785
SS1228	R/O 131-133 Sandridge Road	0.01	09/0852	Jul-12	1			1			1	1					SA	MS	515668 208659
SS1229	Land adj 45 Campfield Road	0.02	09/0921	CL	1		1				1			1			SA	StP	516460 207046
SS1232	358 Hatfield Road	0.07	09/0956	CL	1 -1		1 -1				1						1 SA	Ash	517263 207273
SS1253	129 London Road	0.15	09/1654	Oct-12	1 -1			1 -1			1 -1						1 SA	Cun	515962 206241
SS1263	8 New Barnes Avenue	0.03	09/1894	Nov-12	1			1			1				1		SA	Cun	516199 205582
SS1275	Land rear of 38 Bernard Street	0.04	09/2237	Feb-13	1			1			1		1				SA	StP	514817 207795
SS1276	1 St Lukes Place, Wellington Road	0.02	09/2512	Feb-13	1			1			1		1				SA	Ash	516911 206650
TOTAL		4.02			48	0	12	34	2	0	48	42	12	23	12	13			
HARPENDEN																			
HS46	Plot B, Adj The Cottage, Derwent Road, Kinsbourne Green	0.10	05/0777	May-10	1			1			1				1		HU	HN	511374 215958
HS47	Plot A, Adj The Cottage, Derwent Road, Kinsbourne Green	0.06	05/0697	May-10	1			1			1				1		HU	HN	511365 215930
HS58	Land adj 27 Rothamsted Avenue	0.08	09/0291	Apr-12	1			1			1				1		HU	HW	512911 214142
HS204	3 Park Avenue South	0.12	09/2238	Jan-13	1			1			1						1 HU	HW	512760 214205
HS205	Land adj 8 Rothamsted Avenue	0.06	05/1075	Jun-10	1			1			1				1		HU	HW	513104 214286
HS268	Land R/O 70 Wheathampstead Road	0.10	07/1426	CL	3		3				3				1		3 HU	HS	515387 213635

Site Ref	Address/Location	SiteArea (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
						C	U	D	O	E	TBC	1	2	3	4	5+			
	& 1 & 3 Green Lane Close & Adj 71 Meadway		09/2144	CL	1		1				1				1				
HS317	38 Tuffnells Way	0.05	09/2417	Jan-13	1 -1		-1		1		1 0					1	HU	HN	511846 215634
HS326	12 Oak Way	0.13	05/0512	Apr-10	1 -1		-1		1		1 0					1	HU	HS	513183 212025
HS333	54 Amenbury Lane	0.12	05/1462	Sep-10	1 -1				1 -1		1 -1					1	HU	HW	512885 214074
HS337	3 Crossway	0.05	05/0756	May-10	2 -1				2 -1		2 -1				2		HU	HE	514388 214985
HS338	Adj 3 Cross Lane	0.50	05/0752	Jun-10	1				1		1				1		HU	HS	514353 212407
HS342	5 Avenue St Nicholas	0.08	08/2273	Nov-11	1				1		1					1	HU	HW	513195 214198
HS996	2 Rosebery Avenue	0.04	09/2098	CL	1 -1		-1	1			1 0					1	HU	HW	512955 214357
HS1000	24 Hillside Road	0.09	07/1389	CL	2 -1		-1	2			2 0				2		HU	HN	512947 215301
HS1026	22 Leyton Road	0.10	07/2165	Oct-10	1				1		1					1	HU	HW	513437 214037
HS1030	2 Pipers Avenue	0.07	07/2425	CL	2 -1		-1	2			2 0				2		HU	HS	514835 213261
HS1031	The Scout Store 102 Grove Road	0.03	07/2460	CL	1			1			1		1				HU	HS	515065 213087
HS1037	55 Leycroft Way	0.04	07/2600	Dec-10	1 -1				1 -1		1 -1				1		HU	HS	515249 213158
HS1042	29 Oakfield Road	0.15	07/2711	Jan-11	1 -1				1 -1		1 -1					1	HU	HS	513067 212174
HS1047	Wood End Road	0.09	09/1836	Nov-12	1 -1				1 -1		1 -1					1	HU	HN	511765 215353
HS1049	41 Roundwood Park	0.16	08/1398	CL	1 -1			1			1 -1					1	HU	HN	512131 215130
HS1062	23 Barns Dene	0.08	08/0092	CL	1 -1		-1	1			1 0					1	HU	HW	512446 214478
HS1080	r/o 4 St Johns Road	0.06	07/0189	Apr-10	1					1	1		1				HU	HS	514157 213205
HS1085	11 Longcroft Avenue	0.13	07/1534	Aug-11	2 -1				2 -1		2 -1				2		HU	HW	512753 214410
HS1091	Land adj 2 Thompsons Close	0.01	08/0344	CL	1			1			1		1				HU	HW	513442 214412
HS1092	40 The Close	0.07	08/0531	Jul-11	2 -1					2 -1	2 -1						HU	HN	511533 215845
HS1106	39 Barlings Road	0.14	09/2288	Feb-13	1 -1				1 -1		1 -1					1	HU	HS	513522 212338
HS1109	7 Cross Lane	0.21	08/0993	CL	1 -1		-1	1			1					1	HU	HS	514380 212455
HS1113	43a West Common	0.39	08/2648	CL	1			1			1					1	HU	HW	513445 213224

Site Ref	Address/Location	SiteArea (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
						C	U	D	O	E	TBC	1	2	3	4	5+			
					-1	-1					0								
HS1120	Adj 1 Cravells Road & r/o 120 Southdown Road	0.01	08/039	Sep-11	1			1			1		1				HU	HS	514347 213311
HS1121	r/o 33-37 Crabtree Lane	0.12	09/0717	CL	2		2				2						HU	HW	514136 213950
HS1133	r/o 65 High Street	0.01	08/1880	Nov-11	2			2			2	2					HU	HW	513356 214568
HS1134	305 Luton Road	0.07	08/2267	Nov-11	2			2			2						2 HU	HN	512042 215743
					-1			-1			-1								
HS1137	adj 38 Lyndhurst Drive	0.02	09/1981	CL	1		1				1			1			HU	HW	514514 214533
HS1139	8 Southview Road	0.07	08/1224	Sep-11	4			4			4			4			HU	HE	514580 215424
					-1			-1			-1								
HS1149	8 Oak Way	0.09	07/2646	Aug-11	1			1			1						1 HU	HS	513123 212040
HS1153	Land To The Rear Of 24 To 32 Cravells Road	0.13	07/2558	Dec-11	2			2			2			2			HU	HS	514381 212321
HS1162	24 Rothamsted Avenue	0.11	09/1230	CL	1		1				1						1 HU	HW	512887 214204
					-1	-1													
HS1170	31 Park Avenue North	0.18	08/2746	CL	1		1				1						1 HU	HW	512391 214134
					-1	-1													
HS1173	16 Wheatfield Road	0.13	09/0823	Jun-12	1			1			1						1 HU	HS	513089 211917
					-1	-1													
HS1177	71 Roundwood Lane	0.14	08/0033	CL	2		1	1			2						2 HU	HN	511981 215201
					-1	-1													
HS1183	Land to rear of 1-5 Hatching Green Cottages Hatching Green	0.05	08/1993	CL	1		1				1		1				HU	HW	513381 213052
HS1185	Land r/o 42 & 44 Crabtree Lane	0.24	09/0985 09/2301	CL CL	3 1		3 1				3 1			3		1	HU	HE	514197 213852
HS1186	48 Roundwood Park	0.09	08/2644	Feb-12	2			2			2				2		HU	HN	512169 215193
					-1			-1			-1								
HS1187	Land between Crosthwaite House & 3 Bramley Cottages St Georges School Sun Lane	0.08	08/2785	Feb-12	1			1			1	1					HU	HE	513584 215036
HS1192	50-52 Park Mount	0.07	09/1321	Oct-12	2			2			2						2 HU	HN	512535 215037
					-2			-2			-2								
HS1200	15 Oakfield Road	0.42	09/2325	CL	2		2				2	1					1 HU	HS	513170 212413
					-2	-2													
HS1201	52 Townsend Lane	0.07	09/1895	Jan-13	2			2			2				2		HU	HW	512638 214513
					-1	-1													
HS1202	19 Wood End Road	0.13	08/2876	Mar-12	1			1			1						1 HU	HN	511851 215408
HS1203	Garages at & land in front of 34-39 The Cedars Milton Road	0.13	09/0034	Mar-12	4			4			4			4			HU	HW	513864 214082
HS1210	95 Coleswood Road	0.05	10/0080	Mar-13	3				3		3		3				HU	HS	514336 213030
					-1				-1		-1								

Site Ref	Address/Location	SiteArea (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
						C	U	D	O	E	TBC	1	2	3	4	5+			
HS1213	30 Roundwood Park	0.11	09/0056	S106						1	1			1			HU	HN	512273 215045
HS1220	17 Wood End Road	0.27	09/0583	CL	2 -1		2 -1				2					2	HU	HN	511866 215381
HS1223	Garage Block at Linden Court Milton Road	0.07	09/0681	Jun-12	4			4			4	2	2				HU	HW	513964 213932
HS1224	R/O 46 & 48 Oakfield Road	0.21	09/2019	CL	2		2				2			2			HU	HS	512860 212088
HS1226	Land between 31-33 & 34 & adj 31 The Cedars Milton Road	0.08	09/0810	Jul-12	2			2			2			2			HU	HW	513838 214144
HS1230	54 Park Avenue North	0.19	09/0931	CL	1 -1		1 -1				1					1	HU	HW	512661 214288
HS1234	27 Stewart Road	0.10	09/0973	Jul-12	1 -1			1 -1			1 -1					1	HU	HE	513898 214910
HS1235	4 Clarendon Road	0.05	09/1980	CL	2 -1		2 -1				2			2			HU	HN	513775 215349
HS1240	Orford Lea 18 Orchard Avenue	0.26	09/1270	Aug-12	1 -1			1 -1			1 -1					1	HU	HW	512691 214045
HS1170	31 Park Avenue North	0.18	09/1311	Sep-12	1 -1			1 -1			1 -1					1	HU	HW	512391 214134
HS1242	20-22 The Uplands	0.34	09/1318	CL	2 -2		2 -2				2					2	HU	HS	513209 211989
HS1244	70 Ox Lane	0.05	09/1337	Sep-12	2 -1			2 -1			2 -1			2			HU	HE	514029 215366
HS1252	8 Orchard Avenue	0.07	09/2432	Jan-13	1 -1		1 -1				1				1		HU	HW	512768 214135
HS1255	1 The Close	0.07	09/2245	Jan-13	2 -1			2 -1			2 -1				2		HU	HN	511632 215947
HS1257	16 The Uplands	0.13	09/1806	Nov-12	1 -1			1 -1			1 -1					1	HU	HS	513245 212031
HS1261	71 and Annex at 71a Townsend Lane	0.06	08/0782	Mar-12	1			1			1			1			HU	HW	512440 214341
HS1267	Greygates East Common	0.14	09/2040	Dec-12	1			1			1				1		HU	HS	514238 212666
HS1268	11 Netherfield Road	0.11	09/2041	Dec-12	1 -1			1 -1			1 -1				1		HU	HS	513600 211859
HS1269	Land R/O 62 & 64 Station Road	0.03	09/2071	Dec-12	1			1			1				1		HU	HE	513767 214467
HS1271	20 Ox Lane	0.18	09/2107	Dec-12	1 -1			1 -1			1 -1					1	HU	HE	513668 215188
HS1272	Land adj 25 Grasmere Avenue	0.04	09/2116	Dec-12	1			1			1				1		HU	HE	514502 214401
HS1274	3 Oakhurst Avenue	0.01	09/2233	Jan-13 May-13	1 -1			1 -1			1 -1					1	HU	HS	513003 212552
HS1281	Brushwood, The Common, Harpenden	0.28	09/0662	Mar-13	3 -1			3 -1			3 -1					3	HU	HN	511306 215927

Site Ref	Address/Location	SiteArea (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
						C	U	D	O	E	TBC	1	2	3	4	5+			
	TOTAL	8.72			67	-21	37	47	4	1	89	6	10	24	28	43			
SPECIFIED SETTLEMENTS																			
BRICKET WOOD																			
BS109	21 & r/o 17-29 Bucknalls Drive	0.29	08/0198	Mar-11	5 -1			5 -1			5 -1			5			StS	StS	512785 202056
BS1094	26 Bucknalls Drive	0.12	08/0618	May-11	2 -1				2 -1		2 -1						StS	StS	512657 201852
BS1160	39 Bucknalls Drive	0.04	08/2550	CL	1 -1		1				1				1		StS	StS	512700 201804
BS1209	59 Mount Pleasant Lane	0.08	08/0083	CL	2 -1		2				2				2		StS	StS	512319 202142
BS1245	84 Oakwood Road	0.12	09/1361	Sep-12	1 -1			1 -1			1 -1				1		StS	StS	512803 202338
BS1247	107 Mount Pleasant Lane	0.05	09/1502	Sep-12	1 -1			1 -1			1 -1				1		StS	StS	512602 202120
		0.70			6	-2	3	4	1	0	8	0	0	5	5	0			
CHISWELL GREEN																			
CS15	Adj. 14 Barry Close	0.11	89/0659	CL	3	2		1			1				1		SS	St S	513645 204556
CS19	Land r/o 69 Cuckmans Drive	0.03	07/2950	CL	1		1				1				1		SS	St S	513239 204981
CS1032	82 Ragged Hall Lane	0.05	07/2533	Jan-11	1 -1			1 -1			1 -1				1		StM	Red	513160 205184
CS1180	535 Watford Road	0.06	08/0503	Apr-11	2 -1			2 -1			2 -1			2			StS	StS	513210 203848
CS1181	361 Watford Road	0.08	08/0692	May-11	2 -1			2 -1			2 -1				2		StS	StS	513433 204263
CS1189	30&32 Laburnum Grove	0.19	07/0689	Jun-11	4 -1			4			4				4		StS	StS	513681 204665
CS1248	Land r/o 21 Hammers Gate	0.05	09/1576		1		1				1				1		StS	StS	513261 204408
CS1258	46 Ragged Hall Lane	0.06	09/1892	CL	1 -1		1				1					1	StM	Red	513351 205191
		0.62			10	0	3	7	0	0	10	0	0	2	10	1			
HOW WOOD																			
HWS58	18 Burston Drive	0.07	05/0644	CL	1 -1		1				1				1		SS	PS	514174 203506
HWS59	224 Park Street Lane	0.50	08/2792	CL	2 -1		2				2						2 SS	PS	513757 202774
HWS60	r/o 160 Park Street Lane	0.04	05/0583	Jun-10	1			1			1			1			SS	PS	514070 203219
HWS1001	30 Hazel Road	0.06	07/1394	CL	2 -1	2 -1								2			StS	PS	515718 203131
			09/0840	Jun-12	1			1			1				1				
HWS1018	30 Burston Drive	0.14	07/1975	CL	3		3				3						3 StS	PS	514095 203466

Site Ref	Address/Location	SiteArea (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
						C	U	D	O	E	TBC	1	2	3	4	5+			
					-1	-1													
HWS1022	Land adjacent to 65 Orchard Drive	0.03	07/2031	CL	1		1				1				1		StS	PS	513826 204133
HWS1040	Land Adj 46 Ringway Road	0.02	07/2933	Feb-11	1				1		1		1				StS	PS	513936 203653
HWS1152	Land adj 1 Birchwood Way	0.04	09/0354	May-12	1			1			1			1			StS	StS	513925 203235
HWS1174	r/o 53 & 55 How Wood	0.03	08/2864	Feb-12	1			1			1			1			StS	SS	513987 203472
HWS1256	164 Tippendell Lane	0.05	09/1781	Nov-12	1			1			1				1		StS	SS	514330 203912
					-1			-1			-1								
HWS1265	Eric Steele House Grovelands	0.46	09/1937	Dec-12	34			34			34	34					StS	PS	513945 203760
					-33			-33			-33								
HWS1270	Land R/O 17a Penn Road	0.05	09/2088	Dec-12	1			1			1				1		StS	SS	514265 203793
		1.48			12	-2	7	6	1	0	14	34	1	5	5	5			
LONDON COLNEY																			
LS47	5 Shenley Lane	0.02	08/2622	Jan-12	2			2			2		2	1			LC	LC	517075 204157
LS50	Land r/o 305 & 307 High Street	0.02	10/0218	Mar-13	2			2			2	2					LC	LC	517552 204467
		0.03	07/2739	Feb-11	1			1			1	1							
LS54	Adj 326 High Street	0.05	05/0824	Jun-10	4			4			4		4				LC	LC	517515 202655
LS1157	The White Lion PH St Annes Road	0.05	08/1862	Dec-12	2			2			2			2			LC	LC	518006 203814
LS1164	61 Telford Road	0.04	08/1902	Jan-12	2			2			2	2					LC	LC	517365 203860
LS1172	2 Richardson Close	0.01	08/2314	Feb-12	1			1			1		1				LC	LC	518031 203893
		0.22			14	0	0	14	0	0	14	5	7	3	0	0			
PARK STREET/FROGMORE																			
PS34	62 & r/o 60 Mount Drive	0.17	06/1506	CL	4	2	1	1			2			2	2		SS	PS	514794 204885
					-1			-1			-1								
PS1110	r/o 178 Park Street Lane	0.04	09/0140	CL	1		1				1						SS	PS	513980 203125
PS1111	Land adj 6 The Rise	0.09	08/1013	Jul-11	1			1			1				1		StS	PS	514875 204766
		0.30			5	2	2	1	0	0	3	0	0	2	3	0			
REDBOURN																			
RRS37	Adj. 118 High Street	0.01	96/1463	CL	1		1				1		1				R	RED	510620 212550
RRS61	Land r/o 79 Lybury Lane	0.02	08/1097	Jul-11	4			4			4						R	RED	509879 212527
RRS1008	Land Adjacent 53 Snatchup	0.02	09/1592	Oct-12	1			1			1			1			R	RED	510104 212402
RRS1039	Police Station 77 Lybury Lane	0.02	09/0995	CL	2		1	1			2		2				R	RED	509905 212524
RRS1122	12 Monks Close	0.12	08/1710	CL	1		1				1				1		R	RED	510772 212199
RRS1154	13 Linden Road	0.07	08/2444	CL	1		1				1		1				R	RED	510312 212793
RRS1165	2 St Marys Close	0.11	08/2249	Jan-12	2			2			2						2 R	RED	510095 211985
					-1			-1			-1								
		0.37			11	0	4	7	0	0	11	0	4	1	1	2			
WHEATHAMPSTEAD																			
WS30	27 Brewhouse Hill	0.07	07/0318 07/2516	CL	4	2					0			4			W	Wh	517426 213756
					-1	-1	2				2								

Site Ref	Address/Location	SiteArea (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
						C	U	D	O	E	TBC	1	2	3	4	5+			
WS1211	Land adj 3 Garrard Way	0.03	08/2442	Apr-12	1			1				1			3		W	Wh	517975 213720
	TOTAL	0.10			4	1	2	1	0	0	3	0	0	4	0	0			0.00
	TOTAL SPECIFIED SETTLEMENT	3.79			62	-1	21	40	2	0	63	39	12	22	24	8			
GREEN BELT SETTLEMENTS																			
KINSBOURNE GREEN																			
KGS1056	Rosalia Cottage, Spring Road	0.14	07/2597	Dec-10	1			1			1				1		HR	Red	510269 215858
		0.14			0	0	0	0	0	0	0	0	0	0	1	0			
SLEAPSHYDE																			
SLS1038	The Hyde Bungalow	0.13	07/2720	Jan-11	1			1			1			1			CH	CH	520175 206967
		0.13			0	0	0	0	0	0	0	0	0	1	0	0			
	TOTAL GB SETTLEMENT	0			0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
REST OF THE GREEN BELT																			
RGS30	Woodside Cottage, Aubrey Lane Redbourn	0.20	98/0577	CL	1		1				1			1			R	Red	501199 211203
					-1	-1													
RGS103	Copsewood, Lye Lane, Bricket Wood	2.70	05/0608	May-10	1			1			1				1		SS	St S	513093 203548
					-1	-1													
RGS127	Delaport House, Lamer Lane, Gustard Wood	1.71	08/2815	Mar-12	1			1			1					1	WH	WH	517560 215284
					-1			-1			-1								
RGS134	Corrys Farm, Roestock Lane, Colney Heath	0.22	05/1061	CL	2		2				2				2		CH	CH	521305 206430
RGS146	Woodbury Manor, Lye Lane Bricket Wood	1.09	09/2487	Feb-13	1			1			1					1	StS	StS	513161 202607
					-1			-1			-1								
RGS147	16 Radlett Road Frogmore	0.25	05/1173	Jul-10	3			3			3				3		StS	PS	515139 203178
					-1			-1			-1								
RGS148	The Cottage, Lamer Hill Gate Wheathampstead	0.17	05/0814	Jun-10	1			1			1				1		Wh	Wh	517758 215671
					-1			-1			-1								
RGS852	Brickfield Bungalow, Watery Lane, Kinsbourne Green	0.58	09/0102	CL	1		1				1				1		HU	Red	509552 215970
					-1	-1													
RGS917	Land adj Grasmere, Holly Lane, Wheathampstead	0.18	06/2069	CL	1		1				1		1				Wh	Wh	515404 216983
RGS969	The Folly Methodist Church, Lower Luton Road, Wheathampstead	0.05	10/0473	Mar-11	3			3			3			3			Wh	Wh	516838 214457
RGS1007	Hill End Farm, Track From High Street, Sandridge	0.98	09/2029	CL	2		2				2			1	1		San	San	516934 211560
					-4	-4													
RGS1024	Coleman Green Kennels Coleman Green Wheathampstead	0.23	07/2137	Nov-10	1			1			1						San	San	518898 212372
RGS1063	Batford Farm, Common Lane, Harpenden	0.60	07/0712	CL	1		1				1						HU	HE	514979 215394
					-1			-1			-1								
RGS1078	Hither Jaques, Pipers Lane,	0.04	09/1166	CL	1		1				1					1	Wh	Wh	515250 213158

Site Ref	Address/Location	SiteArea (Gross)	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
						C	U	D	O	E	TBC	1	2	3	4	5+			
	Wheathampstead				-1	-1													
RGS1124	Eight Acre, Mackerye End	0.40	09/0612	Dec-12	1 -1			1 -1			1 -1						W	Wh	515922 215953
RGS1144	White Cottage, Beaumont Hall Lane	0.05	08/2747	Nov-12	1 -1			1 -1			1 -1						R	Red	510864 210624
RGS1212	Cromwell Piggeries, Marshalls Heath Lane, Wheathampstead	0.05	08/2710	May-12	1			1			1						Wh	Wh	516337 215175
RGS1216	12 Sauncey Wood, Harpenden	0.22	09/0348	CL	1 -1		1 -1				1						Wh	Wh	515066 215807
RGS1227	100 Dunstable Road, Redbourn	1.60	09/0815	CL	1 -1		1				1 -1						R	Red	510142 213775
RGS1260	Thistledown Farm Bower Heath Harpenden	2.22	09/0206	Nov-12	1			1			1						Wh	Wh	514883 216733
TOTAL		13.53			9	-9	11	7	0	0	18	0	1	5	9	3			

Small Sites Total

LOCATION	SITE AREA (ha)	TOTAL PERMITTED	PLANNING POSITION					TBC
			C	U	D	O	E	
ST ALBANS	4.02	48	0	12	34	2	0	48
HARPENDEN	8.72	67	-21	37	47	4	1	89
SPECIFIED SETTLEMENTS	3.79	62	-1	21	40	2	0	63
GREEN BELT SETTLEMENTS	0.27	0	0	0	0	0	0	0
REST OF THE GREEN BELT	13.5334	9	-9	11	7	0	0	18
TOTAL	30.33	186	-31	81	128	8	1	218

St Albans District Council Residential Land Availability Schedule April 2010
Conversions

Site Ref	Address/Location	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
					C	U	D	O	E	TBC	1	2	3	4	5+			
ST ALBANS																		
SC317	Flats 1 & 2, 13 London Road	05/1734	Oct-10	4 -2			4 -2			4 -2		4				SA	St P	514849 207070
SC363	1st and 2nd floor, 117 Hatfield Road	04/0554 03/0554	CL C	1 3		3	1			1 0	3 1					SA	CLA	516168 207335
SC374	30 Cottonmill Crescent	04/1110	Aug-09	2 -1			2 -1			2 -1		2				SA	SOP	514915 206646
SC393	1 Romeland Hill	05/0620	May-10	-2			-2			-2						SA	VER	514404 207205
SC406	79 Hatfield Road	05/0751	Jun-10	2 -1			2 -1			2 -1	1	1				SA	CL	515990 207273
SC411	249 Camp Road	05/1365	CL	4 -1		4 -1				4 0	4					SA	ASH	516887 206680
SC961	EDF Substation Site,St Peters Road	06/2626	CL	2		2				2	1					SA	Cla	515166 207471
SC1004	58 Batchwood Drive	07/1433	Aug-10	2 -1			2 -1			2 -1			2			SA	Bat	514675 208810
SC1034	75 Verulam Road	07/2769	Jan-11	3 -2			3 -2			3 -2	1	2				SA	Ver	514451 207444
SC1052	Ashbrittle House 2a Lower Dagnall Street	07/2776	Feb-11	3			3			3		2	1			SA	Ver	514570 207298
SC1068	52 Cavan Drive	07/2487	Nov-10	2 -1			2 -1			2 -1		2				SA	Bat	514790 209426
SC1074	41 The Ridgeway	07/2396	CL	2 -1		2 -1				2				2		San	MN	516484 209128
SC1100	3 Romeland Hill	08/0840	Jun-11	1			1			1								514459 207192
SC1114	26 Spencer Street	08/1162	Jul-11	1			1			1			1			SA	StP	514682 207345
SC1118	11 London Road	08/2492	Apr-12	6			6			6	3	2		1		SA	StP	514832 207079
SC1128	38 Bernard Street	08/1934	Nov-11	3 -1			3 -1			3 -1	3					SA	StP	514807 207809
SC1130	30 Stanhope Road	08/2018	CL	3 -1		3 -1				3	2	1				SA	StP	515756 207048
SC1146	171a Hatfield Road	09/0096	CL	2	1	1				1	2					SA	Cla	516400 207329
SC1182	102 Cottonmill Lane	08/1623	Feb-12	4 -1			4 -1			4 -1	4					SA	Sop	515235 205736

Site Ref	Address/Location	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
					C	U	D	O	E	TBC	1	2	3	4	5+			
SC1196	r/o 143 Victoria Street	07/1699	Aug-11	2			2			2	2					SA	StP	515398 207106
SC1198	59a Albert Street	08/1295	Feb-12	3			3			3						SA	StP	514899 206849
SC1215	36 Verulam Road	09/0312	Apr-12	1			1			1	1					SA	StP	514601 207323
SC1222	2 & First and Second Floor of 3 High Street	09/0624	Jun-12	2			2			2	1	1				SA	StP	514684 207095
SC1251	7 Trumpington Drive	09/1511	Oct-12	2 -1			2 -1			2 -1		1	1			SA	Sop	514855 205718
SC1259	69 Hatfield Road	09/1908	Nov-12	3 -2			3 -2			3 -2	3					SA	Cun	515960 207259
SC1273	27 Chequer Street	09/2200	Jan-13	2			2			2	2					SA	StP	514715 207181
SC1280	67 Catherine Street	09/2454	Mar-13	2 -1			2 -1			2 -1		2				SA	StP	514736 207682
SC1283	4 Romeland Hill	09/1978	Nov-12	1			1			1			1			SA	Ver	514453 207190
SC1284	30a,b,c Clarence Road	09/1678	Nov-12	5			5			5		3	2			SA	Cla	515878 207277
	TOTAL			55	0	14	41	0	0	55	36	23	10	3	0			
HARPENDEN																		
HC53	Oddstones House, Thompsons Close	08/0074	Mar-11	1			1			1				1		HU	HW	513429 214427
HC65	93 Lower Luton Road	05/0322	Apr-10	1			1			1		1				HU	HE	514557 215229
HC1159	126 Southdown Road	08/2541	Dec-11	1			1			1	1					HU	HS	514363 213329
HC1221	4b Piggottshill Lane	09/0598	May-12	1			1			1	1					HU	HS	514405 213364
HC1225	13 Clarence Road	09/0782	CL	1		1				1				1		HU	HW	513065 215049
HC1246	First floor 16 Grove Road	09/0406	Sep-12	2			2			2	1		1			HU	HS	514481 213341
HC1266	The Clarence Nursing Home 9-11 Clarence Road	09/1973	CL	2		2				2						HU	HW	513060 215037
	TOTAL			9	0	3	6	0	0	9	3	1	1	2	0			
SPECIFIED SETTLEMENTS																		
BRICKET WOOD																		
BSC1188	5 the Meads	07/1201	Apr-11	1			1			1	1					StS	StS	513009 202451
	TOTAL			1	0	0	1	0	0	1	1	0	0	0	0	0	0	0
HOW WOOD																		
HWC1277	25 How Wood	09/2219	CL	2 -1	-1	2				2	1	1				StS	PS	514071 203581
				1	-1	2	0	0	0	2								
LONDON COLNEY																		
LC980	Land adj 2 Cherry Tree Avenue	07/0556	Apr-10	2			2			2		2				LC	LC	517693 204134

Site Ref	Address/Location	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
					C	U	D	O	E	TBC	1	2	3	4	5+			
				-1			-1			-1								
LC1163	The White Lion PH, St Annes Road	08/2321	Dec-11	1			1			1					1	LC	LC	518027 203828
LC1166	5 Shenley Lane	08/2622	Jan-12	3			3			3		2	1			LC	LC	517079 204157
				-1			-1			-1								
LC1250	299a High Street	09/0732	Oct-12	2			2			2	1	1				LC	LC	517567 204461
				-1			-1			-1								
LC1300	43 Five acres	09/0054	Sep-12	4			4			4	2	2				LC	LC	517818 204717
				-1			-1			-1								
				8	0	0	6	0	0	6	3	7	1	0	1	0	0	0
REDBOURN																		
RRC16	70 High Street	06/1369	Jul-11	1			1			1		1				R	Red	510690 212419
RRC908	73 High Street	07/0468	Apr-10	2			2			2		1		1		R	Red	510735 212427
				-1			-1			-1								
RRC1205	65 High Street	09/0090	Mar-12	4			4			4	4					R	Red	510754 212391
RRC1282	R/o 80 High Street	09/1839	Nov-12	1			1			1	1					R	Red	510669 212446
				7	0	0	7	0	0	7	5	2	0	1	0			
WHEATHAMPSTEAD																		
WC863	Units 4-7, 49-51, Brewhouse Hill	06/1001	CL	7		2	5			7	1	4	2			Wh	Wh	517352 213667
WC1136	21a High Street	08/0804	Aug-11	-1			-1			-1						Wh	Wh	517748 214076
WC1199	32-34 High Street	08/1330	Aug-11	1			1			1	1					Wh	Wh	517716 214039
WC1279	35 Marford Road	09/1120	Mar-13	1			1			1	1					Wh	Wh	511306 215927
	TOTAL			8	0	2	6	0	0	8	3	4	2	0	0			
	TOTAL Specified Settlements			25	-1	4	20	0	0	24	12	13	3	1	1	0	0	0
REST OF THE GREEN BELT																		
RGC76	40 & 41 West Common, Harpenden	09/2128	Dec-12	1			1			1			1			HU	HW	513473 213358
				-2			-2			-2								
RGC78	Shafford Farm, Redbourn Road, St Albans	01/2104	CL	2	1		1			1	1	1				St M	RED	512578 209323
RGC89	Fairfolds, Woodcock Hill, Sandridge	05/0638	May-10	1			1			1		1				SA N	SAN	518842 210094
RGC850	Little Sopwell, Aylett Nurseries, North Orbital Road	09/0159	Mar-12	-1			-1			-1						SA	Cun	516861 204889
RGC1079	34 Roestock Lane, Colney Heath	07/2815	Jan-11	1			1			1						CH	CH	520875 205925
RGC1104	The Grove, Pipers Lane, Wheathampstead	08/0908	Jun-11	1			1			1						Wh	Wh	515436 213309

Site Ref	Address/Location	Plan Ref	Lapse Date	Total Perm	Planning Position						Bedrooms					P	W	Grid Ref
					C	U	D	O	E	TBC	1	2	3	4	5+			
RGC1176	Bower Heath Farm Common Lane, Batford, Harpenden	08/0016	Feb-12	1			1			1	1					HU	HE	515076 216844
RGC1190	Wadlands, The Slype, Wheathampstead	08/0530	Jan-12	1			1			1					1	Wh	Wh	516015 216592
	TOTAL			5	1	0	4	0	0	4	2	2	1	1	0			

Conversions Total

LOCATION	TOTAL PERMITTED	PLANNING POSITION					
		C	U	D	O	E	TBC
ST ALBANS	55	0	14	41	0	0	55
HARPENDEN	9	0	3	6	0	0	9
SPECIFIED SETTLEMENTS	25	-1	4	20	0	0	24
GREEN BELT SETTLEMENTS	0	0	0	0	0	0	0
REST OF THE GREEN BELT	5	1	0	4	0	0	4
TOTAL	94	0	21	71	0	0	92

APPENDIX 4 :

INFORMATION UNDERPINNING THE HOUSING TRAJECTORY

1. Section 7 in this monitoring report contains a housing trajectory relating to 2001-2028, the proposed plan period for the St Albans Core Strategy.
2. Section 4 in this report contains information on completions (net additional dwellings) up to 2010. It is then necessary to estimate future completions to 2028.
3. Estimates of future completions need to be made for:
 - Large identified sites (sites with a net gain of 5 or more dwellings)
 - Small identified sites (net gain of 4 or fewer dwellings)
 - Conversions (identified sites)
 - Windfall allowance

Large Identified Sites (net gain of 5 or more dwellings)
4. Estimates of completions to 2028 are required for:
 - The large sites identified in the Residential Land Availability Survey April 2010 (see Appendix 3 in the Housing Monitoring Report).
 - Sites not listed in the Residential Land Availability Survey, but which are identified in the Council's draft 2010 Strategic Housing Land Availability Assessment (SHLAA) and which are considered likely to come forward for housing development. The Council is not committed to accepting housing on these sites, but these sites are likely to be allocated for housing in the Site Allocations Development Plan Document.
5. In the 'Trajectory Data' schedule at the end of this appendix, each site is placed in one of the following categories, depending on which stage it has reached in the planning process:
 1. Under construction
 2. With planning permission (full or reserved matters covering whole site)
 3. With outline permission with part(s) covered by reserved matters
 4. With outline only
 5. Where full, outline or reserved matters at post committee resolution subject to S106 negotiations
 6. With application submitted
 7. With pre-application discussions occurring
 8. Allocation only
 9. Strategic Housing Land Availability Assessment (SHLAA) sites
6. For each site, an estimate is made in the schedule of the likely timing of development. These estimates are contained in the 'Total No. of Units/Year (Estimated for year of completion 1 April to 31 March)' column. Estimates are made for completions each year up to 2016. Beyond this date, there is too much uncertainty to be able to produce annual estimates of completions.
7. Around 1,830 dwellings are forecast on large identified sites by 2028. 1,590 of these completions are estimated during the 2010-2016 period. One of the main reasons for this is that over 800 completions are forecast on the following very large sites:
 - South of Victoria Street (City Station), St Albans
 - Oaklands College City Campus, St Albans
 - King Harry Lane Playing Fields, St Albans

8. The 'Further Comments' column in the schedule at the end of this appendix is also important. This column provides information on the situation relating to each site, including any factors that may delay or preclude development. In some cases, the Council has contacted landowners and developers to ascertain the prospects for and likely timing of development. Finally, for each site, this column indicates whether the site is previously developed land (PDL) or a greenfield site.

Small Identified Sites (net gain of 4 or fewer dwellings)

9. The Residential Land Availability Survey April 2010 (see Appendix 3) shows that small identified sites have the capacity to produce a net dwelling increase of 218 homes:

Planning Position	Dwellings
Under construction	81
Full planning permission	128
Outline planning permission	8
Estimated sites (no permission)	1
Total	218

10. It is assumed that all dwellings under construction will be completed and that 85% of full planning permissions and 70% of outline permissions and estimated sites will be implemented. These assumptions reflect research undertaken by the Council into the take-up of planning permissions on small sites. It is also assumed that all of these dwellings will be built between 2010 and 2014, as shown below:

Year	Dwellings
2010/11	81
2011/12	40
2012/13	40
2013/14	35
Total	196

Conversions (Identified Sites)

11. This category covers conversion and change of use schemes that increase or decrease the size of the dwelling stock. However, schemes that involve a mix of new build and conversion are excluded (as such schemes are included within the figures for large and small identified sites).
12. The Residential Land Availability Survey April 2010 (see Appendix 3) shows that identified conversion schemes have a capacity to provide a net dwelling increase of 92 homes:

Planning Position	Dwellings
Under construction	21
Full planning permission	71
Estimated sites (no permission)	0
Total	92

13. It is assumed that all dwellings under construction will be completed and that 85% of full planning permissions will be implemented. It is also assumed that these dwellings will be built between 2010 and 2014 as shown below:

Year	Dwelling Increase
2010/11	21
2011/12	20
2012/13	20
2013/14	20
Total	81

Windfall Allowance

14. Windfall sites are defined in paragraph 59 of PPS3 on 'Housing' as sites not specifically identified as available for housing in the local plan process. They comprise previously developed sites that have unexpectedly become available. PPS3 states that:

"Allowances for windfalls should not be included in the first 10 year supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends."

15. Section 4 in this monitoring Report contains information about homes built on windfall sites in recent years. It is concluded that over 200 dwellings per annum are being built on windfall sites.
16. Most of the sites allocated for housing in the District Plan Review 1994 have been completed. Windfall sites that have come forward for development since 1994 are estimated to produce well over 200 homes a year until 2016.

2010 – 2016 Dwelling Increase on Windfall Sites Identified Since 1994

Type	10-11	11-12	12-13	13-14	14-15	15-16	Total10-16
Large sites	70	225	313	294	210	130	1,242
Small sites	81	40	40	35			196
Conversions	21	20	20	20			81
Total	172	285	373	349	210	130	1,519

17. It is clear that windfall sites are a very important element of the housing land supply in St Albans District and that such sites will continue to come forward. The Strategic Housing Land Availability Assessment (SHLAA) identifies as many additional potential housing sites as possible. Nevertheless, it is inevitable that further windfall sites will continue to come forward.

18. Given the guidance in PPS3, it is considered that no windfall allowance should be made for the first 10 years following adoption of the Core Strategy (i.e. for the period up to 2023). However, in view of the pattern of development in the District, it is appropriate to make a windfall allowance for 2023 onwards. Some sources of windfall housing development, such as employment sites, are likely to yield fewer homes than in the past. Therefore, the windfall allowance should be lower than the completion rates achieved recently on windfall sites or forecast for 2010-2016.

- 19.

19. It is considered that a windfall allowance of 125 dwellings per annum is appropriate from 2023 onwards, made up of the following elements:
- Large sites 60 dwellings per annum
 - Small sites 40 dwellings per annum
 - Conversions 25 dwellings per annum

Total dwelling increase estimated from the windfall allowance is 625 homes between 2023 and 2028

Total Estimated Dwelling Increase 2001-2021 (Regional Plan Period)

20. Section 4 in this monitoring report shows that a dwelling increase of 3,175 was achieved between 2001 and 2010. This gives an annual building rate of 353 dwellings, which is very close to the target of 360 dwellings per annum in the East of England Plan.
21. The trajectory data schedule at the end of this appendix indicates that:
- The building rate is forecast to stay close to the 360 p.a. target until 2015 and then decline sharply. This reflects the expectation that most of the currently identified sites will be completed by 2015.
 - Estimated that total dwelling increase during the Regional Plan period will be about 5,260, as shown below:

Completions 2001-2010	3,175
Large identified sites 2010-2021	1,811
Small identified sites 2010-2013	196
Conversions 2009-2013	81
Total 2001-2021	5,263

22. The estimated 2001-2021 dwelling increase of 5,260 is 1,940 below the target of 7,200 dwellings (360 per annum) in the East of England Plan. Actual dwelling increase is likely to be much higher than this, because many completions are anticipated on windfall sites even though no windfall allowance has been made. Nevertheless, the large shortfall in relation to the target means that the Council will have to identify additional housing sites in the Local Development Framework.

Total Estimated Dwelling Increase 2001-2028 (Proposed Core Strategy Plan Period)

23. The trajectory data also indicates that:
- Estimated 2021-2028 dwelling increase is about 650, which is 1,870 dwellings below the target of 2,520 dwellings (based on a continuation of the East of England Plan building rate of 360 dwellings per annum).
 - Total estimated 2001-2028 dwelling increase is about 5,910, which is 3,810 below the target of 9,720 dwellings.
24. Actual dwelling increase is likely to be much higher than estimated above, because no windfall allowance has been made, except for the 2023-2028 period. Nevertheless, the very large shortfall in relation to the target implies that the Local Development Framework will have to identify sites for post 2021 needs, as well as for the period up to 2021.

TRAJECTORY DATA: St Albans District Council - As at 1st April 2010

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
1. Under Construction																
RH1	Tuffnells Way, Harpenden	0.82	118		57			3	3	3	3	3	15	15	6	Permission given in 1973 but being built at slow rate by developer. The recent building rate is 3 per annum - it is assumed that this will continue. Greenfield site
RC2	R/O 266/316 Watford Road, Chiswell Green	2.13	36		30											Most of development is completed. Some plots left vacant to permit access to land beyond if it is released from the Green Belt. Previously developed land (PDL)
RC2A	Forge End, Nokeside, Chiswell Green		23		20											Most of development is completed. At least one plot vacant for same reason as site RC2 above. PDL
RG1	Napsbury Hospital, London Colney. Napsbury Church. West Hall	21.22	613	-3	596			9	9							All phases of development on this former hospital site under construction or completed, except for the redevelopment of the church for a Local Centre and flats. PDL

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
RHW6	Spooners Drive & Penn Road	1.12	14	-2	11	-1	1	1								PDL
RS112	South of Victoria Street (Station Car Park), St Albans	2.1	362		107			90	90	75						Redevelopment of station car park. Affordable housing and multi storey car park for station completed. PDL
RH39	R/O 12-16 Bowers Way, & 49 High Street, Harpenden	0.5	23	-1	1	-1		22								Redevelopment of unallocated employment site. PDL
RP3	31-35 Park House, Frogmore	3.23	183	-1	159	-1	24									Redevelopment of part of allocated employment area. PDL
RS27	Oaklands College, City Campus, Hatfield Road, St Albans	4.27	329		41		113	113		31	31					Allocated for housing in the Local Plan. The College plans to relocate most of the City Campus facilities to the Smallford Campus (see site RG.11 below). PDL

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
RG11	Oaklands College, Smallford Campus, Hatfield Road, St Albans	2.1	62		0				31	31						Planning permission granted for 62 homes as enabling development for the new Oaklands College hub complex. PDL
RG12	Oaklands College, Highfield Lane Campus, St Albans	1.58	35		2		18	14								Redevelopment of vacant College buildings in Green Belt. PDL
RW6	Wheathampstead Education Centre, Butterfield Road, Wheathampstead	3.11	67	-1	-1			37	30							Site owned by County Council. Existing use as training centre for teachers is to be relocated to Welham Green. PDL
RH33	R/O 18-30 Ox Lane, Harpenden	0.57	7	-1	-1		7									Back garden land. PDL

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
RS1238	224&226 Hatfield Road, St Albans		9	-4			5									Redevelopment of flats. PDL
			1881	-13	1022	-3	168	289	163	140	34	3	15	15	6	
2. With planning permission (full or reserved matters covering whole site)																
RS47	Co-op Dairy, Burleigh Road, St Albans	0.19	13		0			13								Redevelopment of dairy allocated for housing in Local Plan. PDL
RS111	1 Approach Road, St Albans	0.03	8	-2	0				6							Redevelopment of restaurant and flats. PDL
RS117	Shirley & Myosotis, Camp Road, St Albans	0.15	14	-2	0			5	7							Replacement of 2 dwellings by flats. PDL
RB9	9 & 11 Oakwood Road, Bricket Wood	0.15	10	-2	-2			10								Replacement of two dwellings by flats. PDL
RG6	139 Lower Luton Road, Wheathampstead	0.14	5		0			2	3							Redevelopment of Green Belt site currently in motor trade use. PDL
RS1012	55 Victoria Street, St Albans	0.07	11						5	6						Former wine warehouse, now demolished. PDL
RS1041	Garages to r/o 11-15 Flint Way, St Albans	0.17	9				9									Redevelopment of Garage Court for affordable housing. PDL
RS45 (part)1	1 Hedley Road, St Albans	0.13	14		0			7	7							Allocated for housing in the Local Plan. Redevelopment of industrial site. PDL

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
RL1103	Kings Head PH, 222 High Street, London Colney	0.22	12					6	6							Redevelopment of public house. PDL
RH1191	27 High Street, Harpenden		8						4	4						Conversion of first floor shop and creation of 2nd floor. PDL
RS1241	17A Waverley Road, St Albans	0.17	5					2	3							Redevelopment of builders yard. PDL
RS1264	2 Beresford Road, St Albans	0.04	6	-1	-1		6									Redevelopment of bungalow by flats. PDL
RH293	Riverford Close, Harpenden	0.1	6					3	3							Redevelopment of garage court. PDL
RH1254	11 Carlton Road, Harpenden	0.13	11	-2				4	5							Replacement of two dwellings by flats. PDL
RP1243	Swan PH Park Street	0.12	7					7								Change of use of public house and new build housing. PDL
RH883	Greenlawn Service Station, Luton Road, Kinsbourne Green, Harpenden	0.35	12		0			6	6							Redevelopment of filling station and caravans. PDL
RG944	BT Trial Site, Oaklands Lane, Smallford	0.66	13		0								13			Redevelopment of BT Trial site. PDL
RL1071	Coombes Road Yard, London Colney	0.19	10					10								Redevelopment of builders yard. PDL
			174	-9	-3	0	15	75	55	10	0	0	13	0	0	

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
4. With outline only																
RS972	King Harry Lane Playing Fields, St Albans (northern part)	3.29	126	-1	0			-1	63	63						Playing fields relocated - site vacant. Elderly persons housing permitted. Greenfield
			126	-1	0	0	0	-1	63	63	0	0	0	0	0	
5. Where full, outline or reserved matters at post-committee resolution subject to S106 negotiations																
RS102	Ariston Works, (Fire Station), Harpenden Road, St Albans	1.56	55		0					20	20	15				County Council owned site – was used for fire station and community uses. District Council has resolved to approve an outline application for 48 homes if a planning agreement is entered into. A higher density likely to be proposed by developers. Housing development must await relocation of existing uses. A new fire station has been built. PDL
RS1179	Heath Farm Garage, Heath Farm Lane, St Albans	0.12	8							4	4					Redevelopment of coach depot. PDL
RH37	Lea Industrial Estate, Ox Lane, Harpenden	0.26	8		0			4	4							Redevelopment of unallocated employment site. PDL
			71	0	0		0	4	4	24	24	15	0	0	0	

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
6. With application submitted																
RS1083	Youth and Community Office, Alma Road, St Albans	0.17	12		0				6	6						County Council owned site – Youth and Community Office to be relocated. Planning application for 16 flats (conversion and new build) refused. Revised application submitted. Existing building is locally listed. PDL
		0.17	12	0	0	0	0	0	6	6	0	0	0	0	0	
7. With pre-application discussions occurring																
RS972	King Harry Lane Playing Fields, St Albans (southern part)	4.81	150							50	50	50				Playing fields relocated - site vacant. Planning application for 150 homes refused on highways grounds. Shown as a proposed strategic housing site in the Emerging Core Strategy consultation document (2009). Greenfield
		4.81	150	0	0	0	0	0	0	50	50	50	0	0	0	

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
8 Allocation only																
RS46	Jewson Depot, Cape Road, St Albans	0.44	20		0											Allocated for housing in Local Plan. Jewson's have been unable to find a site to relocate their depot to. PDL
RS95	222 London Road, St Albans	0.7	22		0											Local Plan Policy 122 proposes housing if Railway Route road scheme is abandoned (n.b. road scheme now abandoned). Most of the existing small industrial units have some years left on their leases, but the site may be redeveloped for housing in due course. PDL
RW2 (part)	South of bridleway, Codicote Road, Wheathampstead	0.8	18		0								18			Allocated for housing in Local Plan. This part of the former Murphy Chemicals site is used as reed beds, which will remain until pollution reduced to a level that makes housing acceptable (probably well before 2021). Part of site in floodplain, which reduces housing

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
																capacity. PDL
			60	0	0		0	0	0	0	0	0	18	0	0	
9. Strategic Housing Land Availability Assessment (SHLAA) sites																
RS87	London Road, Alma Road, St Albans	0.96	100		0					30	40	30				Site includes former print works and former cinema car park. Site owned by Tesco and a planning application for a superstore has been refused. Redevelopment for housing now expected. Shown as a proposed strategic housing site in the Emerging Core Strategy consultation document (2009). PDL

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
RH36	43 Crabtree Lane, Harpenden	0.48	11		0					5	6					No current proposals, but this large private garden is likely to be developed by 2021. Conservation area constraints may restrict housing density. PDL
RH40	James Marshall House, Leyton Road, Harpenden	0.38	14		0				7	7						Redevelopment of elderly persons home. Planning applications for flats have been refused on over-development grounds. PDL
RL18	R/o Richardson Close, London Colney	0.65	26		0					13	13					Local Plan Policy 142B proposes industrial development on half the allotment site. Planning permission for industrial granted, but not likely to be implemented. Application for housing on half the allotment land was refused. The appeal was dismissed, but only due to the lack of a satisfactory planning agreement. Greenfield

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
RF1	37-53 Radlett Road, Frogmore	0.7	45		0								22			Site in Green Belt, but used for motor trade and employment uses. In 2003, Council resolved to grant outline permission for housing on northern part of site subject to a planning agreement being entered into - but the site was sold to another car dealership and the housing application was withdrawn. Housing development may be proposed in due course. PDL
RL974	72 High Street, London Colney	0.15	8					3	4							Currently in employment use. An application for housing in 2006 was refused on over-development grounds. PDL

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
	Harperbury Hospital	11	250								80	80	90			Green Belt site, but with 16 hectares of built development – shown as a proposed strategic housing site in the Emerging Core Strategy consultation document (2009). The Hospital is largely closed and a planning application for redevelopment including housing and new healthcare facilities is awaited. Estimated housing capacity in St Albans District is 250 dwellings, but the Council is not committed to this scale of development. PDL
	Civic Centre (Whole, including Civic Centre South)	0.8	90						30	30	30					A mixed use planning application including housing on part of Civic Centre South has been refused. The Council now intends to produce a planning brief for the whole Civic Centre area. Some housing is likely. PDL

Ref	Site Name Address	Area	Est Units to be Built	Losses	Comps at 31/3/10	Loss at 31/3/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Comments
	Veolia Water site, Roestock Lane, Colney Heath	1.0	30										30			Redevelopment of water company site in the Green Belt. PDL
	Grounds Maintenance depot, Verulamium Park (Westminster Lodge), St Albans	0.2	8										8			Redevelopment of grounds maintenance depot in the Green Belt. PDL
	Beaumont Works, Sutton Road, St Albans	0.25	10								5	5				Redevelopment of rear part of this largely industrial site. PDL
	Pound Farm, Sandridge	1.1	25										25			Redevelopment of surplus agricultural buildings in the Green Belt. Greenfield
	Harpenden Library and Youth Club, Vaughan Road, Harpenden	0.19	12								12					Redevelopment on land to rear of library. PDL
		17.86	629	0	0	0	0	3	41	85	186	115	175	0	0	
	Total	23	3103	-23	1019	-3	183	370	332	378	294	183	221	15	6	

TRAJECTORY DATA: St Albans District Council - As at 1st April 2010

Key	Description	Estimated Units to be Built		Comps at 31/3/10											
		Gain	Loss	Gain	Loss	10/11	11/12	12/13	13/14	14/15	15/16	16/21	21/26	26/28	Total 10-28
1	Under construction	1881	-13	1022	-3	168	289	163	140	34	3	15	15	6	833
2	With planning permission (full or reserved matters covering whole site)	174	-9	-3	0	15	75	55	10	0	0	13	0	0	168
3	With outline permission with part(s) covered by reserved matters														0
4	Outline only	126	-1	0	0	0	-1	63	63	0	0	0	0	0	125
5	Where full. Outline or reserved matters at post committee resolution or subject to S106 negotiations	71	0	0	0	0	4	4	24	24	15	0	0	0	71
6	With application submitted	12	0	0	0	0	0	6	6	0	0	0	0	0	12
7	With pre-application discussions occurring														
8	Allocation only	60	0	0	0	0	0	0	0	0	0	18	0	0	18
9	SHLAA sites	629	0			0	3	41	85	186	115	175	0	0	605
10	Small Sites	218				81	40	40	35						196
11	Conversions	90				21	20	20	20						81
12	Windfall Allowance												375	250	625
	Total	3261	-23	1019	-3	285	430	392	383	244	133	221	390	256	2734

APPENDIX 5

Advice Produced by The Department for Communities and Local Government

Demonstrating a 5 Year Supply of Deliverable Sites

Background

1. PPS3 requires Local Planning Authorities from 1 April 2007 to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing (paragraph 7) as this influences how planning applications are determined (see PPS3 paragraphs 68-73).
2. In particular, PPS3 paragraph 71 states that 'where Local Planning Authorities cannot demonstrate an up to date 5-year supply of deliverable sites..., they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69'.
3. It follows that where an LPA can demonstrate a 5-year supply of deliverable sites then they should consider planning applications having regard to PPS3, existing Development Plan policies as well as other material considerations.

Purpose

4. This paper sets out advice to Government Offices and the Planning Inspectorate in considering whether Local Planning Authorities are able to demonstrate a 5-year supply of specific sites which are deliverable in the terms of paragraph 54 of PPS3. This applies both to initial assessments as well as those carried out as the 5-year land supply is regularly reviewed and rolled forward, as required by PPS3.

Approach

5. There are three main stages:

- i) Identify the level of housing provision to be delivered over the following 5 years which, in the first instance, will be from 1st April 2007 to end March 2012. Local Planning Authorities should use, where available, housing provision figures in adopted Development Plans, adjusted to reflect the level of housing that has already been delivered (within the lifetime of the current plan). Where housing provision figures are not available in the Development Plan for the following 5 years, Local Planning Authorities should make the best available estimate of the level of housing required over the full 5-year period. For example, this may include having regard to the evidence underpinning housing provision policies in the emerging Regional Spatial Strategy, projecting forward based upon current Development Plan figures or drawing on other relevant and up-to-date information.
- ii) Identify sites that have the potential to deliver housing during the following 5 years. Potential sites include those that are allocated for housing in the Development Plan, sites that have planning permission (outline or a full planning permission that has not been implemented) and specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period. Such unallocated brownfield sites would normally have been identified by the Local Planning Authority as being suitable for a housing use and have made sufficient progress through the planning process at the time of the assessment to be able to be considered deliverable in the terms of paragraph 54 of PPS3.

iii) Assess the deliverability of the identified potential sites. Paragraph 54 of PPS3 says that to be deliverable, sites should:

- Be available - the site is available now
- Be suitable - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
- Be achievable - there is a reasonable prospect that housing will be delivered on the site within five years.

Assessing Deliverability

6. Local Planning Authorities will need to assess whether potential sites (see paragraph 5 ii) are deliverable in the terms of paragraph 54 of PPS3, drawing upon up-to-date information and ensuring that their judgements are clearly and transparently set out, noting any assumptions made. It is important that developers and local communities understand the basis on which the assessment is made.

Deliverability Criteria	Assessing Deliverability
Available	Does the information that supports either the allocation of a site in an up-to-date plan (subject to planning permission), or the granting of a planning permission, clearly indicate that site is available now? If existing information is not sufficient, it may be necessary for the Local Planning Authority to gather further, up-to-date evidence by discussing availability of the site with relevant developers/landowners.
Suitable	Can sites that are allocated or have planning permission be regarded as being suitable? This will usually be a reasonable assumption, but it may be necessary to assess whether circumstances have changed (e.g. since a site was allocated) that would alter the suitability of the site for housing.
Achievable	Does the information supporting the site allocation or planning permission clearly demonstrate that there is a reasonable prospect of housing being delivered within 5 years? It may be necessary to discuss with relevant developers/ landowners and/or analyse current housing market conditions in order to make an informed judgement about this.

8. Unallocated brownfield sites may be included in the 5 year supply of deliverable sites, but only where the Local Planning Authority is satisfied, having considered the particular circumstances of the specific site, that the site will meet all the tests of deliverability in paragraph 54 of PPS3 and will make a significant contribution to the delivery of housing during the relevant 5 year period. As indicated above, such unallocated brownfield sites would normally have made sufficient progress through the planning process to be able to be considered deliverable in the terms of paragraph 54 of PPS3.

9. Unallocated sites that are not likely to make a significant contribution to the delivery of housing during the relevant 5-year period should not be taken into account in an assessment of the 5-year supply until a planning permission has been granted and the land supply is being reviewed.

Consequences of the Assessment

- Local Planning Authorities should be advised that:
- Where they cannot demonstrate an up to date 5-year supply of deliverable sites, they should:
- Determine planning applications having regard to paragraph 71 of PPS3 (see paragraph 2 above).
- Consider options for increasing the supply of deliverable sites in the short term, for example, through Area Action Plans and/or taking action to address obstacles to the deliverability of potential sites.
- Consider, as soon as is practicable, the development of Local Development Documents that fully take account of PPS3 policies for developing a flexible and responsive supply of land, in particular, having regard to the level of housing proposed in the relevant emerging Regional Spatial Strategy as set out in paragraph 53 of PPS3.
- Where they can demonstrate an up to date 5-year supply of deliverable sites, they should:
- Consider planning applications having regard to PPS3 (in particular paragraph 69), Development Plan policies and other material considerations. In areas with significant demand and need for housing Local Planning Authorities should not necessarily treat the 5-year housing provision figures as a ceiling which cannot be exceeded.
- Determine planning applications for sites allocated later in the overall 15 year land supply having regard to paragraph 70 of PPS3.
- Ensure their plan-making programme provides for Local Development Documents to reflect PPS3 policies as soon as is practicable.

APPENDIX 6

Number of Bedrooms in Completed Dwellings in all Settlements 2001 -2010

TOTAL 2001 - 2010						
1	2	3	4	5+	U	T
595	1081	785	653	322	189	3,625
16.4	29.8	21.7	18	8.88	5.21	100

The figures quoted above are an indication only. Data is taken from applications as approved.
Future data will be more precise.

Number of Bedrooms in Completed Dwellings by Settlement 2009 -2010

Settlement	TOTAL 2009 - 2010							
	1	2	3	4	5+	U	T	%
St Albans	109	99	5	9	9	0	231	70.0
Bricket Wood	0	0	0	4	0	0	4	1.2
Chiswell Green	0	0	0	2	0	0	2	0.6
Colney Heath	0	0	0	0	0	0	0	0.0
Harpenden	1	4	3	9	18	0	35	10.6
How Wood	0	0	2	0	0	0	2	0.6
London Colney	0	0	1	0	0	0	1	0.3
Park Street/Frogmore	0	3	7	12	0	0	22	6.7
Redbourn	0	0	1	0	1	0	2	0.6
Sandridge	0	0	0	0	0	0	0	0.0
Smallford	0	0	0	0	0	0	0	0.0
Wheathampstead	1	0	2	3	0	0	6	1.8
ROG	11	2	3	6	1	2	25	7.6
Total	122	108	24	45	29	2	330	
%	37	33	7	14	9	1		100

