



St Albans City and District Local Plan 2020-2036

Authority's Monitoring Report 2019

March 2020 (Base Date 31.03.2019)



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1 Background to the Authority's Monitoring Report

- 1.1 The planning information and approach set out in this Authority's Monitoring Report (AMR) follows the usual convention of reflecting the situation as of 31 March 2019 and generally does not include subsequent information (available before the date of publication in March 2020).
- 1.2 Although the Localism Act 2011 removed the requirement for local authorities to submit an Annual Monitoring Report to Government (Secretary of State), the production of a report is still statutorily required. The title is changed to Authority's (rather than 'Annual') Monitoring Report.
- 1.3 At present, the current adopted Local Plan for St Albans City and District (SACD) is the District Local Plan Review (November 1994). Under the Planning and Compulsory Purchase Act 2004 the policies in the adopted Local Plan were automatically 'saved' for three years and subsequently the Government agreed to some policies being saved for longer; effectively until they are replaced by a new Plan. The Current Statutory Development Plan for SACD is made up of the following five documents:
 - District Local Plan Review 1994 (Saved Policies)
 - Harpenden Neighbourhood Plan 2018-2033 (Made February 2019)
 - Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (Adopted November 2012)
 - Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (Adopted July 2014)
 - Hertfordshire Minerals Local Plan Review 2002-2016 (Saved Policies) (Adopted March 2007)
- 1.4 The Council submitted its new Local Plan 'St Albans City and District Local Plan 2020-2036' to the Secretary of State in March 2019 for independent Examination by the Planning Inspectorate. Therefore, the AMR for 2018/19 is focused on monitoring policies in the draft Local Plan. However, comparability of data will be maintained as far as possible.
- 1.5 Since the publication of the National Planning Policy Framework (NPPF) in March 2012 (revised February 2019), 'saved' policies are given due weight according to their degree of consistency with the NPPF, and this should be taken into account in considering their application.
- 1.6 The requirement to prepare a Monitoring Report each year originates in the Planning and Compulsory Purchase Act 2004. The Act introduced a new form of the statutory Development Plan known as the Local Development Framework (LDF) (a series of Local Development Documents - LDDs, which were to set out spatial policies and proposals for future development within each Local Planning Authority's area). This system was modified through the Localism Act 2011. The concept behind LDDs; that policy documents take a variety of forms, was retained, but the general term Local Plan has replaced LDD / LDF. The Local Plan can be a single document, or consist of a combination of Local Plan documents.



Neighbourhood Planning

- 1.7 The Localism Act also introduced Neighbourhood Plans as a new, optional, part of the statutory Development Plan, and complementary to Local Plans. Monitoring of Neighbourhood Plan progress will need to be tracked alongside Local Plan work.
- 1.8 On 7 February 2019, a referendum was held in the parishes of Harpenden Town and Harpenden Rural asking voters if they wanted SADC to use the Neighbourhood Plan for Harpenden to help it decide planning applications in the neighbourhood area. Voters were given the opportunity to vote 'Yes' or 'No'. Following a positive referendum result in which more than half of those voting (89.39%) voted in favour of the Harpenden Neighbourhood Plan, the Council were required to 'make' the neighbourhood plan in accordance with the Planning and Compulsory Purchase Act 2004. SADC at its Full Council formally decided to 'make' the Harpenden Neighbourhood Plan as a statutory planning document at its meeting on 20 February 2019. The made Harpenden Neighbourhood Plan now forms part of the Development Plan for SADC.
- 1.9 Once approved, other Neighbourhood Plans will form part of the Development Plan for SADC. Further details of documents for Neighbourhood Planning and the made Harpenden Neighbourhood Plan can be found on the Neighbourhood Planning section of the Council's draft Local Plan evidence base Library of Documents and the Neighbourhood Planning page of the Council's Planning Policy website:

<https://stalbans.gov.uk/neighbourhood-planning>

<https://stalbans.gov.uk/neighbourhood-planning-documents>

Local Development Scheme

- 1.10 The Planning and Compulsory Purchase Act 2004 Act requires each local planning authority to produce and maintain a **Local Development Scheme (LDS)**, which is a three year work programme for the production of planning policy documents, and also to produce annually, a **Monitoring Report** which assesses the progress on the LDS and the extent to which policies in the Development Plan are being successfully implemented. These statutory provisions remain in place, but under the Localism Act the requirement for submission to the Secretary of State has been removed. The monitoring report was previously known as the Annual Monitoring Report, but is now re-titled the Authority's Monitoring Report (both abbreviated as AMR). The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out further details with regard to the production of AMRs.
- 1.11 A new LDS was agreed in November 2017, covering the period from 2017 to 2020. It provides information about the draft Local Plan 'St Albans City and District Local Plan 2020 – 2036' (LP). The LP will replace the adopted District Local Plan Review 1994. The current LDS is included in Appendix 7 of this AMR and the LDS timetables for the preparation of the draft LP are included below:



1.12 St Albans City and District Local Plan 2020 – 2036 Timetable

St Albans City and District Local Plan 2020 – 2036 (LP)	
Role & Subject	<p>This document will set out the overall development strategy for the period to 2036 for the District.</p> <p>It will include strategic policies as well as broad locations for strategic housing and employment development and infrastructure. It will provide the policy context for potential Neighbourhood Plans.</p> <p>This document will also set out the development management policies and site allocations and it will also include Policies Maps.</p>
Coverage	District-wide
Timetable – Key Stages:	
<ul style="list-style-type: none"> • Statutory Public Consultation on Draft Plan (Regulation 18) – Jan/Feb 2018 • Publication / Statutory Public Consultation on Pre-Submission Draft Plan (Regulation 19) – Sept 2018 • Submission to Secretary of State (Regulation 22) – March 2019 • Examination (Regulation 24) – Summer 2019 • Estimated Date for Adoption (Regulation 26) – Spring 2020 	

Regulations as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012

1.13 Table 1: Local Development Scheme 2017 – 2020

	Main Evidence Completion	Consultation	Pre-submission Publication	Submission	Examination	Adoption
Local Plan	Spring 2019	Jan/Feb 2018	Sept 2018	March 2019	Summer 2019	Spring 2020

Note: The Council intends to adopt the Community Infrastructure Levy (CIL). CIL timetabling would involve Examination and Adoption of CIL to follow the LP Examination.

1.14 A six week public consultation on the draft LP (Regulation 18) took place from 9 January to 21 February 2018. This was followed by a statutory public consultation on the pre-submission Publication Draft LP (Regulation 19) undertaken over six weeks, from 4 September to 17 October 2018. Submission of the LP to the Secretary of State (Regulation 22) took place on 29 March 2019.



- 1.15 At present, the LP is at Examination stage. The Planning Inspectorate commenced Examination of the LP in April 2019, which is ongoing.

Duty to Co-operate

- 1.16 In accordance with the Localism Act, when preparing Local Plans, Local Planning Authorities have a 'Duty to Co-operate' (DtC). This means that authorities must co-operate with other local planning authorities and other public bodies in so far as the Plan relates to a strategic matter. A summary of the Council's work on DtC is reported in the AMR.
- 1.17 In the context of SADC, the Council has the Duty to Co-operate with neighbouring and nearby local planning authorities, as well as a range of prescribed bodies. The organisations subject to the Duty to Cooperate are included in the table below:
- 1.18 Table of SADC Neighbouring & Nearby Local Planning Authorities and Prescribed Bodies Subject to the Duty to Cooperate

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

- 1.19 Local Planning Authorities must have regard to the activities of the Hertfordshire Local Economic Partnership (LEP) and Hertfordshire Local Nature Partnership (LNP); although the bodies are not subject to the formal requirements of DtC.
- 1.20 Further details about the Council's Duty to Co-operate with neighbouring and nearby local planning authorities and prescribed bodies for the period 2018-19 are set out in the Local Plan Duty to Co-operate Compliance Statement (April 2019). This was included as part of the Local Plan 2020 - 2036 and Core Documents submitted to the Secretary of State:



https://stalbands.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/examination-library/CD%20028%20SADC%20Duty%20to%20Co-operate%20Statement%20April%202019_tcm15-67182.pdf



2 Monitoring Framework

2.1 The Monitoring Framework, as shown below, sets out core measures and indicators of progress on the implementation of the draft Local Plan

Policy Topic	Measures / Indicators	Target
Housing Requirement / Target	1 – Net additional dwellings completed	Plan housing provision target (for relevant period)
	2 – Five year land supply (estimated dwelling numbers)	Five year land supply against Plan target (for relevant period). NPPF methodology
	3 – Number / percentage of additional dwellings built on previously developed land	No target set
Housing Size, Type and Density	4 – Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split	Plan housing mix (Appendix 6)
	5 – Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split	No target set
	6 – Density - dwelling completion numbers (bed spaces) per hectare	40 dwellings per hectare (dph)
Affordable Housing	7 – Percentage of gross dwellings completed as affordable	40%
	8 – Affordable housing completions by type	30% Social Rent / 30% Affordable Rent / 40% Subsidised Ownership
Gypsies, Travellers and Travelling Show People	9 – Net additional pitches	Additional provision achieved as planned
Employment Land Provision	10 – Change in employment (B use class - B1 / B2 / B8) floor space stock (by type - office / industrial and warehousing 'shed' - and by main employment location)	No employment floor space on Plan allocations lost to non-employment uses
	11 – New employment development land (hectares) immediately available (outline permission)	No target set
Centres for Retail, Services and Leisure	12 – Change in retail / service / leisure floor space stock (by centre / frontage and by type - retail / food and drink / other services)	No target set



Policy Topic	Measures / Indicators	Target
Infrastructure	13 – Financial contributions received through development (Planning obligations / Community Infrastructure Levy), by purpose	No target set
Transport Strategy	14 – Journeys to work by modal choice (measured at census dates, or by local survey if available)	Reduced proportion of journeys by car
	15 – Progress of delivery of transport infrastructure for 'Broad Locations for Development' as set out in the Infrastructure Delivery Schedule	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Education	16 – Delivery of additional forms of entry (by primary and secondary)	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Community, Leisure and Sports Facilities	17 – Delivery of new community, leisure and sports facilities	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Green Infrastructure	18 – Quantity of new publically accessible open space provided (by type)	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Metropolitan Green Belt	19 – Area of Green Belt (Hectares)	No net loss of Green Belt, other than through Plan proposals

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



Quick Reference Tables

- 2.2 Each topic is measured below with results and a target achievement for the previous year. Further detail can be found in corresponding subsequent sections, where the grey tables relate directly to the grey tables below. Yellow and other coloured tables contain related information which is in addition to the Monitoring Framework.

Policy Topic: Housing Requirement/Target

1 – Net additional dwellings completed

Settlement Category	Net Additional Dwellings Completed	Percent (%)
City, Towns	478	76
Large Villages	14	4
Green Belt Settlements	28	4
Rest of the Green Belt	104	16
Overall Total	633	100

Target: Plan housing provision target (for relevant period)

624 C3 Use Class and 9 C2 Use Class totalling 633 net additional dwellings completed. Details set out in paragraphs 2.3 and 2.4.

NPPF Standard Methodology based target of 896 dwellings not met

2 – Five year land supply (estimated dwelling numbers)

Year	Estimated Dwellings
2019-20	441
2020-21	407
2021-22	411
2022-23	434
2023-24	328
Total	2,021

Target: Five year land supply against Plan target (for relevant period). NPPF methodology

Five year land supply (2019-20 to 2023-24) = **2,021 dwellings**

1) NPPF Standard Methodology:

Five year land supply at 896 new dwellings per annum + 20% Buffer = **1.9 years**

2) 2014-based ONS Household Projections:

Five year land supply at 640 new dwellings per annum + 20% Buffer = **2.6 years**

NPPF Standard Methodology based target of 896 new dwellings per annum not met

2014-based ONS Households Projections based target of 640 new dwellings per annum not met



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

Additional Dwellings	Previously Developed Land			Greenfield	Losses		
	New Build	Conversions	Total	New Build	Demolitions	Conversions	Total
Number	389	288	677	62	-96	-11	-107
Percentage	53	7	92	8	90	10	100

Total Gain - Loss	Total PDL	Total Greenfield	Gross Total	Total Losses	Net Total
Dwellings	677	62	739*	107	632

*N.B. Previously Developed Land / Greenfield status of 1 additional dwelling not known

No Target Set

677 dwellings / 92% of additional dwellings (gross) built on previously developed land

Policy Topic: Housing Size, Type and Density

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

	Bed size				Total
	1 Bed	2 Bed	3 Bed	4+ Bed	
Plan Housing Mix Target (All Sectors)	14%	22%	57%	7%	100%

	Bed size					
Tenure / Sector	1 Bed	2 Bed	3 Bed	4+ Bed	Total	% of All Sectors
Affordable Rent						
No. of dwellings completed	13	29	4	0	46	6
Percent (%)	28	63	9	0	100	
Social Rent						
No. of dwellings completed	34	2	0	0	36	5
Percent (%)	94	6	0	0	100	
Subsidised Home Ownership						
No. of dwellings completed	18	15	0	0	33	5
Percent (%)	55	45	0	0	100	
Total Affordable Housing (Affordable Rent, Social Rent & Subsidised Home Ownership)						
No. of dwellings completed	65	46	4	0	115	16
Percent (%)	57	40	3	0	100	
Total Market Housing						
No. of dwellings completed	231	193	98	94	616	84
Percent (%)	38	31	16	15	100	



All Sectors (Affordable & Market)						
No. of dwellings completed	296	239	102	94	731	100
Percent (%)	40	33	14	13	100	

Target: Plan Housing Mix (All Sectors) – 1 Bed (14%), 2 Bed (22%), 3 Bed (57%), 4+ Bed (7%)

Dwelling Completions (All Sectors): 1 Bed (40%), 2 Bed (33%), 3 Bed (14%), 4+ Bed (13%)

Target Not Met

Some figures may not quite add up due to rounding

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

Dwelling Type	Market Housing		Affordable Housing		Market & Affordable	
	No. of dwellings completed	Percent of Market Total (%)	No. of dwellings completed	Percent of Affordable Total (%)	Total no. of dwellings completed	Percent of Overall Total (%)
Detached House	76	12	0	0	76	10
Semi-Detached House	46	7	7	6	53	7
Terraced House	65	11	0	0	65	9
Bungalow	3	<1	0	0	3	<1
Apartment (Flat / Maisonette / Studio)	426	69	108	94	534	73
Mobile	0	0	0	0	0	0
Total	616	100	115	100	731	100
Market / Affordable Split (%)	84%		16%			

No Target Set

6 – Density - dwelling completion numbers (bed spaces) per hectare

Applicable to Broad Locations

Target: 40 dwellings per hectare (dph)

Target not yet applicable (development not started)



Policy Topic: Affordable Housing

7 – Percentage of gross dwellings completed as affordable

	Total Affordable Housing	Total Private Housing	Total
Number of gross dwellings completed	115	616	731
Percentage of gross dwellings completed (%)	16	84	100

Target: 40% of gross dwellings completed as affordable

16% of gross dwellings completed as affordable

Target Not Met

8 – Affordable housing completions by type

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Subsidised Ownership	
Number of gross dwellings completed	46	36	33	115
Percentage of gross dwellings completed (%)	40	31	29	100

Target: 30% Social Rent / 30% Affordable Rent / 40% Subsidised Ownership

31% Social Rent / 40% Affordable Rent / 29% Subsidised Ownership

Target Not Met

Policy Topic: Gypsies, Travellers and Travelling Show People

9 – Net additional pitches

Net additional pitches
No additional pitches delivered in 2018-19

Target: Additional provision achieved as planned



Policy Topic: Employment Land Provision

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

	Floor space	Employment (B Use Class) Floor Space (m ²)						
		B1	B1a	B1b	B1c	B2	B8	Total
Article 4 Directions - Employment Areas	Gain	0	0	0	0	502	0	502
	Loss	-682	-7,008	0	0	-681	0	-8,371
	Net	-682	-7,008	0	0	-179	0	-7,869
Rest of District	Gain	0	90	0	546	447	821	1,904
	Loss	-44	-2,504	0	-38	-1,051	-877	-4,514
	Net	-44	-2,414	0	508	-604	-56	-2,610
Total	Gain	0	90	0	546	949	821	2,406
	Loss	-726	-9,512	0	-38	-1,732	-877	-12,885
	Net	-726	-9,422	0	508	-783	-56	-10,479

Target: No employment floor space on Plan allocations lost to non-employment uses

-7,869 square metres (gross) of employment floor space lost to non-B uses in Article 4 Directions areas from permissions granted before the implementation of Article 4.

Target Not Met

11 – New employment development land (square metres) (outline permission)

B Use Class	Available Area (sq. m)
B1	2,187
B1a	10,986
B1b	3,698
B1c	165
B2	1,886
B8	332,301
Total	351,223

No Target Set



Policy Topic: Centres for Retail, Services and Leisure

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

	Floor space								Total
		A1	A2	A3	A4	A5	B1a	D2	
Total	Gain	1,017	0	0	0	0	90	219	1,326
	Loss	-1,597	-96	0	0	0	-9,228	-403	-11,324
	Net	-580	-96	0	0	0	-9,138	-184	-9,998

No Target Set

Policy Topic: Infrastructure

13 – Financial contributions received through development (Planning obligations / Community Infrastructure Levy), by purpose

	St Albans City & District Council	Hertfordshire County Council
Total Financial Contributions Received (Planning Obligations)	£404,217.14	£1,152,221.62

No Target Set

Policy Topic: Transport Strategy

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

Journeys by Car, Van or Taxi 39,953 (40% of total journeys)	Target: Reduced proportion of journeys by car Target not comparable until next Census / Survey Date
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15 – Progress of delivery of transport infrastructure for ‘Broad Locations for Development’ as set out in the Infrastructure Delivery Schedule



Transport Infrastructure Delivery for 'Broad Locations for Development'
Not yet applicable (development not started)

Target: New provision as set out in the Infrastructure Delivery Schedule

Target not yet applicable (development not started)

Policy Topic: Education

16 – Delivery of additional forms of entry (by primary and secondary)

	Primary	Secondary
Number of Additional Forms of Entry Delivered	Not yet applicable (development not started)	

Target: New provision as set out in the Infrastructure Delivery Schedule

Target not yet applicable (development not started)

Policy Topic: Community, Leisure and Sports Facilities

17 – Delivery of new community, leisure and sports facilities

New Community, Leisure and Sports Facilities
Not yet applicable (development not started)

Target: New provision as set out in the Infrastructure Delivery Schedule

Target not yet applicable (development not started)

Policy Topic: Green Infrastructure

18 – Quantity of new publically accessible open space provided (by type)

Green Infrastructure Type	Quantity of New Publically Accessible Open Space Provided
Strategic Open Space	Not yet applicable (development not started)
Local Open Space / Play Space	

Target: New provision as set out in the Infrastructure Delivery Schedule

Target not yet applicable (development not started)



Policy Topic: Metropolitan Green Belt

19 – Area of Green Belt (Hectares)

Area of Green Belt
13,140 hectares (pre Local Plan, to nearest 10 hectares)

Target: No net loss of Green Belt, other than through Plan proposals

0 – Green Belt can only be lost through adoption of a Plan which changes the GB boundary.



Housing

Policy Topic: Housing Requirement/Target

1 – Net additional dwellings completed

- 2.3 During the monitoring year 2018-19, a total of 740 (gross) dwellings were completed with a total of 107 demolitions resulting in 633 (net) completions. The table below shows the number of dwellings and percentage of the overall total completed in each settlement. The majority of development takes place in St Albans.
- 2.4 An additional 9 (net) dwellings (C2 use class) was included in the total net completions figure for the monitoring year 2018-19. This is in addition to the 731 (gross) and 624 net residential dwelling completions (C3 use class). The Government published updated Planning Practice Guidance on 'Housing for older and disabled people' on 26 June 2019 (Paragraph: 007 Reference ID: 63-007-20190626 and Paragraph: 016a Reference ID: 63-016a-20190626). Additional updates to the PPG on 'Housing supply and delivery' were published on 22 July 2019 (Paragraph: 034 Reference ID: 68-034-20190722 and Paragraph: 035 Reference ID: 68-035-20190722). With reference to the PPG updates above, the Council has included all student accommodation and housing provided for older people (including care homes and residential institutions), as part of the housing land supply in the 1 April 2019 baseline Housing Trajectory. A dwelling equivalent ratio of 1.8 has been applied to care homes in use class C2 and 2.5 to student accommodation. This is shown in Appendix 1.
- 2.5 Although this figure is low compared to the MHCLG figure of 896 dwellings per annum calculated using the standard methodology, a new Local plan has not yet been implemented. Once a new Local Plan is adopted, the Broad Location sites released from the Green Belt can provide many more homes.
- 2.6 Table of Net Additional Dwellings Completed, by Settlement Category / Settlement (2018 – 2019)

Settlement Category / Settlement	Net Additional Dwellings Completed	Percent of Total / Category (%)
City, Towns	478	76
St Albans	350	55
Harpenden	122	19
London Colney	6	1
Large Villages	23	4
Bricket Wood	2	<1
Chiswell Green	2	<1
How Wood	2	<1
Park Street and Frogmore	0	0
Redbourn	10	2
Wheathampstead	7	1
Green Belt Settlements	28	4



Settlement Category / Settlement	Net Additional Dwellings Completed	Percent of Total / Category (%)
Annables and Kinsbourne Green	2	<1
Colney Heath (three parts)	4	1
Folly Fields	0	0
Gustard Wood	0	0
Lea Valley Estate	-1	0
Radlett Road (Frogmore)	0	0
Sandridge	23	4
Sleapshyde	0	0
Smallford	0	0
Rest of the Green Belt	104	16
Overall Total	633	100

2 - Five year land supply (estimated dwelling numbers)

- 2.7 There is no definitive Development Plan housing target/requirement for the District. Therefore, a judgment will need to be reached as to what is the most appropriate target/requirement to use as a basis for assessment of housing land supply taking account of the NPPF 2019.
- 2.8 In a Court of Appeal Decision regarding Sewell Park, St Albans, on 12 December 2013 (Hunston), the judges have set out in the absence of a Development Plan figure the decision taker must use “the most up-to-date figures” for “full objectively assessed needs” on which to base 5 year land supply calculations (this should now be related to NPPF 2019 paragraph 11, which refers to ‘objectively assessed needs’ as well as paragraphs 60 and 73 which refer to ‘local housing need’).
- 2.9 Approach 1 - The Government’s consultation proposals within the ‘Technical consultation on updates to national planning policy and guidance method’ published on 26 October 2018, sets out a standard methodology for the calculation of local housing need. It gives an outcome for the District of an average of 896 new households / dwellings per annum.
- 2.10 Approach 2 - The 2014 based household projection figures were published by the Department for Communities and Local Government (DCLG) on 12 July 2016. They identify for the District a household projection, which can be taken as indicating local housing need of an average of 640 new households / dwellings per annum for the period 2019-2029.
- 2.11 The Council has not taken a decision on whether or not these or any other figures may more accurately represent “local housing need”, and wholly reserves its position on this point. The Council takes the view that this matter is properly to be decided as part of the decision making process on its Local Plan.
- 2.12 The NPPF 2019 paragraphs 73/75 set out that ‘Housing Delivery Test (HDT)’ results will be applied each year (from November 2018 onwards) for most plan-making authorities. The HDT is a percentage measurement of the number of net homes



delivered against the number of homes required by the HDT, over a three year period. Results from the 2018 Housing Delivery Test for SACD (published in February 2019) indicated a HDT measurement of 58%. This result was calculated for the period 2015-16 to 2017-18, with 1,155 net homes delivered against the HDT housing requirement of 1,987 dwellings. As housing delivery for the District was below 85% of the Government's new assessed housing requirement, at this time the 20% 'standard' buffer as set out in NPPF 2019 paragraph 73c) has been applied. The 2018 HDT measurement indicated that housing delivery was below 95% of the Government's new assessed housing requirement between 2015 and 2018 for SACD. In accordance with NPPF 2019 paragraph 75, the Council prepared the St Albans Housing Delivery Test Action Plan 2019 in line with Planning Practice Guidance. The HDT Action Plan analyses the key reasons for historic under-performance against the Government's new assessed housing requirement and identifies measures the Council intends to undertake to increase/maintain the delivery of new housing in the district. The St Albans HDT Action Plan 2019 can be viewed on the Council's Planning Policy web page:

<https://stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/St%20Albans%20Housing%20Delivery%20Test%20Action%20Plan%202019.pdf>

- 2.13 The Council has updated its 5 year land supply schedule and considers that, at a baseline date of 1 April 2019 and including the relevant 20% buffer, there is approximately:

Approach 1 (5 year housing land supply): 1.9 years supply
Approach 2 (5 year housing land supply): 2.6 years supply

- 2.14 These baseline figures look forward in time only. There is no definitive approach to or timeframe over which any "surplus" or "shortfall" in past delivery should be measured. Therefore, the Council cannot demonstrate a 5 year housing land supply as set out in the NPPF 2019 paragraph 73. Paragraph 11 of the NPPF 2019 is therefore engaged.
- 2.15 Details of the currently anticipated housing trajectory that makes up the housing land supply position over the next ten years is set out below and in further detail at Appendix 1. This does not currently incorporate the Council's Draft Local Plan housing development proposals.

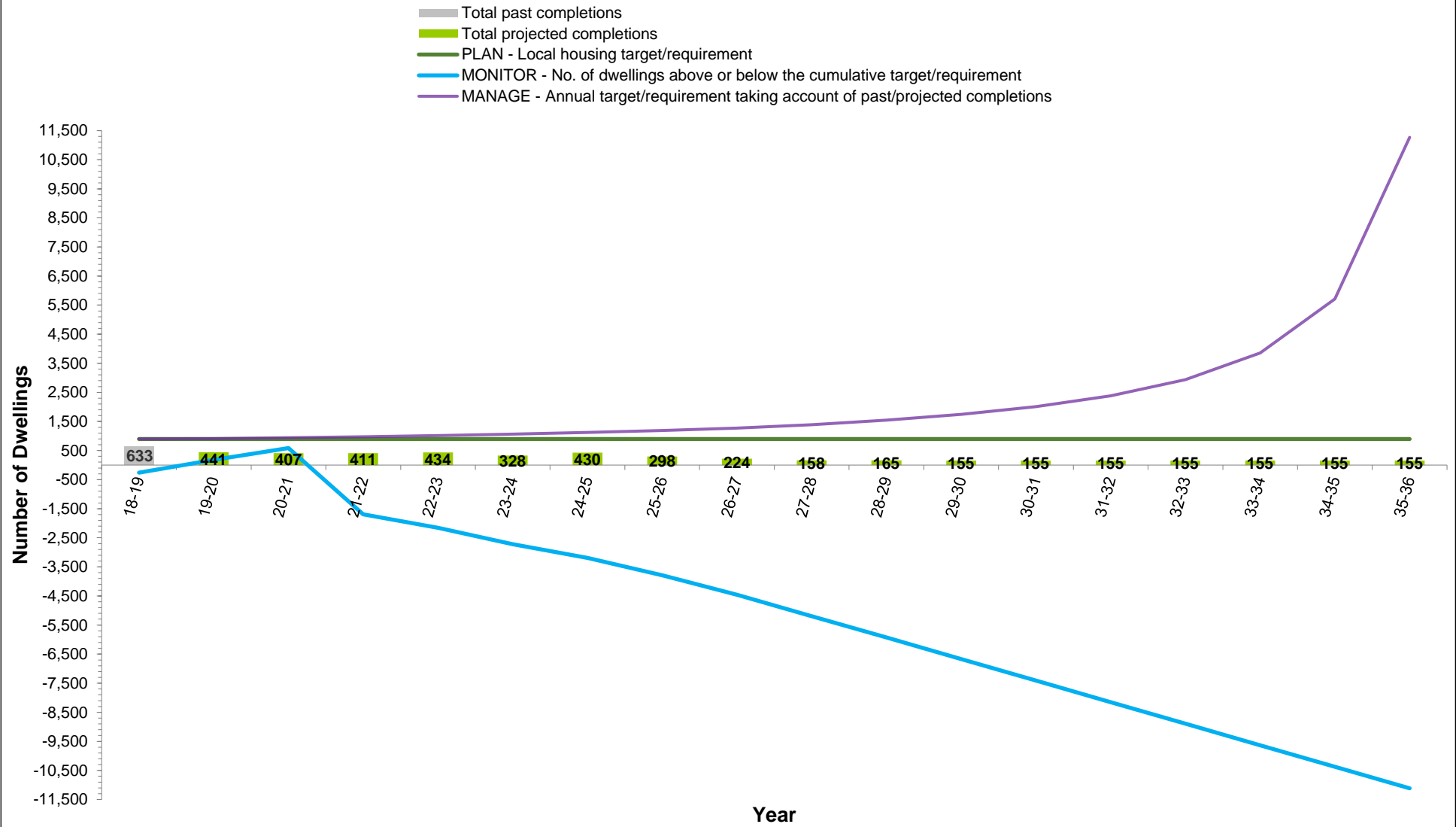


2.16 Draft Local Plan Housing Trajectory Data 2018-19 (1 April 2019)

Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Total past completions	633																	
Total projected completions		441	407	411	434	328	430	298	224	158	165	155	155	155	155	155	155	155
Cumulative completions	633	1,074	1,481	1,892	2,326	2,654	3,084	3,382	3,606	3,764	3,929	4,084	4,239	4,394	4,549	4,704	4,859	5,014
PLAN - Local housing target/requirement	896	896	896	896	896	896	896	896	896	896	896	896	896	896	896	896	896	896
MONITOR - No. of dwellings above or below the cumulative target/requirement	-263	178	585	-1,692	-2,154	-2,722	-3,188	-3,786	-4,458	-5,196	-5,927	-6,668	-7,409	-8,150	-8,891	-9,632	-10,373	-11,114
MANAGE - Annual target/requirement taking account of past/projected completions	896	911	941	976	1,017	1,062	1,123	1,186	1,275	1,391	1,546	1,743	2,007	2,378	2,934	3,860	5,712	11,269



Draft Local Plan Housing Trajectory Data 2018-19 (1 April 2019)



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

- 2.17 Most housing development in the District takes place on previously developed land (PDL) with a variety of previous uses. Only 8% of completions during 2018-19 were not built on previously developed land. Employment land (B uses) was the greatest contributor during the 2018-19 monitoring year. No target is set.
- 2.18 Table of Additional Dwellings (Gross) Built on Previously Developed Land (2018 – 2019)

Previous Use Class	Number of Additional Dwellings Built (Gross)					Percent of Total (%)
	Previously Developed Land			Greenfield		
	New Build	Conversions	Total	New Build		
A (Retail/Services)	0	6	6	0	6	1
B (Employment)	129	233	362	2	364	49
C3 (Housing)	115	9	124	26	150	20
C1 (Hotels)	29	0	29	0	29	4
D1 (Non-residential institutions)	10	4	14	10	24	3
Sui Generis	14	2	16	0	16	2
Agricultural	0	0	0	16	16	2
Other (Inc. Mixed Use)	102	24	126	8	134	18
Total	399	278	677	62	739	100
Percent of Total (%)	54	38	92	8	100	

N.B. Previously Developed Land / Greenfield status of 1 additional dwelling not known



Policy Topic: Housing Size, Type and Density

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

2.19 Although the draft Local Plan housing mix (size) target of bedroom numbers has not been achieved for this year, in future when the Broad Locations are developed, policies will be in place to provide the appropriate housing mix. This year's provision shows an oversupply of 1 bedroom, 2 bedroom and 4 bedroom dwellings, with a significant undersupply of 3 bedroom dwellings.

2.20 Table of Draft Local Plan Appendix 6 – Housing Mix (All Sectors)

	Bed size				Total
	1 Bed	2 Bed	3 Bed	4+ Bed	
Plan Housing Mix Target (All Sectors)	14%	22%	57%	7%	100%

2.21 Table of Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces), on Market / Affordable split (2018 – 2019)

	Bed size					
Tenure / Sector	1 Bed	2 Bed	3 Bed	4+ Bed	Total	% of All Sectors
Affordable Rent						
No. of dwellings completed	13	29	4	0	46	6
Percent (%)	28	63	9	0	100	
Social Rent						
No. of dwellings completed	34	2	0	0	36	5
Percent (%)	94	6	0	0	100	
Subsidised Home Ownership						
No. of dwellings completed	18	15	0	0	33	5
Percent (%)	55	45	0	0	100	
Total Affordable Housing (Affordable Rent, Social Rent & Subsidised Home Ownership)						
No. of dwellings completed	65	46	4	0	115	16
Percent (%)	57	40	3	0	100	
Market Housing						
No. of dwellings completed	231	193	98	94	616	84
Percent (%)	38	31	16	15	100	
All Sectors (Affordable & Market)						
No. of dwellings completed	296	239	102	94	731	100
Percent (%)	40	33	14	13	100	

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



- 2.22 There is no target set in the Draft Local Plan Monitoring Framework for the type of housing completed. The highest proportion of dwelling completions were for apartments (including flats, maisonettes and studios) amounting to over 70% of total (gross) dwelling completions in the District. Detached houses represented the second highest proportion of dwelling completions, accounting for 10% of the District's total (gross) dwelling completions. This was followed by terraced houses (9% of total gross dwelling completions), semi-detached houses (7% of total gross dwelling completions) and bungalows (less than 1% of total gross dwelling completions).
- 2.23 Table of Dwelling Completions (Gross) by Dwelling Type, on Market / Affordable Split (2018 – 2019)

Dwelling Type	Market Housing		Affordable Housing		Total Market Housing & Affordable Housing	
	No. of dwellings completed	Percent of Market Total (%)	No. of dwellings completed	Percent of Affordable Total (%)	Total no. of dwellings completed	Percent of Overall Total (%)
Detached House	76	12	0	0	76	10
Semi-Detached House	46	7	7	6	53	7
Terraced House	65	11	0	0	65	9
Bungalow	3	<1	0	0	3	<1
Apartment (Flat / Maisonette / Studio)	426	69	108	94	534	73
Mobile	0	0	0	0	0	0
Total	616	100	115	100	731	100
Market / Affordable Split (%)	84%		16%			

6 – Density - dwelling completion numbers (bed spaces) per hectare

- 2.24 Monitoring of housing densities is applied only to the Broad Locations in the draft Local Plan, none of which have yet come forward. The target is set at 40 dwellings per hectare (dph).

Policy Topic: Affordable Housing

7 – Percentage of gross dwellings completed as affordable

- 2.25 Out of the 731 gross dwellings completed, 115 dwellings (16%) were affordable. Of the affordable homes completed, 94% were apartments (flats, maisonettes or studios) and 6% were semi-detached houses. The draft Local Plan target of 40% of gross dwellings completed as affordable is therefore not met.
- 2.26 Table of Gross Dwelling Completions – Affordable Housing and Market Housing (2018 – 2019)

	Total Affordable Housing	Total Private Housing	Total
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Number of gross dwellings completed	115	616	731
Percentage of gross dwellings completed (%)	16	84	100

8 – Affordable housing completions by type

2.27 Out of the total of 115 gross affordable dwellings completed, 40% were for affordable rent (above the 30% requirement), 31% were for social rent (above the 30% requirement) and 29% were for subsidised home ownership (below the 40% requirement). Even though the percentage requirements for affordable rent and social rent were achieved, the overall target for affordable housing completions by type was not met. This was because the percentage of gross dwellings completed for subsidised home ownership was 11% below the percentage requirement.

2.28 Table of Gross Dwelling Completions, by Affordable Housing Type (2018 – 2019)

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Subsidised Ownership	
Percentage requirement (% as applied to 40% total requirement of affordable homes)	30	30	40	100
Number of gross dwellings completed	46	36	33	115
Percentage of gross dwellings completed (%)	40	31	29	100

2.29 Table of Affordable Housing Completions (Gross), by Planning Permission (2018 – 2019)

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings Completed (Gross)
5/2014/1931	Ladies Grove Garages, Ladies Grove, St Albans	Social Rent	4
5/2015/2098	St Leonards Crescent Garages, St Leonards Crescent, Sandridge	Affordable Rent	8
5/2015/2973	Langley Grove Garages, Langley Grove, Sandridge	Affordable Rent	15
5/2016/2039	Betty Entwistle House, Holyrood Crescent, St Albans	Social Rent	28
		Subsidised Ownership	12
5/2016/3802	Beaumont Works, Sutton Road, St Albans	Subsidised Ownership	4
5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans	Affordable Rent	2
5/2017/1550	Building Research Establishment, Bucknalls Lane, Garston	Affordable Rent	18
		Subsidised Ownership	10
5/2017/3112	1 High Oaks, St Albans	Social Rent	4



5/2017/3155	Maryland Convent and Residential Home, 29 Townsend Drive, St Albans	Affordable Rent	3
		Subsidised Ownership	7
Total Affordable Dwellings Completed (Gross)			115

2.30 Table of Affordable Dwellings with Planning Permission yet to be Completed
(at 1 April 2019)

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings Outstanding
5/2013/2589	Oaklands College, Smallford Campus, Hatfield Road, St Albans	Affordable Rent	75
		Subsidised Ownership	46
5/2015/0990	Land at Harperbury Hospital, Harper Lane, Shenley	Affordable Rent	50
		Subsidised Ownership	22
5/2015/1713	Beaumont School and land to north of Winches Farm, Hatfield Road, St Albans	Social Rent	8
		Affordable Rent	18
5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans	Affordable Rent	8
5/2017/0634	Radio Nurseries, 54 & 64a Oaklands Lane, Smallford	Affordable Rent	3
5/2017/0778	Linley Court, Valley Road, St Albans	Social Rent	28
5/2017/1149	Car Park, Grosvenor Road, St Albans	Subsidised Ownership	9
5/2017/1550	Building Research Establishment, Bucknalls Lane, Garston	Affordable Rent	4
		Subsidised Ownership	3
5/2017/3001	Wavell House, Cell Barnes Lane, St Albans	Social Rent	24
5/2017/3382	38 Abbots Avenue West, St Albans	Social Rent	1
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	Subsidised Ownership	11
		Affordable Rent	26
5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	Affordable Rent	24
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	Affordable Rent	20
		Subsidised Ownership	10
5/2018/2118	Former HSBC Training Centre, Smug Oak Lane, Bricket Wood	Affordable Rent	10
		Subsidised Ownership	12
5/2018/2591	22-24 Marlborough Road, St Albans	Social Rent	7
Total Social Rent Dwellings Outstanding			68
Total Affordable Rent Dwellings Outstanding			238
Total Subsidised Ownership Dwellings Outstanding			113
Total Affordable Housing Dwellings Outstanding			419



Policy Topic: Gypsies, Travellers and Travelling Show People

9 – Net additional pitches

2.31 Included in the range of uses to be provided in the Broad Locations are Gypsy and Traveller sites. Specific locations are yet to be identified but provision of new sites will be as required as shown below. No development has yet taken place.

2.32 Table of Provision for New Gypsy and Traveller sites – Draft Local Plan Broad Locations

Broad Location	Provision
East Hemel Hempstead (South)	One 15 pitch site
East Hemel Hempstead (Central)	One 15 pitch site
Park Street Garden Village	Two 15 pitch sites

2.33 There are several existing Gypsy and Traveller sites in St Albans District. These are categorised and listed below.

2.34 Table of Public Authorised Gypsy and Traveller Sites managed by Hertfordshire County Council (1 April 2019):

Site	Number of Pitches			Caravan Capacity
	Residential	Transit	Total	
Barley Mow, Tyttenhanger	15	0	15	30
Ver Meadows, Redbourn	15	0	15	30
Watling Street, Park Street	10	0	10	20
Total	40	0	40	80

2.35 Table of Private Licensed Gypsy and Traveller Sites with Permanent Planning Permission (1 April 2019):

Site name	Number of Static Pitches	Number of Touring Pitches	Total number of Pitches
Ardens Rise, House Lane, St Albans	6	12	18
The Paddocks, Colney Heath	8	6	14
Tullochside, Redbourn	10	10	20
Noke Nurseries	1	0	1
Total	25	28	53



2.36 Table of Unlicensed Gypsy and Traveller Sites with Permanent Planning Permission (1 April 2019):

Site name	Number of Static Pitches	Number of Touring Pitches	Total Number of Pitches
Little Orchards, Barley Mow Lane, Colney Heath	1	3	4
73 Chiswell Lane, Chiswell Green	3	2	5
Woodview Lodge, Lye Lane, Bricket Wood	14	2	16
Total	18	7	25

2.37 Table of Unlicensed Gypsy and Traveller Sites without Permanent Planning Permission (1 April 2019):

Site name	Number of Static Pitches	Number of Touring Pitches	Total Number of Pitches
Meadowside, Orchards Drive, Chiswell Green	3	3	6
Nuckies Farm, Cousers Road, Colney Heath	3	3	6
Total	6	6	12

2.38 Until adoption of the draft Local Plan, evidence from the recent Gypsy and Traveller Accommodation Needs Assessment (GTANA) may be useful for the consideration of relevant planning applications.

2.39 The St Albans City and District Council GTANA was completed in September 2015, with an update January 2019. This GTANA provides an assessment of current and future need for Gypsy, Traveller and Travelling Show People accommodation in St Albans District. The base date of the updated study is March 2018.

2.40 The updated GTAA identifies a need for 72 additional pitches for households that met the planning definition. This is made up of 13 concealed or doubled-up households or adults; 3 households who are living on an unauthorised pitch; 15 teenage children who will be in need of a pitch of their own in the next 5 years; 31 from new household formation using a formation rate of 2.05% derived from the household demographics; 1 household who are looking to move to a site from bricks and mortar; and 14 households who are looking to move into the area who are currently being forced to live on the roadside due to a lack of room for pitches on family sites. The need figure of 72 pitches also takes into account a supply of 4 pitches which are likely to be vacated by households seeking to move to bricks and mortar from public sites and 1 pitch on a public site due to be vacated by a household seeking to move to a site in another area.

2.41 Although the study identified an existing small travelling show person yard in St Albans, it is not suggested that there is any need for additional pitches.



- 2.42 MHCLG published an updated Planning Policy for Traveller Sites paper (PPTS) in August 2015. This updated the March 2012 document of the same name.
- 2.43 The key change is the new definition for a Gypsy, Traveller or Travelling Showperson, which now does not include persons who have ceased to travel permanently. The GTANA indicates how this new policy can affect assessment of need significantly.



Business and Employment

Policy Topic: Employment Land Provision

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

2.44 The total net loss of employment floor space for the last year was 10,479 square metres. The gross loss of 12,885 square metres includes 10,479 square metres lost to non B uses. The 7,869 square metres lost to non B uses in article 4 areas was from permissions granted before the article 4 was implemented.

2.45

	Floor space	B Use Class Floor Space (m ²)							Lost to non-B Uses
		B1	B1a	B1b	B1c	B2	B8	Total	
Article 4 Directions - Employment Areas	Gain	0	0	0	0	502	0	502	
	Loss	-682	-7,008	0	0	-681	0	-8,371	-7,869
	Net	-682	-7,008	0	0	-179	0	-7,869	
Rest of District	Gain	0	90	0	546	447	821	1,904	
	Loss	-44	-2,504	0	-38	-1,051	-877	-4,514	-2,610
	Net	-44	-2,414	0	508	-604	-56	-2,610	
Total	Gain	0	90	0	546	949	821	2,406	
	Loss	-726	-9,512	0	-38	-1,732	-877	-12,885	-10,479
	Net	-726	-9,422	0	508	-783	-56	-10,479	

11 – New employment development land (square meters) (outline permission)

2.46 Most of the land is at the rail freight interchange site in Park Street, which covers 331,665 m². This is a major scheme in the Green Belt (planning permission 5/2009/0708) granted by the Secretary of State. However, the site is primarily owned by HCC. Excluding this site, the total available area drops to 19,558 m². A detailed list of sites can be seen in Appendix 3.



2.47 Table of Employment Land Availability by Type – Use Classes B1, B1(a), B1(b), B1(c), B2 and B8 (1 April 2019)

Use Class	Description	Available Site Area (m2)
B1	Business	2,187
B1(a)	Offices	10,986
B1(b)	Research and Development	3,698
B1(c)	Light Industry	165
B2	General Industry	1,886
B8	Storage and Distribution	332,301
Total		351,223

2.48 The map and accompanying table below shows the main employment areas and office clusters. These accommodate the majority of business premises. Historically employment land in the District has been lost to other uses, particularly housing. Changes in planning regulations to permit change of use from B1 office to C3 residential under Prior Approval has led to further loss. The areas listed as Primarily Business Use areas are designated employment areas and as such will generally be protected from loss to other uses.

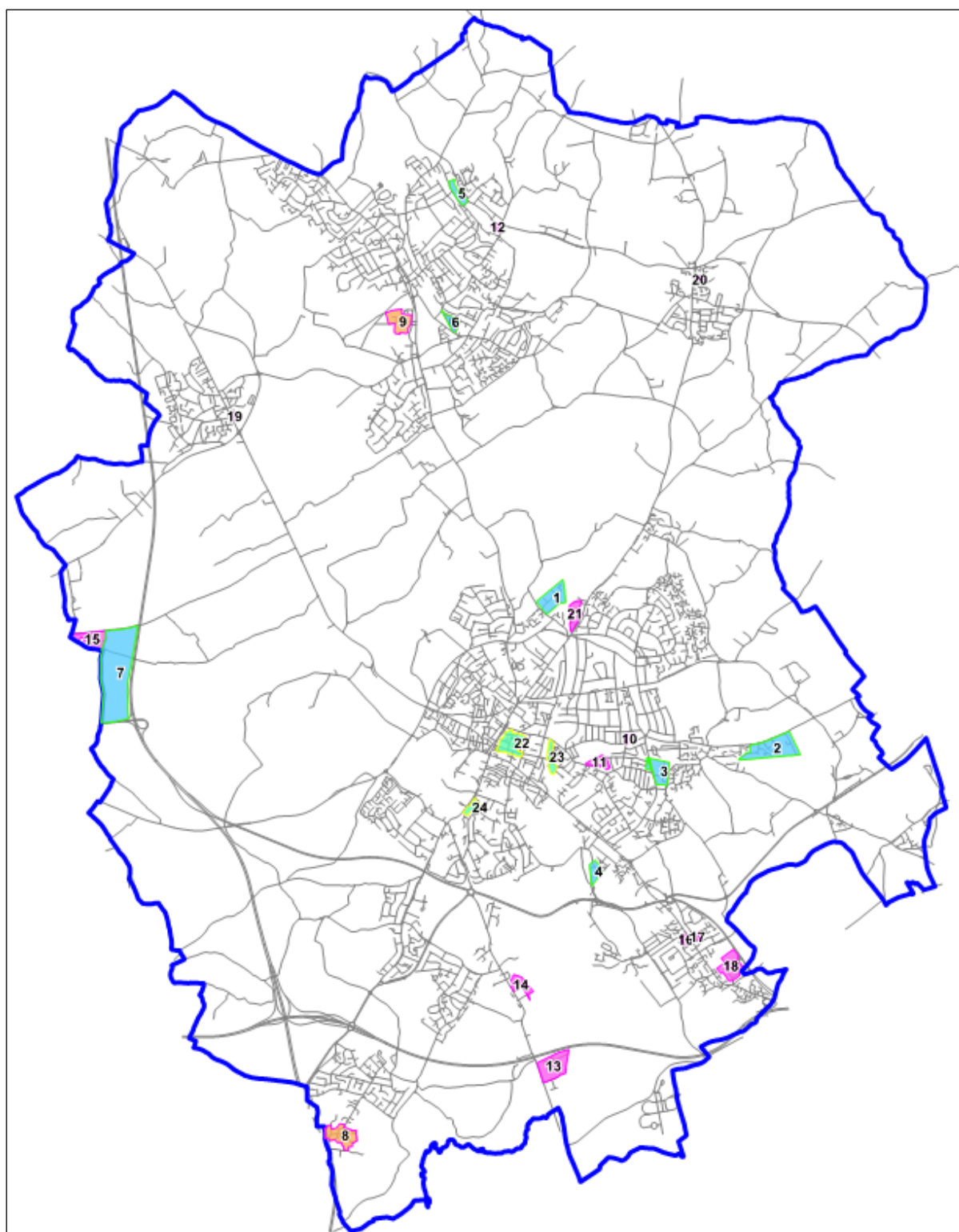


2.49 Key to Employment Map

Employment Areas	
Primarily Business Use Areas (Draft Local Plan)	
Note: Article 4 Directions in place, except East Hemel Hempstead (Central) as an Draft Local Plan Broad Location – referred to in AMR as Article 4 Direction areas	
1	Porters Wood/Soothouse Spring
2	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans
3	Brick Knoll Park, Ashley Road, St Albans
4	North Orbital Trading Estate, Napsbury Lane, St Albans
5	Coldharbour Lane, Harpenden
6	Southdown Industrial Estate and former Gas Works, Southdown Road, Harpenden
7	East Hemel Hempstead (Central) Broad Location
Special Employment Locations in the Green Belt	
8	Building Research Establishment, Bricket Wood
9	Rothamsted Research, Harpenden
Other Monitored Employment Areas	
10	Executive park and adjoining land, Hatfield Road, St Albans
11	Camp Road/Campfield Road, St Albans
12	Batford Mill Industrial Estate
13	Colney Street Industrial/Warehousing Estate, Colney Street
14	Watling Street, Frogmore
15	North of Buncefield, Hemel Hempstead
16	Wellington Road, London Colney
17	The Hertfordshire Business Centre, Alexander Road, London Colney
18	Riverside Estate, London Colney
19	Redbourn Industrial Park, Redbourn
20	Station Road, Wheathampstead
21	Council depot and adjoining land, St Albans Road, Sandridge
Strategic Office Locations	
22	St Albans City Centre
23	St Albans City Station
24	St Albans Abbey Station



2.50 Map of Employment Areas and Office Clusters



Prior Approval – Office to Residential

2.51 The introduction of permitted development rights for conversion from office to residential use has resulted in considerable loss of office floor space. Completions and permissions based on Office to Residential Prior Approvals for the last monitoring year (2018-2019) are listed below. Completed conversions have been relatively high over the past year with 225 dwellings. Known office floor space loss for this year is 17,912 square metres, with the potential loss of a further 15,652 square metres from un-started permissions.

2.52 Table of Office to Residential – Prior Approvals Started and Completed 2018-2019

Planning Application Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings Completed	Number of Dwellings to be Completed	B1(a) Offices Floor Space Lost (m ²)
5/2018/0177	Abbott House, Everard Close, St Albans	90	62	28	4,957
5/2017/2878 5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	19	7	12	880
5/2017/0210	81 Camp Road, St Albans	36	36	0	1,457
5/2016/3422	Ziggurat House, Grosvenor Road, St Albans	125	90	35	9,953
5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood	48	30	18	665
Total		318	225	93	17,912
Total Office to Residential Prior Approvals Completed		225 dwellings			
Total B1(a) Offices Floor space lost to Residential Use from Completed Prior Approvals		17,912m²			

2.53 Table of Office to Residential – Prior Approvals with Permission 2018-2019

Planning Application Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings to be Completed	B1(a) Offices Floor space to be lost (m ²)
5/2017/3623	48 The Hill, Wheathampstead	3	3	108
5/2017/3622	1 Marlborough Park, Southdown Road, Harpenden	4	4	238
5/2017/3287	113 London Road, St Albans	4	4	250
5/2017/3252	62-72 Victoria Street, St Albans	18	18	912
5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27	27	1,028
5/2017/3015	60 Victoria Street, St Albans	9	9	360
5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4	4	167



Planning Application Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings to be Completed	B1(a) Offices Floor space to be lost (m ²)
5/2017/2360 5/2017/2329	Hertfordshire House, Civic Close, St Albans	23	23	1,831
5/2017/0704	Alban House, 12 Parkway, Porters Wood, St Albans	4	4	226
5/2017/0699	Media House, 2 Sandridge Park, Porters Wood, St Albans	6	6	337
5/2017/0489	Old Exchange House, Marford Road, Wheathampstead	4	4	114
5/2017/0144	Stroud Wood Business Centre, Park Street, Frogmore	10	10	500
5/2016/3705	49-51 Brewhouse Hill, Wheathampstead	4	4	185
5/2016/3585	45 Grosvenor Road, St Albans	83	83	5,254
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	4	210
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	21	1,303
5/2016/2343	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	1	1	57
5/2016/1990	ASR House, Arden Grove, Harpenden	16	16	763
5/2016/1170	Station House, 2-6, Station Approach, Harpenden	12	12	787
5/2013/1382	Target House, 257-263 High Street, London Colney	10	2	1,022
Total		267	259	15,652
Total Office to Residential Prior Approvals with Permission		267 dwellings		
Total Office to Residential Prior Approvals with Permission (yet to be completed)		259 dwellings		
Total B1(a) Offices Floor space to be lost to Residential Use from Prior Approvals with Permission		15,652m²		

Business Floorspace Stock

2.54 The latest position is presented below. The data was produced using planning application monitoring and the latest Valuation Office Agency (VOA) statistical data which was released in November 2019. The table below shows the most recent VOA data on B Use class floor-space provision from 2000-2019.

2.55 B Use Class Floor space Stock Change 2000-2019

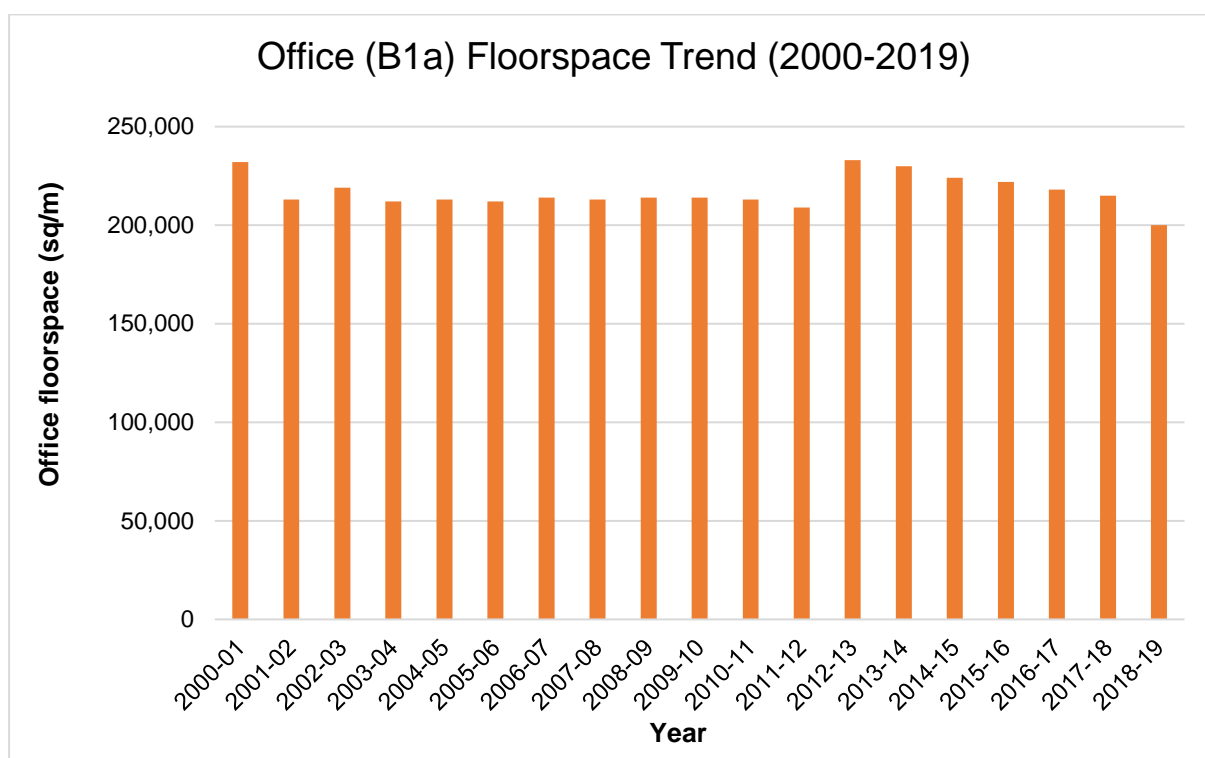


Year	Floor space in (m ²)		Total Floor space (m ²)
	Offices (B1a,B1b)	Industrial: shed style premises including warehousing (B1c, B2/B8)	
2000-01	232,000	438,000	670,000
2001-02	213,000	437,000	650,000
2002-03	219,000	456,000	675,000
2003-04	212,000	452,000	664,000
2004-05	213,000	446,000	659,000
2005-06	212,000	432,000	644,000
2006-07	214,000	434,000	648,000
2007-08	213,000	431,000	644,000
2008-09	214,000	418,000	632,000
2009-10	214,000	413,000	627,000
2010-11	213,000	408,000	621,000
2011-12	209,000	404,000	613,000
2012-13	233,000	399,000	632,000
2013-14	230,000	398,000	628,000
2014-15	224,000	399,000	623,000
2015-16	222,000	403,000	625,000
2016-17	218,000	405,000	623,000
2017-18	215,000	406,000	621,000
2018-19	200,000	406,000	606,000
2000-01 to 2018-2019 change	-32,000	-32,000	-64,000

Source: VOA Data (2019) Non-domestic rating: stock of properties including business floorspace, 2019

- 2.56 The chart below shows a graphical representation of the office floor space trend from the table above.

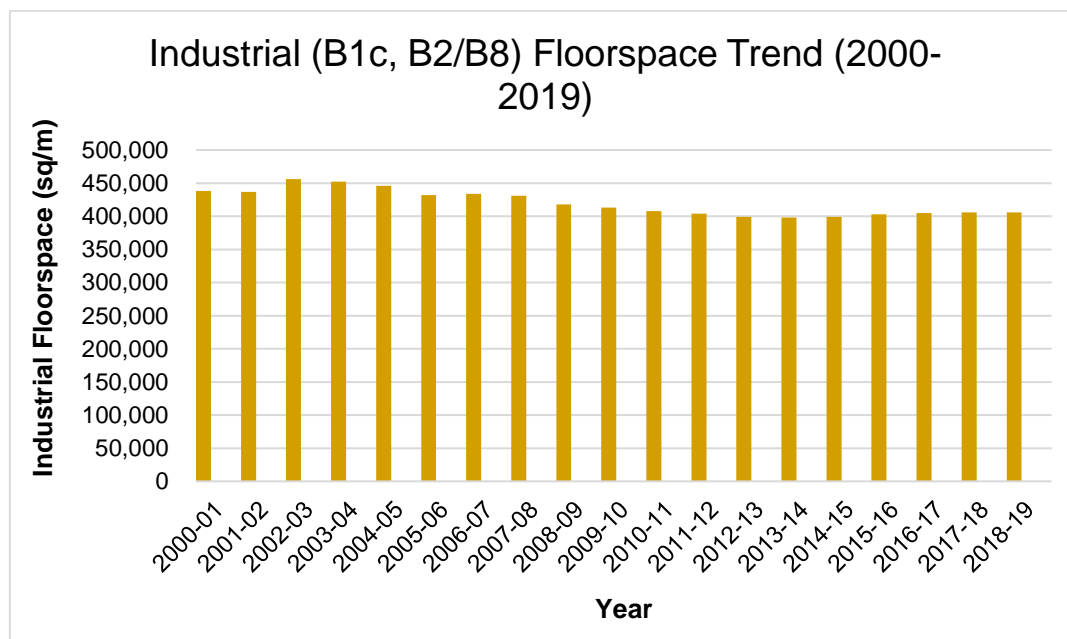




2.57 B Use Class Floor Space Stock Change 2000-2019 (Office)

2.58 The chart below demonstrates the floor-space trend in Industrial (shed) style premises. Overall, this type of use class order has maintained a similar floor-space level.

2.59



2.60 The table below combines the estimated floor space stock of both B1a (Office) and B1c, B2 and B8 (Industrial) published by the VOA in November 2019 and data recorded through the most recent monitoring period. This is combined to establish an estimate on floor space stock in the District. For subsequent AMR



publications, the most recent VOA dataset will be used and combined with cumulative data through monitoring until the next VOA release.

2.61 B Use Class Floor space Stock Estimate at 1 April 2019

	Floor space in (m2)					
Year	VOA Source: Non-domestic rating stock of properties including business floorspace, 2019			AMR 2018-19		
	Office (B1a, B1b)	Industrial Shed (B1c B2/B8)	Total	Office (B1a, B1b)	Industrial (B1c, B2/B8)	Total
2018-2019 base	200,000	406,000	606,000	-10,148	-331	-10,479
Combined VOA/AMR 2019 (April 1 st) base-estimate of stock						
	Office (B1a, B1b)	Industrial (B1c, B2/B8)	Total			
	189,852	405,669	595,521			

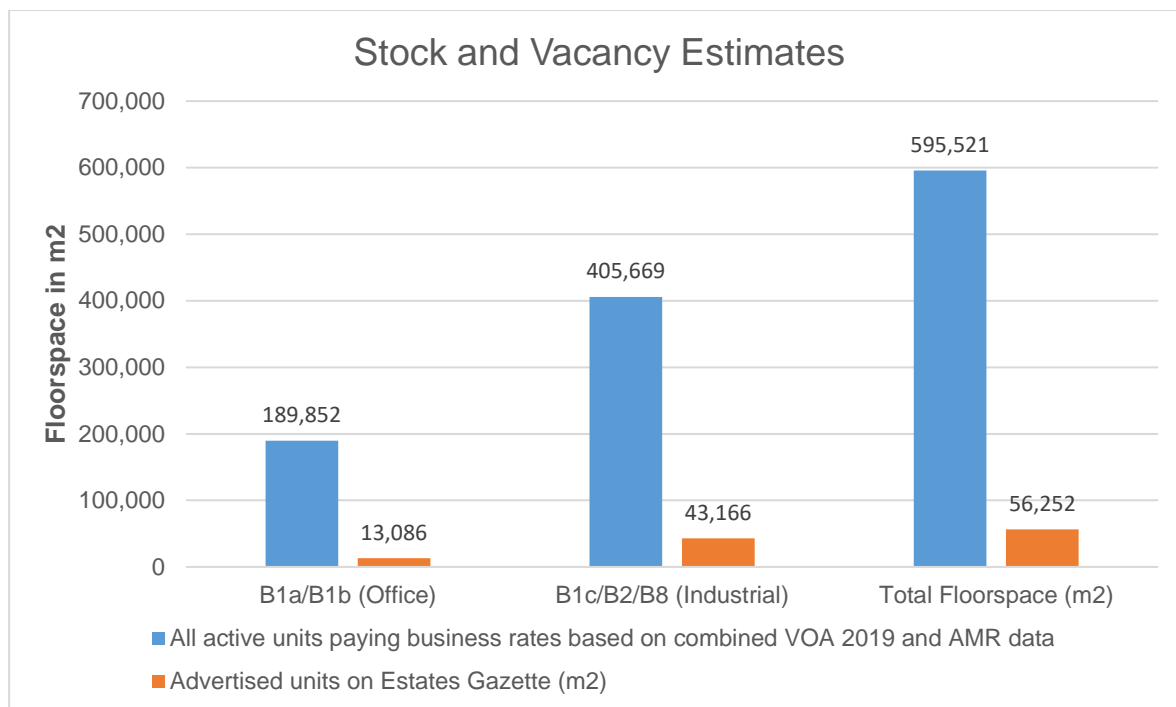
2.62 There has been an acceleration in the decline in office stock due to PDR pressures. It is expected that office floor space should remain more stable in future years, following introduction of the Article 4 Office to Residential direction in March 2017 and existing Office to Residential permissions either lapsing or near completion.

2.63 The table below shows the estimated vacancy rate, using combined data from the table above.

2.64 Stock and Vacancy Estimates February 2020

Category	B1a/B1b (Office)	B1c/B2/B8 (Industrial)	Total Floor space (m2)
All active units paying business rates based on combined VOA 2019 and AMR data	189,852	405,669	595,521
Advertised units on Estates Gazette (sq. m)	13,086	43,166	56,252
Vacancy Rate (%)	6.89%	10.64%	9.45%





Retail

Policy Topic – Centres for Retail, Services and Leisure

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

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

Use Class	Retail / Service / Leisure Use Class Floor Space (m ²)											
	St Albans City Centre			Harpenden Town Centre			Rest of District			Total		
	Gain	Loss	Net	Gain	Loss	Net	Gain	Loss	Net	Gain	Loss	Net
A1 Shops	27	-891	-864	156	-371	-215	834	-335	499	1,017	-1,597	-580
A2 Financial & Professional Services	0	0	0	0	0	0	0	-96	-96	0	-96	-96
A3 Restaurants and Cafes	24	-476	-452	266	0	266	131	0	131	421	-476	-55
A4 Drinking Establishments	56	0	56	0	-62	-62	140	-230	-90	196	-236	-40
A5 Hot Food Takeaways	0	0	0	0	0	0	0	0	0	0	0	0
B1(a) Offices	0	-2,160	-2,160	58	0	58	32	-7,352	-7,320	90	-9,512	-9,422
D2 Assembly and Leisure	0	-137	-137	0	0	0	219	-266	-47	219	-403	-184
Total	107	-3,664	-3,557	480	-433	47	1,356	-8,279	-6,923	1,943	-12,320	-10,377

- 2.66 For policy and monitoring purposes retail, services and leisure centres are divided into the following areas: Town Centre Key Shopping Areas, District Centres and Local Centres.
- 2.67 Even though the retail sector has generally declined in recent years, performance of centres in the District remains strong - few units remain vacant for long. Performance in the district in 2019 recorded 24 vacant units out of a possible 352, which is a vacancy rate of just under 7%. In comparison to 2017-18 the number of vacant units has increased from 19 to 24. This has increased the vacancy rate from 5% to 7%. Compared with the National average of 10.3% (Source: July 2019 - British Retail Consortium and Springboard survey) this is still considered as normal 'frictional' and a good sign of prosperity in St Albans.
- 2.68 The table below shows Key Shopping Areas, with total frontage lengths, number of vacant units, and percent frontage of each use class.



				Use Class						
Address	No. of units	Vacant Units	Frontage Length (m)	% A1	% A2	% A3	% A4	% A5	% SG	% Mixed /Other
St Albans										
3-37 Chequer Street	13	0	106.9	50	32	10	0	0	7	0
2-38 Chequer Street	18	1	159.0	53	22	23	0	0	3	0
Christopher Place	20	5	211.7	81	0	19	0	0	0	0
3-21 French Row	8	0	53.5	75	25	0	0	0	0	0
1-13 George Street	12	1	76.1	70	0	22	0	0	0	0
18-28 George Street	13	0	85.0	79	0	21	0	0	0	0
The Maltings	45	4	461.7	89	2	4	0	0	0	5
1-37 Market Place	18	1	134.6	90	4	6	0	0	0	0
6-38 Market Place	11	0	87.5	73	6	10	0	0	0	11
1-85 St. Peter's Street	31	3	298.9	72	11	9	0	0	0	8
2-20 High Street	7	0	67.3	44	22	34	0	0	0	0
3-33 High Street	14	3	107.0	66	0	34	0	0	0	0
Total	210	18	1849.2	75	8	13	0	0	1	1
Harpenden										
1-3 Church Green	2	0	25.0	100	0	0	0	0	0	0
12-18 Church Green Row	4	1	75.9	88	12	0	0	0	0	0
2B-10 Leyton Road	11	0	64.9	87	7	5	0	0	0	0
1-3 Leyton Road	3	0	63.1	100	0	0	0	0	0	0
1-3 Leyton Green Road	3	0	23.0	100	0	0	0	0	0	0
1-61 High Street	42	3	361.3	56	15	2	6	2	0	20
2-72A High Street	34	0	316.0	33	32	18	16	1	0	0
The Leys	3	0	57.0	85	4	0	0	0	0	11
2a-34 Station Road	20	0	138.2	40	36	19	0	4	0	0
1-17A Station Road	10	1	76.5	37	4	9	0	6	0	44
1-12 Harding Parade	10	1	55.0	36	9	18	0	18	0	18
Total	142	6	1255.9	55	18	9	6	3	0	10
Overall Total	352	24	3,105	67	12	11	2	1	0	3

- 2.69 District Centres and Local Centres are listed below with vacancies and use class mix. These centres also perform very well with only 22 vacant units out of a total of 375, a vacancy rate of less than 6%. In comparison to 2017-18 the number of vacant units has increased from 13 to 22, although the overall number of shopfronts has reduced from 378 to 375. This has increased the vacancy rate for District and Local Centres from 4% to 6%.



Address	No of units	Vacant Units	A1	A2	A3	A4	A5	SG	Mixed /Other
District Centres									
Southdown	37	1	24	2	3	0	3	0	5
Verulam Estate	2	0	2	0	0	0	0	0	0
Fleetville	97	7	49	9	13	2	14	3	7
The Quadrant, Marshalswick	41	3	28	6	1	0	4	0	2
London Colney	27	2	15	2	2	1	3	2	2
Total	204	13	118	19	19	3	24	5	16
Local Centres									
Redbourn	26	4	17	3	2	0	2	1	1
Wheathampstead	27	2	17	3	3	1	2	2	0
8-26 High Oaks Road	10	0	7	0	0	0	2	0	1
35-41a Abbey Avenue	5	0	4	0	0	0	0	0	1
23-29a Vesta Avenue	11	2	5	0	1	0	3	1	1
28-30 Abbots Avenue West	5	1	4	0	0	0	0	0	1
St. Brelades Place	8	0	5	0	1	0	2	0	0
2-36 Beech Road	11	0	6	0	0	0	3	2	0
15-23 Central Drive	5	0	4	0	0	0	0	0	1
38-52 Newhouse Park	8	0	3	1	0	0	3	1	0
191-205 Cell Barnes Lane	6	0	5	0	0	0	1	0	0
121-125 & 138-146 Lower Luton Road, Harpenden	3	0	2	0	0	0	0	0	1
81-97 Old Watford Road	6	0	4	0	0	0	2	0	0
95-127 Oakwood Road	9	0	6	1	1	0	0	0	1
2A Tippetdell Lane & Watford Road	10	0	6	1	1	0	2	0	0
2-30 How Wood	13	0	10	1	0	0	2	0	0
Park Street Lane	8	0	2	0	0	1	2	0	3
TOTALS	171	9	107	10	9	2	26	7	11

- 2.70 There are other retail / service areas around the District, which although they are not within the shopping hierarchy, are still monitored. These are listed below with vacancies and use class mix. Here, too, vacancy rates are low, again 8% with 29 vacant units out of a possible 351. In comparison to 2017-18 the number of other retail /service areas vacant units around the District has increased from 12 to 29, although the number of shopfronts has increased from 339 to 351. This has increased the vacancy rate from 4% to 8%.



Address	No of units	Vacant Units	A1	A2	A3	A4	A5	SG	Mixed /Other
St Albans – Peripheral to Central Area									
1-39 Catherine Street	11	1	7	0	2	0	1	0	1
8-28 Catherine Street & 93 St. Peter's Street	7	0	4	0	2	0	0	1	0
Heritage Close	8	2	6	0	2	0	0	0	0
1-23 Holywell Hill	12	0	7	0	1	1	0	0	3
2-34 Holywell Hill	15	4	6	5	4	0	0	0	0
1-9 London Road	5	1	3	1	0	0	0	1	0
2-46 London Road	18	3	9	5	0	2	1	0	1
61-85 St. Peter's Street	13	1	7	2	3	0	0	0	1
1 Spencer Street	1	0	1	0	0	0	0	0	0
1-11 The Colonnades Verulam Road/Upper Dagnall Street	6	2	2	0	3	0	0	0	1
41-63 Catherine Street	10	0	7	2	0	0	0	0	1
6-14 Hatfield Road	4	0	2	0	2	0	0	0	0
61-63 Lattimore Road & 80/80A Victoria Street	5	0	3	0	0	0	1	0	1
13-29 London Road & 1-9 Marlborough Road	9	1	4	4	0	0	1	0	0
67-89 London Road	6	0	3	1	1	0	1	0	0
92-164 London Road	30	0	15	1	5	1	6	1	0
113-117 London Road & 1-6 Francis Court	5	3	0	3	1	0	0	1	0
4 St. Peters Street- Forrester House & 1-9 Victoria Street	14	1	7	7	0	0	0	0	0
Lockey House - 30 St. Peters Street	7	1	2	4	0	0	0	0	0
95-101A St. Peters Street	5	0	1	1	2	0	0	0	1
109-117 St Peters Street	4	0	4	0	0	0	0	0	0
4A-24 Spencer Street	3	0	1	0	1	0	0	0	1
1-13 Verulam Road	5	0	3	0	2	0	0	0	0
2-6 Victoria Street	3	0	2	1	0	0	0	0	0
Victoria Parade & 95-143 Victoria Street	16	0	11	2	1	0	0	0	2
126 Victoria Street-Horn Of Plenty	3	0	1	0	0	2	0	0	0
145-161 Victoria Street	10	0	6	0	3	0	1	0	0
1-7 Waddington Road	5	0	3	0	2	0	0	0	0
Total	240	20	127	39	37	6	12	4	13
Harpenden – Peripheral to Central Area									
4-6 Church Green & 52-104 High Street	27	4	10	0	2	0	2	1	1
33-61 High Street	24	2	16	2	1	1	1	0	3



Address	No of units	Vacant Units	A1	A2	A3	A4	A5	SG	Mixed /Other
12-14 Leyton Road	3	0	3	0	0	0	0	0	0
65-73 High Street	7	0	4	1	1	0	0	0	1
1A-3 & 2-4 Vaughan Road and 1-3 Clayton House	8	0	3	0	4	0	0	0	1
Total	69	6	36	3	8	1	3	1	6
Out of Centre Areas									
19-23 & 40-42 Sandridge Road, St. Albans	0	0	0	0	0	0	0	0	0
399-421 & 444 Hatfield Road, St. Albans	11	3	6	1	3	0	1	0	0
211-217 & 243-249 Camp Road St. Albans	1	0	1	0	0	0	0	0	0
60, 61 & 63 Russet Drive, Hill End, St. Albans	7	0	4	0	1	0	0	0	2
381-397 Luton Road, Harpenden, St. Albans	5	0	3	0	0	0	0	0	2
95-105 Luton Road Harpenden, St. Albans	3	0	3	0	0	0	0	0	0
50-54 Westfield Road, Harpenden	3	0	3	0	0	0	0	0	0
103-107 Station Road, Harpenden	3	0	3	0	0	0	0	0	0
1-5 Shenley Lane, London Colney	2	0	0	0	1	0	1	0	0
19-27 Blackboy Wood, Bricket Wood	2	0	1	0	1	0	0	0	0
15 & 8-116 High Street, Colney Heath	5	0	2	0	0	0	1	0	2
Total	42	3	26	1	6	0	3	0	6



Miscellaneous

Policy Topic – Infrastructure

- 2.71 The draft Local Plan lists essential, development related, infrastructure proposals in an Infrastructure Delivery Schedule (IDS). More information is available at Appendix 5. In addition the Council prepares and regularly updates a supporting Infrastructure Delivery Plan (IDP). The AMR provides a summary of developer funding for infrastructure and other types of contribution (e.g. land or provision in kind).
- 2.72 The information below is included in the AMR for the first time this year. Initially, for comparative purposes, information is provided for both the current monitoring year and the previous year; 2017-18.
- 2.73 **13 - Financial contributions received through development (Planning obligations / Community Infrastructure Levy), by purpose**
- 2.74 Planning obligations (legally binding commitments, usually in the form of an agreement under Section 106 of the Planning Acts) are sometimes placed on developers gaining planning permission. They play an important role in mitigating the impact of development through the provision of funds or actions taken in association with the development. Funding can be required for a variety of uses such as libraries, education, transport and leisure. Total sums agreed or other commitments made during the monitoring year are summarised below. More detailed information can be found at Appendix 4.
- 2.75 Over the last three financial years just over £2m has been paid to SADC and a further £1.1m to HCC, giving a total of just over £2.6m over three years. Total sums paid are listed below and detailed payments can be found at Appendix 4.

Received by SADC			
Year	Affordable Units/£	Parks, Sport, Leisure	Total
2018-19		£404,217.14	£404,217.14
2017-18	£527,383.18	£249,184.59	£776,567.77
2016-17		£803,676.02	£803,676.02
Total	£527,383.18	£1,457,077.75	£1,984,460.93



Received by HCC				
Year	Libraries	Transport	Education, Youth	Total
2018-19	£75,839.53	£44,905.93	£1,031,476.16	£1,152,221.62
2017-18	£39,707.54	£113,593.44	£212,316.21	£365,617.19
2016-17	£32,844.68	£225,779.00	£455,104.72	£713,728.40
Total	£148,391.75	£384,278.37	£1,698,897.09	£2,231,567.21

- 2.76 Obligations to the value of £2,308,540.53 were made during the financial year 2018–19. The monies will be received at various stages during the construction of the developments. £241,866 will be received by HCC. £1,479,118.27 will be received by SADC. A sum of £587,556.26 has been agreed for the NHS.

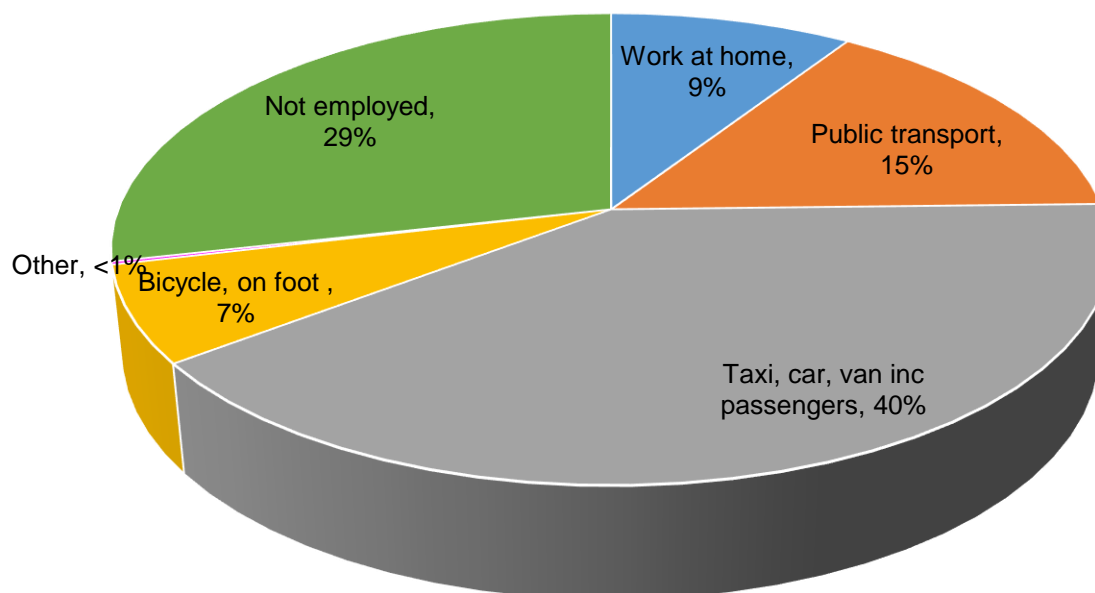
Category	Total	Payee
Transport	£238,250	HCC
Education and Youth	£407	HCC
Libraries	£3,209	HCC
Total to HCC	£241,866	HCC
Health Care	£587,556.26	NHS
Total to NHS	£587,556.26	NHS
Parks, Leisure and Sport	£700,336.27	SADC
Affordable Housing	£778,782 + 174 Units	SADC
Total to SADC	£1,479,118.27	SADC
Total	£2,308,540.53	HCC + NHS + SADC

Policy Topic – Transport Strategy

- 2.77 **14 - Journeys to work by modal choice (measured at census dates, or by local survey if available)**
- 2.78 The overall aim of the local transport strategy is to encourage the use of active transport (walking and cycling) and public transport (train, bus, demand-responsive vehicles/shared vehicles) and to reduce the use of the private car, especially for solo occupation. Analysis of data from the census indicates that in the District 40% of journeys to work are taken by car, van or taxi compared to 15% by public transport and 7% by bicycle or on foot. Even though the use of public transport seems low, in the rankings St Albans score quite highly for train journeys to work for national local authorities, ranking of 13 out of 348 local authorities. This reflects the high number of commuters into London residing in St Albans. Change over time will be recorded when new census data is available.



Journeys to Work



2.79 Journeys to Work Data Table

Mode of Transport	People	%	Mode of Transport	People	%
Work mainly at or from home	9,221	9.2	Driving a car or van	37,230	37.3
Underground, metro, light rail, tram	632	0.6	Passenger in a car or van	2,118	2.1
Train	13,052	13.1	Bicycle	1,185	1.2
Bus, minibus or coach	1,682	1.7	On foot	5,422	5.4
Taxi	167	0.2	Other method of travel to work	231	0.2
Motorcycle, scooter or moped	438	0.4	Not in employment	28,485	28.5

2.80 Local Authority/Unitary Authority Rankings Nationally (1 to 348)

Mode of Transport	Ranking	Mode of Transport	Ranking
Work mainly at or from home	75	Driving a car or van	224
Underground, metro, light rail, tram	63	Passenger in a car or van	243
Train	13	Bicycle	207
Bus, minibus or coach	244	On foot	216
Taxi	243	Other method of travel to work	303
Motorcycle, scooter or moped	213	Not in employment	319



- 2.81 **15 - Progress of delivery of transport infrastructure for 'Broad Locations for Development' as set out in the Infrastructure Delivery Schedule**
- 2.82 The IDS includes proposals for new transport infrastructure; fully or partly funded through development. Progress in respect of Local Plan Proposals will be reported in future years as the Plan is implemented. The IDS can be found at Appendix 5.

Policy Topic(s) – Education; Community, Leisure and Sports Facilities; Green Infrastructure

- 2.83 **16 - Delivery of additional forms of entry (by primary and secondary)**
17 - Delivery of new community, leisure and sports facilities
18 - Quantity of new publically accessible open space provided (by type)
19 - Area of Green Belt (Hectares)
- 2.84 Delivery of these facilities will recorded and listed as the Local Plan progresses. There is no data to record at present. Provision will be as set out in the IDS which can be found at Appendix 5.

Policy Topic – Metropolitan Green Belt

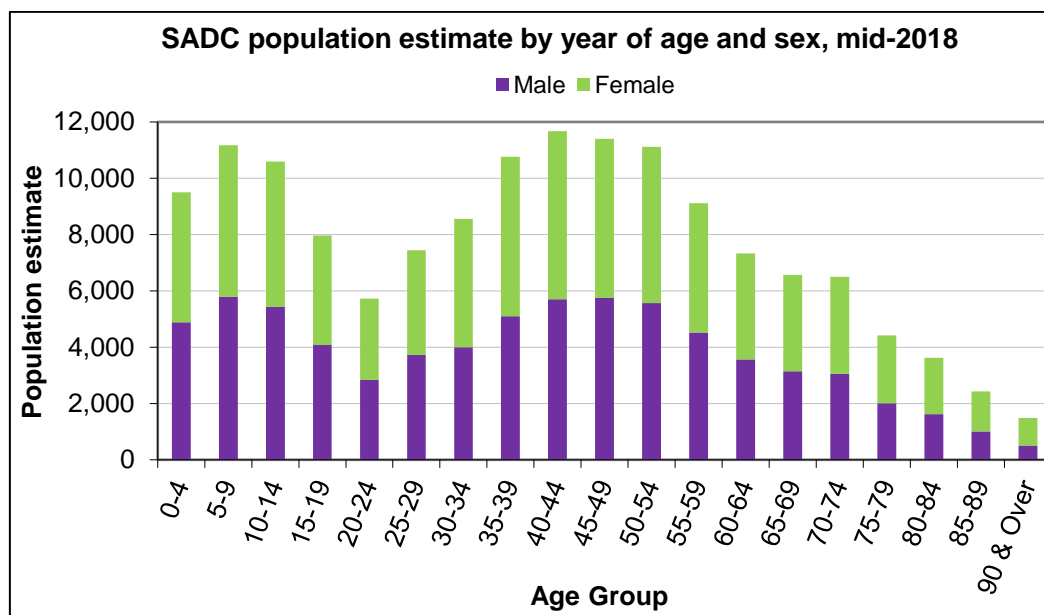
- 2.85 The Green Belt prevents urban sprawl. The Green Belt area in St Albans in 2019 is 13,140 hectares. The Council attaches great importance to protecting it from inappropriate development. The Local Plan target is no net loss of Green Belt over the Plan period other than for the essential developments at the Broad Locations for development proposed in the Plan. The necessary provision of new housing and employment land in the Plan will result in a loss of 525.3 hectares of Green Belt (4% of the 2019 area) through removal of land from the Green Belt.



3 Contextual Indicators and Census Data

SADC Population Estimate

3.1 Graph of population estimate for SADC by year of age and sex, mid-2018



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<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>

Population by Age

3.2 Table of population estimate for SADC by year of age and sex, mid-2018

Age Group	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49
Male	4,886	5,790	5,428	4,078	2,839	3,723	3,994	5,097	5,706	5,748
Female	4,621	5,381	5,168	3,885	2,882	3,721	4,560	5,667	5,967	5,655
Male & Female (Total)	9,507	11,171	10,596	7,963	5,721	7,444	8,554	10,764	11,673	11,403

Age Group	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85 - 89	90 and over	All ages (Total)
Male	5,565	4,516	3,560	3,139	3,059	2,011	1,616	1,007	505	72,267
Female	5,546	4,600	3,764	3,424	3,445	2,408	2,009	1,422	981	75,106
Male & Female (Total)	11,111	9,116	7,324	6,563	6,504	4,419	3,625	2,429	1,486	147,373

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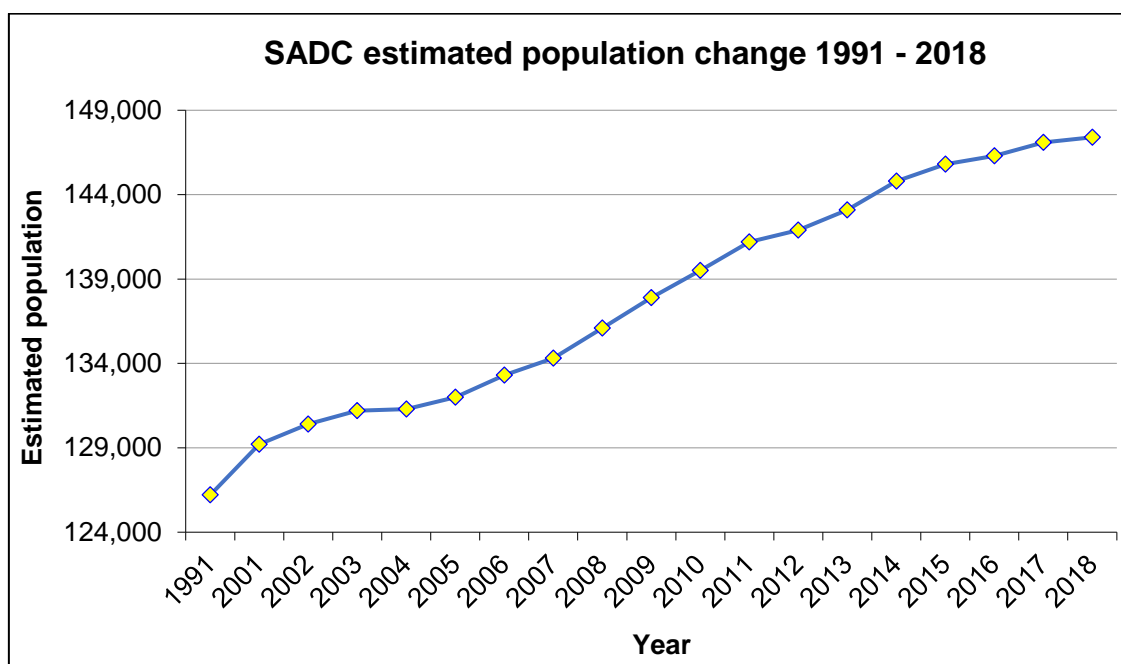
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<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>



Population Change

3.3 Graph of estimated population change for SADC, 1991-2018



Updated June 2019 © Crown copyright 2019

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

3.4 Table of estimated population change for SADC, 1991-2018

Year	1991	2001	2002	2003	2004	2005	2006	2007	2008	2009
Estimated Population	126,200	129,200	130,400	131,200	131,300	132,000	133,300	134,300	136,100	137,900
Change from previous year	-	3,000	1,200	800	100	700	1,300	1,000	1,800	1,800
Change from previous year (%)	-	2.32	0.92	0.61	0.08	0.53	0.98	0.74	1.32	1.31

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018
Estimated Population	139,500	141,200	141,900	143,100	144,800	145,800	146,300	147,100	147,400
Change from previous year	1,600	1,700	700	1,200	1,700	1,000	500	800	300
Change from previous year (%)	1.15	1.20	0.49	0.84	1.17	0.69	0.34	0.54	0.20

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



	Number	Percent
SADC estimated population increase since 1991	21,200	16.80
SADC estimated population increase since 2001	18,200	14.09
SADC estimated population increase since 2011	6,200	4.39

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Census data 1991

Ethnic Population

3.4 Table of Ethnic Population of SADC (2011 Census)

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

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

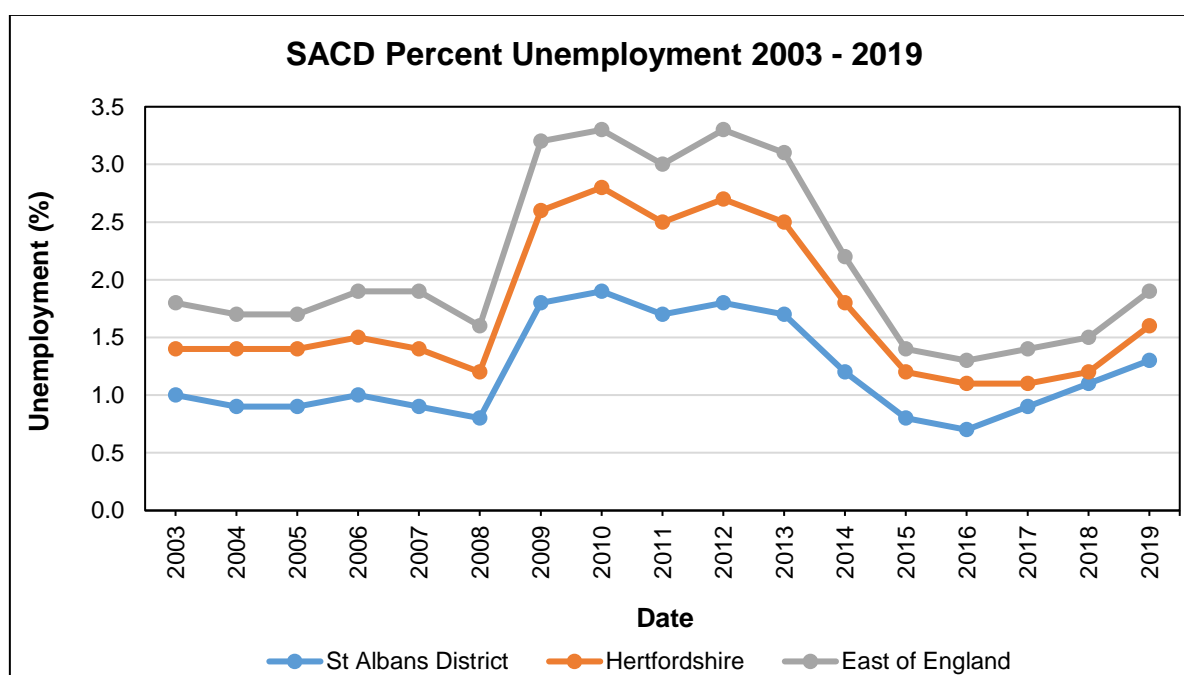
<https://www.nomisweb.co.uk/census/2011/ks201ew>



Unemployment

3.5 Unemployment can usefully be compared to County and regional rates. Since 2012, local unemployment followed a general downward trend, although this has increased slightly since 2016. Figures in SACD follow the regional pattern, although the rate is considerably less; where unemployment stands at 1.9% in the East of England and 1.6% in Hertfordshire, in SACD it is 1.3%. The data used to produce these statistics derives from the Claimant Count, not the Labour Force Survey.

3.6 Graph of unemployment in SACD 2003 – 2019 (based on figures for March)



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Source: Office for National Statistics licensed under the Open Government Licence, Claimant Count data – Measure: Claimants as a proportion of residents aged 16-64 (from NOMIS)

<https://www.nomisweb.co.uk/datasets/ucjsa>



3.7 Table of unemployment in SACD 2003 – 2019 (based on figures for March)

Date	St Albans District		Hertfordshire		East of England	
	Claimant Count	Claimant Count (%)	Claimant Count	Claimant Count (%)	Claimant Count	Claimant Count (%)
March 2003	875	1.0	9,370	1.4	62,505	1.8
March 2004	730	0.9	9,310	1.4	60,800	1.7
March 2005	755	0.9	9,215	1.4	60,705	1.7
March 2006	880	1.0	10,580	1.5	68,915	1.9
March 2007	775	0.9	9,975	1.4	69,200	1.9
March 2008	710	0.8	8,390	1.2	59,090	1.6
March 2009	1,610	1.8	18,215	2.6	118,440	3.2
March 2010	1,715	1.9	19,790	2.8	121,370	3.3
March 2011	1,475	1.7	17,915	2.5	112,135	3.0
March 2012	1,620	1.8	19,125	2.7	123,130	3.3
March 2013	1,530	1.7	18,080	2.5	116,460	3.1
March 2014	1,050	1.2	13,135	1.8	83,270	2.2
March 2015	740	0.8	8,960	1.2	54,075	1.4
March 2016	670	0.7	8,140	1.1	49,750	1.3
March 2017	780	0.9	8,285	1.1	51,160	1.4
March 2018	1,000	1.1	9,065	1.2	56,565	1.5
March 2019	1,195	1.3	11,640	1.6	73,410	1.9

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Source: Office for National Statistics licensed under the Open Government Licence, Claimant Count data – Measure: Claimants as a proportion of residents aged 16-64 (from NOMIS)

<https://www.nomisweb.co.uk/datasets/ucjsa>

Average Earnings

3.8 Table of Average Earnings in SACD 2018, by Residence

Provisional Earnings by Residence 2018			
Gross weekly pay - Median	SACD	East	Great Britain
Full-time employees	£813.10	£590.30	£571.10
Male full-time employees	£955.70	£639.80	£612.20
Female full-time employees	£694.50	£521.20	£510.00

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

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityashtable8>



3.9 Table of Average Earnings in SCD 2018, by Workplace

Provisional Earnings by Workplace 2018			
Gross weekly pay - Median	SACD	East	Great Britain
Full-time employees	£604.60	£558.10	£570.90
Male full-time employees	£642.20	£602.30	£611.80
Female full-time employees	£533.20	£493.10	£509.80

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

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofworkbylocalauthorityashtable7>

Self-Build and Custom Housebuilding Register

- 3.10 The Government wants to encourage and enable people to build homes of their own. To this end, the Self-build and Custom House Building Act 2015 has now been implemented. In accordance with the Act, since 1 April 2016 Local Authorities are required to maintain a Self-build and Custom Housebuilding Register. The Register records individuals and associations who are seeking to purchase a serviced plot of land upon which to build a house to live in. To date, only basic Register data has been collected, but in future further data will be requested to ascertain the demographic profile of those who register and to understand needs and effective demand in more detail.
- 3.11 Local Authorities also have a duty to ensure that enough plots are available to meet local demand for self-build. In considering whether a home is a self-build or custom build home, Planning Policy Guidance (PPG) states that 'relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout'. It also states that the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) 'does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals'. With this in mind, in order to monitor the development of self-build, the Council identifies a development as being self-build if the applicant's address matches the site address.
- 3.12 During 2017-18, permission was granted on 19 sites for self-build, with a further 19 sites during 2018-19. These sites were all on previously developed land, where permission was granted for a replacement dwelling. There are no permissions granted for serviced plots, however the draft Local Plan includes a provision of 3% self-build on all Broad Locations allocated for residential development.
- 3.13 Annual total Register entries are listed in the table below. The first time period, for 2016, is from 1 April to 30 October. All subsequent years are measured from 31 October to the following 30 October.



3.14 Table of Self-build and Custom Housebuilding Registrations 2016 – 2019

Period	Number of Registrations		
	Individuals	Associations	Persons in Association
2016	108	0	0
2016 - 2017	140	1	4
2017 - 2018	104	0	0
2018 - 2019	87	0	0
Total	439	1	4



4 Appendices

Appendix 1

Information Underpinning the Housing Trajectory

1. This monitoring report contains a housing trajectory with a base date of 1 April 2019. Estimates of future housing supply are detailed from 2019 onwards until 2036, in line with the draft Local Plan period of 1 April 2020 – 1 April 2036.
2. Estimates of the dates for future completions have been 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 with a net gain of 4 or fewer dwellings)
 - Windfall allowance
3. In the schedule at the end of this appendix, each site is placed in one of the following categories, depending on which stage it has reached in the planning process:
 1. 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. Outline only
 5. Where full, outline or reserved matters at post committee resolution subject to S106 negotiations
 6. With application submitted
 7. Allocation only
 8. Strategic Housing Land Availability Assessment (SHLAA) Sites and Other sites.
 9. Garage Sites Program
 10. Office to Residential Prior Approval (10% discount)

The schedule lists large sites only. District Local Plan Review 1994 reference numbers have been used where appropriate, and other reference numbers have been subsequently added. Small sites, conversions and pre-applications are included in the totals but are not individually listed.

Total 5 year housing land supply at 1 April 2019 (From period 2019/20 to 2023/24)	2,021 dwellings
Total 5 year housing land supply at 1 April 2019 (896 dwellings per annum + 20% Buffer) (From period 2019/20 to 2023/24)	1.9 years



Housing Trajectory 1 April 2019

	Land Supply 1 April																		
		5 Year Land Supply																	Total
Description	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2019-36
Under construction	300	220	259	178	135	126	147	10	0	0	0	0	0	0	0	0	0	0	1,375
With planning permission (full or reserved matters covering whole site)	0	0	11	72	187	65	62	31	27	0	0	0	0	0	0	0	0	0	455
Small Sites with permission*	48	60	62	59															229
Conversions with permission*	33	54	55	35															177
With outline permission with part(s) covered by reserved matters																			0
Outline only	0	0	0	8	-2	16	10	10	0	0	0	0	0	0	0	0	0	0	42
Where full, outline or reserved matters at post committee resolution or subject to S106 negotiations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
With application submitted	0	0	-24	20	27	28	53	49	40	0	0	0	0	0	0	0	0	0	193
With pre-application discussions occurring	0	0	6	0	3	24	14	7	10	10	10	0	0	0	0	0	0	0	84
Allocation only	0	0	0	0	0	11	11	18	0	0	0	0	0	0	0	0	0	0	40
SHLAA Sites and other sites	0	0	0	0	0	0	10	30	0	0	0	0	0	0	0	0	0	0	40
Garage Sites Program	27	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
Windfall Allowance	0	62	92	105	111	123	123	123	123	123	123	123	123	123	123	123	123	123	1,968
Office to Residential Prior Approval (10% discount**)	225	111	5	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	379
Unanticipated delay factor***	0	-65	-65	-65	-65	-65	0	20	24	25	32	32	32	32	32	32	32	32	0
Total	633	441	407	411	434	328	430	298	224	158	165	155	155	155	155	155	155	155	5,014
*90% assumption on unstarted permissions **10% discount on unstarted permissions ***Unanticipated delay factor on unstarted permissions																			



Housing Trajectory Schedule 1 April 2019

Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
1. Under construction																									
RH1	5/2016/3181 5/2016/1016 5/1973/0641 5/2014/1882	Development at Tuffnells Way, Derwent Road, Harpenden	118		117	16	1																	17	Permission 1973 being built at slow rate. Permissions being updated. Greenfield
TBA110	5/2016/1829 5/2014/2917	James Marshall House, Leyton Road, Harpenden	38		38	38																		38	PDL
TBA60	5/2016/0669	Harpenden House Hotel, 18 Southdown Road, Harpenden	37		22	22	15																	37	PDL
TBA128	5/2017/1336	St Margarets Flats, 5 Crossway, Harpenden	11	-5	6	11																		11	PDL
TBA129	5/2016/0037	The Barley Mow PH, Barley Mow Lane, St Albans	8	-1	-1	0		8																8	PDL
TBA1 Site A	5/2017/1550	Building Research Establishment (north & north east areas), Bucknalls Lane, Bricket Wood	100		60	60	20	20																100	Permitted under appeal. PDL
TBA133	5/2016/3141	81 Camp Road, St Albans	12		12	12																		12	PDL
TBA134	5/2016/2039	Betty Entwistle House, Holyrood Crescent, St Albans	40	-33	7	40																		40	PDL
TBA67	5/2013/2794	Station Yard, Codicote Road, Wheathampstead	5		5	5																		5	Demolition of industrial unit. PDL
TBA135	5/2015/3081	Stuart House, 149 London Road, St Albans	8		8	4																		4	PDL
TBA100	5/2016/3751	2 Sun Lane, Harpenden	6		6	6																		6	Allowed on appeal. PDL



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
TBA118	5/2018/1122	86-92 Victoria Street, St Albans	6		0	0	6																	6	PDL
1194	5/2015/1713 5/2009/2471 5/2014/0940	Beaumont School & land to north of Winches Farm, Hatfield Road, St Albans	75		10	10	17	24	24															75	Reserved matters (5/2015/1713). GF
TBA136	5/2015/3706	Former Museum of St Albans, 9a Hatfield Road, St Albans	10		10	10																		10	PDL
TBA137	5/2016/1922	Avalon Hotel, 260 London Road, St Albans	7		7	7																		7	PDL
TBA127	5/2016/3603	11 West Way & Land r/o 3-13 West Way, Harpenden	7	-1	4	5	2																	7	PDL
TBA108	5/2015/0929	Land To Rear Of Porters Wood House, Sandridge Park, Porters Wood, St Albans	10		10	10																		10	PDL
RS87	5/2012/3128 5/2017/1469	London Road, Alma Road, (Evershed Site), St Albans	80		80	2																		2	Site owned by Spen Hill/Tesco. PDL
TBA24	5/2016/3802 5/2018/0716	Beaumont Works, Sutton Road, St Albans	58		30	30		14	14															58	Adjacent to similar sites approved in recent years. PDL
RC2A	5/1996/0917 5/1981/1171 5/1995/1560 5/1971/2318	Forge End, Nokeside, Chiswell Green	84		79	0			5															5	Vacant plots to allow future access to land beyond. No further construction anticipated. PDL
TBA138	5/2007/1019	13+15, Penn Road & R/O, Bluebell Close, How Wood	7	-2	2	0																		0	No further construction anticipated. PDL (Partially superseded by 5/2009/1647).
TBA139	5/2017/3086	Woodland Court, Soothouse Spring, St Albans	10	-4	-4	-4		10																6	PDL
TBA140	5/2017/3208	238 London Road, St Albans	14	-1	10	10	3																	13	



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
TBA141	5/2017/0778	Linley Court, Valley Road, St Albans	28	-28	-28	-28	28																	0	PDL
TBA14	5/2017/1060	Civic Centre (Whole, including Civic Centre South)	86		0	0		15	30	25	16													86	Herts House has 23 under Prior approval, listed below. Police Station site is vacated. PDL
TBA142	5/2018/1156	37, 39 & 41, Hollybush Lane, Harpenden	8	-2	-2	-2		4	4															6	PDL
TBA143	5/2015/3358	Outbuildings R/O & 82, 84, 86 & 86A, High Street, Redbourn	5	-2	-2	0	5																	5	PDL
TBA144	5/2016/3561	Grange Street Sports And Social Club, 8, Grange Street, St Albans	5	-1	-1	0	5																	5	PDL
TBA145	5/2017/1839	66, 68 & 68a Stanhope Road and 5, 6 & 7 Ninedells Place, St Albans	5	-2	3	3																		3	PDL
TBA146	5/2017/3001	Wavell House, Cell Barnes Lane, St Albans	24	-31	-31	-31		24																-7	PDL
TBA147	5/2018/0526	102 Ashley Road, St Albans	6		0	0		6																6	PDL
TBA148	5/2018/2591	22-24 Marlborough Road, St Albans	7		0	0		7																7	PDL
TBA14	5/2018/2612 5/2017/2329	Hertfordshire House, Civic Close, St Albans	24		0	0	24																	24	Full planning permission supersedes Office to Residential Prior Approvals 5/2016/2834 5/2016/3635 5/2017/2329 5/2014/2428. PDL



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
RG11	5/2013/2589 5/2019/1291	Oaklands College, Smallford Campus, Hatfield Road, St Albans	381		0	0	40	60	60	60	60	101												381	Comprehensive redevelopment to provide new and refurbished college buildings to residential (348 C3 dwellings). Allowed on appeal. GF. Conversion ratio of 2.5 applied to 83 student accommodation bedrooms (C2 Use Class), C3 dwellings equivalent = 33 dwellings (83 / 2.5 = 33 [nearest whole number]).
TBA149	5/2014/1450	Gorhambury House, Gorhambury, St Albans	5	-1	0	0	-1	5																4	PDL
TBA87	5/2017/2438	Provence Private Hire, Heath Farm Lane, St Albans	11		0	0	11																	11	New permission following lapse of 5/2008/0314. S106 signed May 2016. PDL
TBA63	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	-8	0		14																14	S106 signed. PDL
TBA109	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	0	0	-2		11															9	Non resi part of development started 2016. PDL
TBA130	5/2017/2024	Goldring Court, Goldring Way, London Colney	6		6	6																		6	Part of Napsbury. PDL (Completed)
TBA2	5/2015/0990	Land At Harperbury Hospital, Harper Lane (Kingsley Green)	206		0	0		20	30	50	50	46	10											206	Large scale redundant buildings. Permission Granted subject to S106. PDL



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
TBA120	5/2017/3155	Maryland Convent And Residential Home, 29 Townsend Drive, St Albans	45		45	45																		45	Age restricted (over 55s). PDL
TBA117	5/2015/2871 5/2016/3811	223a Hatfield Road, St Albans	14		0	0		14																14	PDL
TBA150	5/2016/0331 5/2016/2469 5/2016/2761	221 and 221a, b & c Hatfield Road, St Albans	14		0	0		14																14	Next to Vintage Emporium. PDL
TBA151	5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8		0	0	8																	8	
TBA152	5/2018/0130	Holly Lodge, 12 Clarence Road, Harpenden	6		0	0	6																	6	COU from care home. PDL
TBA196	5/2014/1238	St Matthews Residential Care Home, Chequer Lane, Redbourn	9	0	9	9																		9	Conversion ratio of 1.8 applied to 16 bedrooms (C2 Use Class). C3 dwellings equivalent = 9 dwellings (16 / 1.8 = 9 [nearest whole number]).
TBA198	5/2018/0543	Taras Retreat Care Home and School Cottage, High Street, Sandridge	8	-1	-1	-1	8																	7	Conversion ratio of 1.8 applied to 14 C2 bedrooms. C3 dwellings equivalent = 8 dwellings (14 / 1.8 = 8 [nearest whole number]).
TBA51	5/2013/2454 5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans	29		5	5	24																	29	Full Application refused. PDL
Total			1,716	-125	513	300	220	259	178	135	126	147	10	0	0	0	0	0	0	0	0	0	0	1,375	
2. With planning permission (full or reserved matters covering whole site)																									
TBA153	5/2016/3805	103-105 St Peters Street, St Albans	13		0	0				13														13	



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
TBA116	5/2017/0014 5/2013/3505	52 Victoria Street, St Albans	5		0	0		5																5	PDL
TBA154	5/2017/2099	115 London Road, St Albans	6		0	0		6																6	
TBA43	5/2018/2385 5/2018/2118 5/2014/3250	HSBC, Smug Oak Lane, Bricket Wood	138		0	0				15	35	30	31	27										138	Sold by HSBC to residential developer. Allowed on Appeal. PDL
TBA131	5/2017/3593	98 Harper Lane, Shenley	9	-1	0	0		-1	9															8	
TBA195	5/2017/3185	60 Victoria Street, St Albans	8		0	0			8															8	In addition to 5/2017/3015 PA for 9
TBA89	5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107		0	0			20	25	30	32												107	Employment area. Previous approaches unacceptable. 5/2018/0095 for 107 granted. PDL
TBA155	5/2018/0973	ASR House, Arden Grove, Harpenden	8		0	0		8																8	In addition to 5/2016/1990 PA for 16 dwellings below
TBA156	5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	0	0		-1	5															4	
TBA157	5/2018/1463	2 Salisbury Avenue, Harpenden	10	-1	0	0		-1	5	5														9	
TBA158	5/2018/2611	Stakers Court, Milton Road, Harpenden	8		0	0		4	4															8	
TBA159	5/2017/1507	Abbott House, Everard Close, St Albans	25		0	0				25														25	Permission for additional 25 dwellings granted in car park (on appeal), in addition to 90 dwellings for PA (Office to Resi) 5/2016/3514 and 5/2018/0177 below
TBA160	5/2018/0644	1 Mount Pleasant, St Albans	6	-1	0	0		-1		5														4	
TBA161	5/2018/2393	25 Vaughan Road, Harpenden	5		0	0		5																5	



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
TBA162	5/2017/2114	1 Sandridge Road, St Albans	25	-13	0	0		-13		25														12	5/2017/2114 allowed on appeal. Forty five bedrooms (C2 use class) care home with associated landscaping following demolition of existing (resubmission following withdrawal of 5/2016/3389). Conversion ratio of 1.8 applied to 45 C2 bedrooms. C3 dwellings equivalent = 25 dwellings (45 / 1.8 = 25 [nearest whole number]).
TBA70	5/2017/1149 Site B	Ziggurat House (Car Park), St Albans	74		0	0				74														74	Further development of site for new build on car park. Scale and materials issues but substantial scale possible. 5/2017/1149 refused - allowed under appeal. PDL. Permission 5/2018/2525 for 5 additional dwellings on roof granted.
TBA132	5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	7		0	0			7															7	
TBA163	5/2018/1560	1a Catherine Street, St Albans	6		0	0			6															6	
TBA164	5/2018/1867	York House, Guildford Road, St Albans	8		0	0			8															8	
Total			473	-17	0	0	0	11	72	187	65	62	31	27	0	0	0	0	0	0	0	0	0	455	



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments	
4. Outline only																										
TBA83	5/2015/0644 5/2015/3428 5/2017/0634	Radio Nurseries & 54 Oaklands Lane	28	-10	0	0				-10	8	10	10												18	GB. GF.
TBA33	5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	24		0	0			8	8	8														24	Vacant land. Ongoing discussions over most appropriate uses, including residential. GF
Total			52	-10	0	0	0	0	8	-2	16	10	10	0	0	0	0	0	0	0	0	0	0	0	42	
5. Where full, outline or reserved matters at post-committee resolution subject to S106 negotiations																										
RS102		Former Ariston Works, (Fire Station), Harpenden Road, St Albans	48		0	0																			0	Being sold for residential by HCC. Council resolved to approve if a planning agreement is completed. Land Stability Report to be updated by HCC following emergence of sinkhole in nearby area. PDL
Total			48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6. With application submitted																										
TBA13	5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane, near Hemel Hempstead	120		0	0						40	40	40											120	
TBA165	5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	5		0	0			5																5	
TBA166	5/2018/3402	238 and Land R/O 238a London Road, St Albans	6		0	0			6																6	
TBA167	5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5		0	0					5														5	



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments	
TBA168	5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28		0	0		4	9	9	6													28		
TBA169	5/2018/3132	Mereden Court, Tavistock Avenue, St Albans	18	-28	0	0		-28		18														-10		
TBA170	5/2018/2000	22-24 Grove Road, Harpenden	39		0	0					17	13	9											39		
Total			221	-28	0	0	0	-24	20	27	28	53	49	40	0	0	0	0	0	0	0	0	0	193		
7. Allocation only																										
RS46		Jewson Depot, Cape Road, St Albans	20		0	0																		0	Allocated for housing in District Local Plan Review 1994, Saved Policy 4. Jewson's unable to find a site to relocate their depot to. No construction anticipated. PDL	
RS95		222 London Road, St Albans	22		0	0					11	11												22	Site likely to be redeveloped for housing over time, as supported by District Local Plan Review 1994, Saved Policy 122. PDL	
RW2 (part)		South of bridleway, Codicote Road, Wheathampstead	18		0	0							18											18	Allocated for housing in District Local Plan Review 1994, Saved Policy 4. Former Murphy Chemicals site used as reed beds, until pollution reduced to make housing acceptable. PDL	
Total			60	0	0	0	0	0	0	0	11	11	18	0	0	0	0	0	0	0	0	0	0	40		



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
8. SHLAA Sites and other sites																									
TBA1 Site B		Building Research Establishment (north & north east areas), Bucknalls Drive, Bricket Wood	50		0	0																		0	Potential capacity for further 50. PDL
TBA71		North Orbital Road, St Albans	33		0	0																		0	Outline application 5/2013/3383 refused, appeal dismissed. Rear of Ayletts Nursery
RL974		72 High Street, London Colney	7		0	0																		0	Currently in employment use. Application for housing in 5/2006/1047 refused. PDL
TBA4		80-82 Mount Pleasant Lane, Bricket Wood	6		0	0																		0	Owner submitted application, then withdrew & ceased communication. Site subsequently sold. GF
TBA16		Cottonmill Youth Club, St Albans	8		0	0																		0	Council owned. Residential use likely over time. Mostly derelict. Application for 7 dwellings pending determination. PDL
TBA23		63 High Street, Harpenden	8		0	0							8											8	Residential likely over time. PDL
TBA50		The Cedars, part of St Albans City Hospital	12		0	0																		0	Residential use likely over time. PDL
TBA52		London Colney Recreation Centre	32		0	0						10	22											32	New Leisure Centre recently opened. Residential likely over time. PDL
TBA54		Former Station Yard and adj Land, Bricket Wood	12		0	0																		0	Residential use likely over time. PDL



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
TBA88		Pound Farm, Sandridge	10		0	0																		0	Mostly PDL
TBA55		Butterwick Adult Training Centre, Hixberry Lane, St Albans	20		0	0																		0	Residential use likely over time. PDL
Total			230	0	0	0	0	0	0	0	0	10	30	0	0	0	0	0	0	0	0	0	0	40	
9. Garage Sites Program																									
TBA182	5/2014/1931	Ladies Grove Garages, Ladies Grove, St Albans	4		4	4																		4	
TBA183	5/2015/2098	St Leonards Crescent Garages, St Leonards Crescent, Sandridge	8		8	8																		8	
TBA184	5/2015/2973	Langley Grove Garages, Langley Grove, Sandridge	15		15	15																		15	
TBA185	5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2		0	0		2																2	
TBA186	5/2018/2594	Garages, Noke Shot, Harpenden	3		0	0		3																3	
Total			32	0	27	27	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	
10. Office to Residential Prior Approval (Under Construction)																									
TBA92	5/2013/1382	Target House, 257-263 High Street, London Colney	10		8	0	2																	2	Prior Approval. PDL
TBA187	5/2016/3514 5/2018/0177	Abbott House, Everard Close, St Albans	90		62	62	28																	90	PDL
TBA107	5/2018/2525 5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, Grosvenor Road, St Albans (Site A)	130		90	90	40																	130	Full PDL



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
TBA188	5/2017/0210	81 Camp Road, St Albans	36		36	36																		36	In addition to 5/2016/3141 in section 1 above. PDL
TBA126	5/2016/1990	ASR House, Arden Grove, Harpenden	16		0	0	16																	16	In addition to 5/2018/0973 in section 2 above
TBA101	5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	19		7	7	7	5																19	Was for 14. 5/2017/2878 granted for 5 more
TBA104	5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood	48		30	30	18																	48	Supersedes 15/2473 for 17 dwellings. PDL
Total			349	0	233	225	111	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	341	

10. Office to Residential Prior Approval (With Permission)

Discussions with land owners where possible. Not all permissions will be built. 10% discount

TBA99	5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	12		0	0				12														12	Full
TBA125	5/2016/2422	Porters House, 4 Porters Wood, St Albans	21		0	0				21														21	
TBA189	5/2017/0144	Stroud Wood Business Centre, Frogmore	10		0	0																		0	
TBA190	5/2016/3585	45 Grosvenor Road, St Albans	83		0	0																		0	Site appears to be being refurbished for existing office use from recent survey/discussion with workers on site
TBA191	5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27		0	0																		0	Site appears to be being refurbished for existing office use
TBA192	5/2017/3252	62-72 Victoria Street, St Albans	18		0	0																		0	Site may be refurbished for existing office use
TBA193	5/2017/3015	60 Victoria Street, St Albans	9		0	0				9														9	5/2017/3185 pending for 8 more



Site Reference Number	Planning Application Reference Number(s)	Site Name/Address	Est. dwellings to be built	Losses	Net completions	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	Total (2019-36)	Comments
TBA194	5/2017/0699	Media House, 2 Sandridge Park, Porters Wood, St Albans	6		0	0																		0	Approved 28/04/2017
Total			186	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	
Total (with 10% discount)			167	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	38	
10. Office to Residential Prior Approval 10% discount (Under Construction & With Permission [10% discount]) - Total			516	0	233	225	111	5	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	379	



Appendix 2

Historic Tables

Table 1: Floor space gains and losses for B use class in the District

Figures are for Floor space Gains / Losses in sq. m (gross internal)

Table 1 includes a historic list of floor space gains and losses recorded through monitoring since 2004 for the whole District. Overall there has been a net loss of Business floor space in the District.

Year	Floor space	Use Class							Total
		B0	B1	B1a	B1b	B1c	B2	B8	
2004-05	Gain	9,359	0	3,492	24	0	0	540	13,415
	Loss	138	0	1,620	0	2,099	15,951	1,445	21,253
	Net	9,221	0	1,872	24	-2,099	-15,951	-905	-7,838
2005-06	Gain	17,253	0	8,104	0	0	0	0	25,357
	Loss	70	0	1,384	7,911	525	221	4,484	15,918
	Net	17,183	0	6,720	-7,911	-525	-221	-4,484	9,439
2006-07	Gain	0	250	5,501	1,640	0	0	6,224	13,615
	Loss	4,146	1,540	1,989	17,158	0	5,226	350	30,409
	Net	-4,146	-1,290	3,512	-15,518	0	-5,226	5,874	-16,794
2007-08	Gain	0	585	0	1,361	0	147	0	2,093
	Loss	0	1139	106	0	0	0	3,439	4,684
	Net	0	-554	-106	1,361	0	147	-3,439	-2,591
2008-09	Gain	7,944	0	1,222	1,650	594	0	298	11,708
	Loss	10,168	86	1,577	362	1,006	4,748	8,479	26,426
	Net	-2,224	-86	-355	1,288	-412	-4,748	-8,181	-14,718
2009-10	Gain	0	0	1,029	0	0	480	6,564	8,073
	Loss	0	132	8,970	0	97	480	1,990	11,669
	Net	0	-132	-7,941	0	-97	0	4,574	-3,596
2010-11	Gain	0	0	335	168	0	741	0	1,244
	Loss	544	811	2124	0	579	2,968	412	7,438
	Net	-544	-811	-1,789	168	-579	-2,227	-412	-6,194
2011-12	Gain	0	0	708	0	0	198	307	1,213
	Loss	0	190	2161	0	46	860	36	3,293
	Net	0	-190	-1,453	0	-46	-662	271	-2,080
2012-13	Gain	0	0	420	977	651	590	43	2,681
	Loss	0	0	6697	1153	1342	758	1648	11,598
	Net	0	0	-6,277	-176	-691	-168	-1,605	-8,917
2013-14	Gain	0	0	232	330	118	0	1,162	1,842
	Loss	0	0	3,581	0	0	7,500	1,070	12,151
	Net	0	0	-3,349	330	118	-7,500	92	-10,309
2014-15	Gain	0	1,019	1,661	2,720	2,061	2,342	4,119	13,922



	Loss	0	0	14,284	466	3,078	1,765	4,944	24,537
	Net	0	1,019	-12,623	2,254	-1,017	577	-825	-10,615
2015-16	Gain	0	0	0	0	0	0	1,870	1,870
	Loss	0	17	3,988	0	415	1,800	534	6,754
	Net	0	-17	-3,988	0	-415	-1,800	1,336	-4,884
2016-17	Gain	0	0	539	163	58	0	1,092	1,852
	Loss	0	2,074	16,349	3,489	219	2,757	5,655	30,543
	Net	0	-2,074	-15,810	-3,326	-161	-2,757	-4,563	-28,691
2017-18	Gain	0	1,430	3,616	0	680	2,920	4,245	12,891
	Loss	0	1,710	4,119	4,812	4,040	8,462	3,620	26,763
	Net	0	-280	-503	-4,812	-3,360	-5,542	625	-13,872
2018-19	Gain	0	0	90	0	546	949	821	2,406
	Loss	0	726	9,512	0	38	1,732	877	12,885
	Net	0	-726	-9,422	0	508	-783	-56	-10,479
Total 2004-19	Gain	34,556	3,284	26,949	9,033	4,708	8,367	27,285	114,182
	Loss	15,066	8,425	78,461	35,351	13,484	55,228	38,983	246,321
	Net	19,490	-5,141	-51,512	-26,318	-8,776	-46,861	-11,698	-132,139

Table 2: Floor space gains and losses for B use class in Employment/Regeneration Areas designated in the District Local Plan Review 1994

Figures are for Floor space Gains / Losses in sq. m (gross internal)

Table 2 includes a historic list of floor space gains and losses recorded through monitoring since 2004 for employment/regeneration areas designated in the District Local Plan Review 1994. Overall there has been a net loss of Business floor space recorded in employment areas.

Year	Floor space	Use Class							
		B0	B1	B1a	B1b	B1c	B2	B8	TOTAL
Total 2004-2010	Gain	34,556	835	13,782	3,035	594	0	6,635	59,437
	Loss	10,238	86	1,577	362	1,909	20,822	12,290	47,284
	Net	24,318	749	12,205	2,673	-1,315	-20,822	-5,655	12,153
Total 2010-2015	Gain	0	0	555	1,081	2,074	1,094	2,222	7,026
	Loss	0	286	4,176	1,346	4,175	1,470	5,791	17,244
	Net	0	-286	-3,621	-265	-2,101	-376	-3,569	-10,218
2015-2016	Gain	0	0	0	0	0	0	1,870	1,870
	Loss	0	0	0	0	0	0	1,843	1,843
	Net	0	0	0	0	0	0	27	27
2016-2017	Gain	0	0	0	0	58	58	0	116
	Loss	0	2,074	1,811	3,489	219	1,722	5,109	14,424
	Net	0	-2,074	-1,811	-3,489	-161	-1,664	-5,109	-14,308
2017-2018	Gain	0	1430	2,089	0	0	2,920	3,987	10,426
	Loss	0	1710	1,106	0	776	2,380	3,416	9,388



	Net	0	-280	983	0	-776	540	571	1,038
2018-2019	Gain	0	0	0	0	546	502	0	1,048
	Loss	0	682	284	0	0	681	404	2,051
	Net	0	-682	-284	0	546	-179	-404	-1,003
Total 2004-2019	Gain	34,556	2,265	16,426	4,116	3,272	4,574	14,714	79,923
	Loss	10,238	4,838	8,954	5,197	7,079	27,075	28,853	92,234
	Net	24,318	-2,573	7,472	-1,081	-3,807	-22,501	-14,139	-12,311

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

Source: SACDC and Hertfordshire County Council

Dwelling increase (gross)

Year	Previously Developed Land	Greenfield	Total	Previously Developed Land (%)
01-02	371	21	392	95
02-03	295	54	349	85
03-04	267	25	292	91
04-05	612	34	646	95
05-06	368	11	379	97
06-07	437	3	440	99
07-08	317	22	339	94
08-09	457	9	466	98
09-10	327	3	330	99
10-11	433	61	494	88
11-12	413	55	468	88
12-13	217	183	400	54
13-14	342	162	504	68
14-15	321	77	398	81
15-16	408	49	457	89
16-17	358	46	404	89
17-18	456	37	493	92
18-19	677	62	739	92
01-19	7,076	914	7,990	89

N.B. Previously Developed Land / Greenfield status of 1 additional dwelling not known. Total for 18-19 period is 739 dwellings

Affordable Housing Completions C3 Use Class (Net) through District Local Plan Review 1994 Policies

Year	Completions				Percent Affordabl e
	Annual Total	Affordable			
		Policy 7A/8	Other	Total	
94-95	418	26	70	96	23%
95-96	474	125	45	170	36%



96-97	238	8	49	57	24%
97-98	415	35	-41	-6	-1%
98-99	529	58	66	124	23%
99-00	600	32	-7	25	4%
00-01	415	4	26	30	7%
01-02	356	44	20	64	18%
02-03	301	26	19	45	15%
03-04	248	0	7	7	3%
04-05	601	206	37	243	40%
05-06	329	18	10	28	9%
06-07	377	0	10	10	3%
07-08	293	17	19	36	12%
08-09	398	85	7	92	23%
09-10	272	119	10	129	47%
10-11	382	102	13	115	30%
11-12	380	12	8	20	5%
12-13	320	75	30	105	33%
13-14	375	27	-69	-42	-11%
14-15	313	8	62	70	22%
15-16	396	83	14	97	24%
16-17	340	38	21	59	17%
17-18	385	95	11	106	28%
18-19	624	71	11	82	13%
Total	9,779	1,314	448	1,762	18%
Dw per Annum	391	53	18	70	18%



Appendix 3

Employment Land Availability

Table of Employment Land Availability by Type – Use Class B1 Business (1 April 2019)

Planning Application Reference Number	Site Address	Description	B1 Business Floor Space (m ²)
5/2005/2228	Plot 23 Porters Wood, St Albans	Demolition of auction centre & erection of industrial units	1,169
5/2015/3477	Butlers Yard, Drovers Way, St Albans	COU of Ground Floor For Flexible Use Classes B1/B1A, A1, A2, A3 And Gym	35
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	39
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	33
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	39
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	83



Planning Application Reference Number	Site Address	Description	B1 Business Floor Space (m ²)
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	61
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	78
5/2017/2360	Hertfordshire House, Civic Close, St Albans	COU of part of the basement and ground floor to a flexible commercial use (A1/A2/A3/B1/D1), replacement of the roof top plant room to create two residential units and alterations to the exterior of the building including infill at ground floor and associated landscaping	87
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden	COU of existing agricultural barn into mixed B1 / B8 to include a part cover mezzanine floor	150
5/2017/2915	69b High Street, Harpenden	COU B1 to B1 and D1 (medical)	9
5/2018/0403	New Mill, Lamer Lane, Wheathampstead	Prior Approval - COU of building from an agricultural building to a flexible use relating to A1 and B1	54
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	V/O Variation of Condition 3 (samples of materials), 4 (sample panels), 5 (new windows and doors), 7 (hard and soft landscaping), 13 (landscape management plan), 21 (drainage scheme), 26 (highways management plan), 28 (travel plan implementation), 29 (levels)	350
B1 Business Total			2,187



Table of Employment Land Availability by Type – Use Class B1(a) Offices (1 April 2019)

Planning Application Reference Number	Site Address	Description	B1(a) Offices Floor Space (m ²)
5/2010/1588	Porters Wood House & Oak Court Business Centre, Porters Wood, St Albans	Change of use from Class B1a (office), Class B1b (research and development) and Class B8 (storage or distribution) to Class B1a (office), two storey side and two storey rear extension following demolition of single storey workshop to rear, alterations to openings and erection of raised car park deck above existing car park to the rear of Oak Court	764
5/2015/3477	Butlers Yard, Drovers Way, St Albans	COU of Ground Floor For Flexible Use Classes B1/B1A, A1, A2, A3 And Gym	35
5/2016/1245	Sandridgebury Farm, Sandridgebury Lane, St Albans	Prior Approval - Change of use of agricultural barn to Class B1(a)(office) and Class D2 (assembly and leisure)	58
5/2016/2178	160-162, London Road, St Albans	COU of existing shop unit from A1 to become flexible use A1, A2, B1(a)	9
5/2016/3029	119 Hatfield Road, St Albans	Partial demolition and extension of existing structure to create part single part two storey building to use as Class A2 / B1(a)	24
5/2016/3852	40-42 London Road, St Albans	Demolition of existing building and construction of replacement building consisting of two ground floor Class A1 (retail) units, two first floor Class B1 (office) units and second floor storage	555
5/2017/0014	52 Victoria Street, St Albans	Demolition of buildings to the rear of the site, retention of frontage buildings and use of ground floor for Class A1 (retail) fronting Victoria Street and ancillary Class A1 (retail) or Class B1(a) (office) at ground floor of retained building to rear, conversion of first floor to create one, two bedroom and one, three bedroom self-contained flats, erection of two storey rear extension to retained frontage buildings to create one, two bedroom flat at first floor and part	68



Planning Application Reference Number	Site Address	Description	B1(a) Offices Floor Space (m ²)
		use of ground floor as garden rooms for the proposed semi-detached houses and part for Class A1 (retail) or Class B1 (a) (office) use ancillary to the use of the ground floor of the retained buildings and erection of two, three bedroom semi-detached houses with habitable roof space	
5/2017/2388	Unit 5a, Brick Knoll Park, St Albans	Creation of new office accommodation incorporating front and side extension with raising and alterations to the roof to create new first and second floors, alterations to materials and openings of elevations	356
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	Conversion of victorian barn into Class B1 office units and home gym at ground floor and one, two bedroom residential unit at ground and first floor with alterations to openings and insertion of roof light. New Class D2 stable block and farm office following demolition of two existing buildings with associated parking and landscaping	200
5/2017/3185	60 Victoria Street, St Albans	Extensions to provide eight residential units comprising six studio flats, one, one bedroom flat and one, two bedroom flat; second floor side extension to existing office building to provide additional office space; associated parking and landscaping	34
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	Retention of northern elevation to the Old Electricity Works building and adjoining facade of the warehouse building and demolition of all other existing buildings and construction of new buildings between two and six storeys in height to provide 107 flats (64 x 1 bed, 31 x 2 bed, 12 x 3 bed), 499sqm of office floor space and associated parking, landscaping and access works – Additional Information: Affordable Housing and Surface Water	499



Planning Application Reference Number	Site Address	Description	B1(a) Offices Floor Space (m ²)
		Drainage and Amended Info: Plans and Planning Statement	
5/2018/0115	14 Alban Park, Hatfield Road, St Albans	Two storey rear extension	52
5/2018/0949	152 London Road, St Albans	COU B2 to mixed use (A1, A2 and B1 (a)) and residential usage. Conversion of existing including loft space to create four, two bedroom and two, one bedroom flats. Alterations to openings, dormer windows, replacement shop front, cycle storage area, new bin store and ancillary development	20
5/2018/0949	152 London Road, St Albans	COU B2 to mixed use (A1, A2 and B1 (a)) and residential usage. Conversion of existing including loft space to create four, two bedroom and two, one bedroom flats. Alterations to openings, dormer windows, replacement shop front, cycle storage area, new bin store and ancillary development	19
5/2018/1063	135a Hatfield Road, St Albans	Demolition of existing office building and construction of replacement building comprising one office unit and one, two bedroom dwelling	85
5/2018/1115	Units 34-37 and Land forming part of London Road service entrance, The Maltings, St Albans	Raising of roof with roof plant area and rear extension to create five floors of new office space incorporating associated change of use of first floor of retail units to office and creation of new second floor; remodelling of ground floor of four retail units; alterations to materials and openings of elevations; public realm alterations to London Road entrance (resubmission following withdrawal of 5/2017/1576)	3,047
5/2018/1184	48 Coldharbour Lane, Harpenden	Demolition of existing building and construction of two, three storey Class B1(a) (office) buildings and construction of vehicle repair and servicing building with associated works	1,079
5/2018/1184	48 Coldharbour Lane, Harpenden	Demolition of existing building and construction of two, three storey Class B1(a) (office) buildings and	348



Planning Application Reference Number	Site Address	Description	B1(a) Offices Floor Space (m ²)
		construction of vehicle repair and servicing building with associated works	
5/2018/1189	61 Hatfield Road, St Albans	COU D1 to B1 and one residential unit spanning the first floor and proposed second floor and loft conversion	91
5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	Part COU of ground and first floors to B1 and subdivision of the second floor residential unit into three, one bedroom flats	900
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	V/O Variation of Condition 3 (samples of materials), 4 (sample panels), 5 (new windows and doors), 7 (hard and soft landscaping), 13 (landscape management plan), 21 (drainage scheme), 26 (highways management plan), 28 (travel plan implementation), 29 (levels).	2,697
5/2018/2272	Suite G1, Unit 1 Verulam Industrial Estate, London Road, St Albans	Partial COU of Suite G1 from D1 to B1	46
B1(a) Offices Total			10,986



Table of Employment Land Availability by Type – Use Class B1(b) Research & Development (1 April 2019)

Planning Application Reference Number	Site Address	Description	B1(b) Research & Development Floor Space (m ²)
5/2016/2495	Building Research Establishment, Bucknalls Lane, Garston	Construction of a replacement building for research and development purposes and creation of additional car parking following demolition of seven existing buildings	555
5/2019/0118	Building 4, Building Research Establishment, Bucknalls Lane, Garston	Variation of Condition 2 (approved plans) to incorporate changes to the GIA area and volume, facade, openings, staircase of planning permission 5/2018/2117 dated 29/10/2018 for Demolition of existing building and construction of replacement (Class B1)(b) research and development building	3,143
Total B1(b) Research & Development			3,698

Table of Employment Land Availability by Type – Use Class B1(c) Light Industry (1 April 2019)

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



Table of Employment Land Availability by Type – Use Class B2 General Industry (1 April 2019)

Planning Application Reference Number	Site Address	Description	B2 General Industry Floor Space (m ²)
5/2015/0414	Harper Lane Rail & Recycling Depot, Harper Lane, Radlett	Application for permission to erect and use an additional six units including; Welfare unit for HGV drivers, miscellaneous storage, storage of recycled asphalt plannings (RAP), asphalt collect/ trade office, asphalt control room and weighbridge office configuration	265
5/2016/3131	1 High Street, Redbourn	Single storey side extension	43
5/2017/2628	Vehicle Storage Compound, Shenley Lane, London Colney	Construction of new pre-delivery inspection centre building following demolition of existing buildings	998
5/2018/1184	48 Coldharbour Lane, Harpenden	Demolition of existing building and construction of two, three storey Class B1(a) (office) buildings and construction of vehicle repair and servicing building with associated works	580
Total B2 General Industry			1,886

Table of Employment Land Availability by Type – Use Class B8 Storage and Distribution (1 April 2019)

Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m ²)
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20	86,467



Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m ²)
		metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road.	
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road.	55,047
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road.	22,163
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8	11,030



Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m ²)
		use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road.	
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road.	104,834
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road.	32,180
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising	19,250



Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m ²)
		intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road.	
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road.	332
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road.	362
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden	Change of use of existing agricultural barn into mixed Class B1 / B8 commercial to include a part cover	260



Planning Application Reference Number	Site Address	Description	B8 Storage & Distribution Floor Space (m ²)
		mezzanine floor, addition of roof lights and associated landscaping, access and parking	
5/2017/2363	Faulkners End Farm, Roundwood Lane, Harpenden	Change of use of existing agricultural barn into mixed Class B1 / B8 commercial to include a part cover mezzanine floor, addition of roof lights and associated landscaping, access and parking	110
5/2018/0157	Harpenden Sports Centre, Rothamsted Park, Leyton Road, Harpenden	Extension and alterations to existing swimming pool building to provide new learner pool, additional sports, fitness and associated facilities. Extension, alterations and change of use of existing sports centre to cultural centre, replacement depot building and associated car parking and landscaping works	185
5/2018/3159	227b Hatfield Road, St Albans	Single storey side and rear extension and alterations to openings	81
Total B8 Storage and Distribution			332,301
Total B8 Storage and Distribution (Excluding Strategic Rail Freight Interchange)			636



Table of Employment Land Availability by Type – Use Classes B1, B1(a), B1(b), B1(c), B2 and B8 (1 April 2019)

Use Class	Description	Total Floor Space (m²)
B1	Business	2,187
B1(a)	Offices	10,986
B1(b)	Research and Development	3,698
B1(c)	Light Industry	165
B2	General Industry	1,886
B8	Storage and Distribution	332,301
All Use Classes Permitted Total		351,223
All Use Classes Permitted and Allocated in Draft Local Plan Total (Excluding Strategic Rail Freight Interchange)		19,558



Appendix 4

Planning Obligations

All agreements requiring financial contributions from developers or with notable requirements are listed below. Concurrent builds and superseded agreements are not included as no financial contributions are involved. Deeds of Variation are not included unless contributions are altered.

2018-19

Table of Agreements Signed 2018-19

Planning Application Reference Number	Location	Payable to SADC		Payable to HCC			Payable to NHS	Notable Other Contribution (Non-Financial)
		Number of Affordable Housing Units / Affordable Housing Contribution (£)	Parks / Sport / Leisure Contributions (£)	Libraries Contribution (£)	Transport Contribution (£)	Education / Youth Contributions (£)	Health Care Contribution (£)	
5/2017/0778	Linley Court, Valley Road, St Albans	28	£28,897.00					
5/2017/1060	Civic Centre Opportunity Site (CCOS) (South), Victoria Street, St Albans	30	£81,314.00		£44,375.00		£183,901.56	Appointment of a Travel Plan Champion, responsible for managing the Travel Plan
5/2017/1149	Land at the Car Park, Grosvenor Road, St Albans	9 / £390,942.00	£72,348.00		£42,000.00			Appointment of a Travel Plan Champion, responsible for



Planning Application Reference Number	Location	Payable to SADC		Payable to HCC			Payable to NHS	Notable Other Contribution (Non-Financial)
		Number of Affordable Housing Units / Affordable Housing Contribution (£)	Parks / Sport / Leisure Contributions (£)	Libraries Contribution (£)	Transport Contribution (£)	Education / Youth Contributions (£)	Health Care Contribution (£)	
								managing the Travel Plan
5/2017/1507	Abbott House, Everard Close, St Albans	£387,840.00	£28,419.00	£3,209.00	£13,125.00	£407.00		
5/2017/1550	Building Research Establishment (BRE), Bucknalls Lane, Garston	35	£313,750.27		£6,000.00		£62,100.00	Provision of a new bus service scheme operating between Watford, Hatfield and BRE (Watford). Appointment of a Travel Plan Coordinator, responsible for managing the Travel Plan.
5/2017/3208	238 London Road, St Albans		£17,214.00					
5/2018/0095	Old Electricity Works, Campfield Road, St Albans	37	£103,123.00		£86,750.00		£341,554.70	
5/2018/0157	Harpenden Leisure Centre, Rothamsted Park, Leyton Road, Harpenden				£46,000.00			



Planning Application Reference Number	Location	Payable to SADC		Payable to HCC			Payable to NHS	Notable Other Contribution (Non-Financial)
		Number of Affordable Housing Units / Affordable Housing Contribution (£)	Parks / Sport / Leisure Contributions (£)	Libraries Contribution (£)	Transport Contribution (£)	Education / Youth Contributions (£)	Health Care Contribution (£)	
5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	24						Ecology - provision of a 130m length hedging alongside Marquis Lane, within Batford Springs Local nature Reserve
5/2018/0509	Land off Orchard Drive, Park Street	11	£55,271.00					
Total		174 Affordable Housing Units / £778,782.00	£700,336.27	£3,209.00	£238,250.00	£407.00	£587,556.26	
Total Financial Contributions (Agreements Signed)		£2,308,540.53						



Table of Payments Received 2018-19

Planning Application Reference Number	Location	Received by SADC		Received by HCC			Received by NHS
		Number of Affordable Housing Units / Affordable Housing Contribution (£)	Parks / Sport / Leisure Contributions (£)	Libraries Contribution (£)	Transport Contribution (£)	Education / Youth Contributions (£)	Health Service Contribution (£)
5/2014/0940	Beaumont School and Land to North of Winches Farm, Hatfield Road, St Albans		£97,683.32	£20,880.00		£424,965.63	
5/2014/2917	James Marshall House, Leyton Road, Harpenden		£31,420.05				
5/2016/3802	Beaumont Works, Sutton Road, St Albans			£8,752.32		£75,218.04	
5/2017/0778	Linley Court, Valley Road, St Albans		£41,281.43	£2,862.72		£8,820.00	
5/2017/1060	Civic Centre Opportunity Site (CCOS) (South), Victoria Street, St Albans		£116,162.86	£11,251.43	£38,375.62	£103,074.28	£183,901.56
5/2017/1550	Building Research Establishment, Bucknalls Lane, Garston			£26,152.97	£6,530.31	£410,023.54	
5/2017/2299	Beaumont Works, Sutton Road, St Albans		£79,750.00				
5/2017/2438	Farm Lane Garage, Heath Farm Lane, St Albans			£1,878.57		£3,354.29	
5/2017/3208	238 London Road, St Albans		£24,591.42	£2,675.52		£6,020.38	
5/2017/3590	221A, B & C Hatfield Road, St Albans		£13,328.06	£1,386.00			
Total		0 Affordable Housing Units / £0.00	£404,217.14	£75,839.53	£44,905.93	£1,031,476.16	£183,901.56
Total Financial Contributions Received by SADC, HCC & NHS		£1,740,340.32					
Total Financial Contributions Received by SADC		£404,217.14					
Total Financial Contributions Received by HCC		£1,152,221.62					
Total Financial Contributions Received by NHS		£183,901.56					



2017-18

Table of Agreements Signed 2017-18

Planning Application Reference Number	Location	Payable to SADC		Payable to HCC			Payable to NHS	Notable Other Contribution (Non-financial)
		No. of Affordable Housing Units / Affordable Housing Contribution (£)	Parks / Sport / Leisure Contributions (£)	Libraries Contribution (£)	Transport Contribution (£)	Education / Youth Contributions (£)	Health Care Contribution (£)	
5/2015/0989	Land at Harperbury Hospital, Harperbury Lane, Shenley			£35,387.00	£31,000.00	£1,071,608.00		
5/2015/0990	Land at Harperbury Hospital, Harperbury Lane, Shenley	72					£127,901.28	
5/2016/2888	Maryland Convent and Residential Home, 29 Townsend Drive, St Albans	10	£48,933.00	£6,113.00	£20,000.00			
5/2016/3386	Former British Gas Land, Griffiths Way, St Albans				£250,000.00			
5/2016/3802	Beaumont Works, Sutton Road, St Albans	4	£55,825.00		£25,625.00			
5/2016/3805	103-105 St Peters Street, St Albans		£20,486.00					
5/2016/3811	223A Hatfield Road, St Albans		£15,717.00					
5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans	10	£36,093.00	£4,244.00	£26,250.00	£41,167.00		
5/2017/0634	Radio Nurseries, 54 & 64A Oaklands Lane, Smallford							Parkland planting
5/2017/2626	Redbourn Library, Lamb Lane, Redbourn							Developer must provide a new library within Redbourn



Planning Application Reference Number	Location	Payable to SADC		Payable to HCC			Payable to NHS	Notable Other Contribution (Non-financial)
		No. of Affordable Housing Units / Affordable Housing Contribution (£)	Parks / Sport / Leisure Contributions (£)	Libraries Contribution (£)	Transport Contribution (£)	Education / Youth Contributions (£)	Health Care Contribution (£)	
5/2017/3590	221 & 221A, B and C Hatfield Road, St Albans		£13,488.00	£1,386.00				
Total		96 Affordable Housing Units	£190,542.00	£47,130.00	£352,875.00	£1,112,775.00	£127,901.28	
Total Financial Contributions (Agreements Signed)		£1,831,223.28						

Table of Payments Received 2017-18

Planning Application Reference Number	Location	Received by SADC		Received by HCC		
		No. of Affordable Housing Units / Affordable Housing Contribution (£)	Parks / Sport / Leisure Contributions (£)	Libraries Contribution (£)	Transport Contribution (£)	Education / Youth Contributions (£)
5/2014/1374	The Gym, Ellis House, St Albans			£608.36		£3,469.86
5/2013/0885	Oaklands College, City Centre Campus, St Albans			£3,209.13	£11,125.00	£35,597.49
5/2012/1023	Oaklands College City Campus Site C, St Albans			£8,711.00		£66,289.00
5/2013/2724	The Willows, Lowbell Lane, London Colney		£23,136.64	£2,192.23	£13,922.00	£40,615.37
5/2014/1930	Partridge Road Garages, Partridge Road, St Albans		£23,658.97			
5/2014/1931	Ladies Grove Garages, Ladies Grove, St Albans		£6,324.87			
5/2014/1932	Blundell Close Garages, Blundell Close, St Albans		£13,057.63			



Planning Application Reference Number	Location	Received by SADC		Received by HCC		
		No. of Affordable Housing Units / Affordable Housing Contribution (£)	Parks / Sport / Leisure Contributions (£)	Libraries Contribution (£)	Transport Contribution (£)	Education / Youth Contributions (£)
5/2015/2973	Langley Grove Garages, Langley Grove, St Albans		£15,303.69	£2,668.22		£3,622.92
5/2015/3344	Maryland Convent and Residential Home, 29 Townsend Drive, St Albans		£65,590.03	£8,291.34	£27,705.00	
5/2016/0669	Harpenden House Hotel, Southdown Road, Harpenden	£527,383.18	£52,648.82	£7,721.89		£1,559.17
5/2016/1341	55 Victoria Street, St Albans		£14,621.40		£7,798.44	
5/2016/3673	The Camp PH, Camp Road, St Albans		£25,596.00		£16,170.00	
5/2017/0366	Jane Campbell House, Waverley Road, St Albans		£53,830.13	£6,305.37	£36,873.00	£61,162.40
Total		£527,383.18	£319,364.18	£39,707.54	£113,593.44	£212,316.21
Total Financial Contributions Received		£1,212,364.55				
Total Financial Contributions Received by SADC		£846,747.36				
Total Financial Contributions Received by HCC		£365,617.19				



Appendix 5

Infrastructure Delivery Schedule Update (2019)

See 2018/2019 Infrastructure Delivery Plan (IDP), Annex 1: Infrastructure Delivery Schedule Update, for further information about the draft Local Plan Infrastructure Delivery Schedule (IDS). This provides an update to the IDS included in Appendix 4 of the Draft Local Plan.

Schedule (Table) available as separate document for ease of reading

IDS Explanatory Note

The IDS provides an overview of key infrastructure requirements, especially those related to the Local Plan Broad Locations for Development. It does not provide a full list of all infrastructure schemes that will be considered, programmed and implemented over the Plan period.

The IDS only includes estimated costs of currently known, site specific, infrastructure required to facilitate development at the Broad Locations for Development.

There will be a significant number of additional costs related directly to development that will be identified through Masterplanning (Policy S6) and detailed in the Plan Infrastructure Delivery Schedule (Policy L17).

Both IDP & IDS are 'live' documents which will be updated at appropriate intervals as and when further information becomes available.

The IDS assumes land required for infrastructure and public uses will be provided by the landowner at nil value. If given notional alternative use land values these would be significant.

This IDS gives no cost to the land owner subsidy on the value of affordable housing. A 'rule of thumb' expectation / nominal 'value' in this area this would be at least £150,000 per dwelling.

The IDS and IDP should be read in conjunction with the emerging viability evidence referred to in the Plan (Policy L17).



Infrastructure Delivery Schedule (IDS)																	
LOCATION	East Hemel Hempstead (North) Broad Location	East Hemel Hempstead (South) Broad Location	North Hemel Hempstead Broad Location	East St Albans Broad Location	North St Albans Broad Location	North East Harpenden Broad Location	North West Harpenden Broad Location	West of London Colney Broad Location	West of Chiswell Green Broad Location	Park Street Garden Village Broad Location	Other Non BL development	TOTAL	Funding source(s): landowner/developer (D) / S106 &/or CIL (S&C) / other (O)	Key delivery stakeholder(s): landowner/developer (D); LA; HCC; Other (O)	Est Cost	Est delivery phase by yr 5 / by yr 10 / by yr 15 Linked to trajectory	NOTES
Infrastructure																	
Transport Infrastructure:											y ***		D: S&C; O		£72.5m *	by10/by15	* Estimate for 4 x SLP proposed locations. Other BL tbc £ to be confirmed as costed schemes become available *** contributions towards transport infrastructure from non BL dev £TBC
Strategic - LTP4 major scheme	y*	y*								y	y**		D: S&C**; O	D: HCC; O	see above	by10/by15	* Linked to EHHC £ See LTP / GTP for estimates **S&C beyond site area may contribute to transport infrastructure where it has a strategic role serving a wider area. Delivery & funding to include transport agencies & providers
Local highway - on & off site	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D: S&C	D: HCC	see above	by10/by15	
Sustainable travel - public transport	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D: S&C	D: HCC	see above	by10/by15	
Sustainable travel - walking + cycling on & off site	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D: S&C	D: HCC	see above	by10/by15	
Education:											y ***		D: S&C*	D: HCC		by10/by15	Land provided at nil cost to HCC *S&C beyond site area may provide additional funding where planned school capacity exceeds onsite school population *** contributions towards education infrastructure from non BL dev £TBC
Primary (assumes £8.7m per new 2FE primary school or £12.4m per new 3FE primary school)	1 x 3fe	1 x 3fe 1 x 2fe	1 x 3fe	1 x 3fe	1 x 2fe	1 x 2fe *	1 x 2fe *	1 x 2fe	1 x 2fe *	1 x 3fe 1 x 2fe	1 x 2fe 1 x 3fe	34 fe	D: S&C	D: HCC	£144m	by10/by15	Est 2.25 Ha per new 2FE primary school or 2.95 Ha per new 3FE primary school * Site and appropriate contribution
Secondary (assumes £37.3m per new 8FE secondary school)	1 x 8-10fe			1 x 6-8fe				1 x 6-8fe		1 x 6-8fe		26fe - 34fe	D: S&C	D: HCC	£149.2m	by10/by15	Est 12-15 Ha per new secondary school To be provided in GB location next to housing areas except PSGV
Early years	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D: S&C	D: HCC	£3.6m	by10/by15	Est for nursery provision



LOCATION	East Hemel Hempstead (North) Broad Location	East Hemel Hempstead (South) Broad Location	North Hemel Hempstead Broad Location	East St Albans Broad Location	North St Albans Broad Location	North East Harpenden Broad Location	North West Harpenden Broad Location	West of London Colney Broad Location	West of Chiswell Green Broad Location	Park Street Garden Village Broad Location	Other Non BL development	TOTAL	Funding source(s): landowner/developer (D) / S106 &/or CIL (S&C) / other (O)	Key delivery stakeholder(s): landowner/developer (D); LA; HCC; Other (O)	Est Cost	Est delivery phase by yr 5 / by yr 10 / by yr 15 Linked to trajectory	NOTES
Green Infrastructure:	CMO	CMO	CMO	CMO	CMO					CMO	y ***		D; S&C	D; CMO; O	£TBC	by10/by15	CMO = community management organisation required Land provided at nil cost Commuted sum for maintenance required £TBC Playing field stakeholder - sports clubs *** contributions towards green infrastructure from non BL dev £TBC
Strategic open space	Y*	Y*	Y*	Y	Y	Y				Y*			D; S&C	D	£12.3m	by10/by15	*Includes country park
Local open space / play space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D; S&C	D	£12.3m	by10/by15	
Community Facilities:											y ***		S&C				Includes Council Leisure Centre upgrade / reprovision & Museum upgrade / reprovision *** contributions towards green infrastructure from non BL dev £TBC
Health sq. m est floorspace provided onsite	394	573	358	299	263	181	139	105	87	549		2948	D; S&C	D; O	£7.6m	by10/by15	Estimated floorspace & cost for onsite GP provision. Assumes NHS does not have existing GP capacity nearby Contributions to offsite HCT & hospital provision TBC Delivery stakeholder NHS
Other community provision	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D; S&C; O	D; O; HCC	£12.3m	by10/by15	Multi function community buildings and land are encouraged which is likely to require multi stakeholder working for delivery & funding. Proposals may consider joint use of education grounds or premises where appropriate
Neighbourhood Centre / Local Centre sq. m est net floorspace at groundfloor	990	1440	900	750	660					1380		6120	D; S&C	D		by10/by15	Estimated net floorspace required at ground floor. Provision of centres may require land at nil value
SUDS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D; S&C	D	£TBC	by10/by15	
Energy Strategy / Renewable energy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y*		D; S&C	D	£61.5m	by10/by15	Y* 50 or more dwellings / 1000 sqm or more non-resi
Digital Infrastructure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D	D; O; HCC	£TBC	by10/by15	Delivery stakeholder to include communications providers
NOTES:																	
The IDS provides an overview of key infrastructure requirements and does not provide a full list of all schemes. See IDP for more information. Both IDP & IDS are 'live' documents which shall be updated at appropriate intervals as & when further information becomes available.																	
The IDS and IDP should be read in conjunction with emerging viability work.																	



Appendix 6

List of small residential sites with permission (at 1 April 2019)

As set out in draft Local Plan Policy S4 – Housing Strategy and Housing Requirement/Target, a list of current small sites with permission will be updated annually and published online as part of the Authority's Monitoring Report (AMR).

Paragraph 68 of the revised NPPF (2019) sets out an updated definition of small and medium sized sites:

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

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

With reference to NPPF (2019) Paragraph 68 above, a list of small residential sites of one hectare or less with permission at 1 April 2019 is included in the table below. They are all allocated for the currently permitted residential use. This provides an update to the list of small residential sites of half a hectare or less with permission (at 1 April 2018) included in Appendix 5 of the draft Local Plan.

List of small residential sites with permission at 1 April 2019:

Planning Application Reference Number	Site Address	Number of Dwellings (gross)	Number of Dwellings (net)
5/2019/0165	111-113 St Peters Street, St Albans, AL1 3ET	1	1
5/2019/0107	Martins Court, Swallow Lane, St Albans	1	1
5/2019/0099	Land R/O The Skew Bridge PH, 59 Southdown Road, Harpenden	1	1
5/2019/0034	Barns And Stables At Sleafshyde Farm, Sleafshyde, Smallford, St Albans, AL4 0SE	1	1
5/2018/3377	9 Hatching Green Close, Harpenden, AL5 2LB	1	1
5/2018/3367	7 Wood End Hill, Harpenden, AL5 3EZ	1	0
5/2018/3346	3 The Warren, Harpenden, AL5 2NH	1	0
5/2018/3306	South Holme, Redbourn Lane, Hatching Green, Harpenden, AL5 2AU	3	2
5/2018/3282	4 Bamville Wood, East Common, Harpenden, AL5 1AP	1	0
5/2018/3272	18 Leycroft Way, Harpenden, AL5 1JW	1	0
5/2018/3239	22 Roundfield Avenue, Harpenden, AL5 5BE	1	0
5/2018/3189	26a Marshalswick Lane, St Albans, AL1 4XG	1	0
5/2018/3147	Land on the east side of 21 Grasmere Avenue, Harpenden, AL5 5PT	1	1
5/2018/3058	23 Sandridge Road, St Albans, AL1 4AE	1	1
5/2018/3055	1 Mile House Close, St Albans, AL1 1TD	1	1
5/2018/3013	17 New House Park, St Albans, AL1 1UA	1	0



Planning Application Reference Number	Site Address	Number of Dwellings (gross)	Number of Dwellings (net)
5/2018/2944	20 Tassell Hall, Redbourn, AL3 7JD	1	1
5/2018/2895	Land Adjacent 1 Hall Place Gardens, St Albans	1	1
5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden, AL5 3PS	1	0
5/2018/2789	42 Ragged Hall Lane, Chiswell Green, St Albans, AL2 3LD	1	0
5/2018/2786	37a Beaumont Avenue, St Albans, AL1 4TW	1	0
5/2018/2773	3 Browning Road, Harpenden, AL5 4TS	3	2
5/2018/2751	41 Bloomfield Road, Harpenden, AL5 4DD	2	1
5/2018/2700	3 Crossway, Harpenden, AL5 4RA	2	1
5/2018/2663	5 Woodside Road, Bricket Wood, AL2 3QL	1	0
5/2018/2632	49 Dunstable Road, Redbourn, AL3 7PN	1	0
5/2018/2612	Hertfordshire House, Civic Close, St Albans, AL1 3JZ	24	24
5/2018/2611	Stakers Court, Milton Road, Harpenden	8	8
5/2018/2604	Garages rear of 34-40 College Road, St Albans	2	2
5/2018/2594	Garages, Noke Shot, Harpenden	3	3
5/2018/2591	22-24 Marlborough Road, St Albans, AL1 3XQ	7	7
5/2018/2590	13 Roundwood Park, Harpenden, AL5 3AB	2	1
5/2018/2579	Marford Farm, Sheepcote Lane, Wheathampstead, AL4 8NJ	4	4
5/2018/2525	Ziggurat House, 25 Grosvenor Road, St Albans	5	5
5/2018/2488	40 Marshals Drive, St Albans, AL1 4RQ	1	0
5/2018/2487	41 Hatfield Road, St Albans, AL1 4JE	1	1
5/2018/2485	Adj 26 Gladeside, St Albans, AL4 9JA	1	1
5/2018/2440	3 Hamilton Road, St Albans, AL1 4PZ	1	1
5/2018/2393	25 Vaughan Road, Harpenden, AL5 4EL	5	5
5/2018/2356	R/O 10 Jordans Way, Bricket Wood, AL2 3SL	1	1
5/2018/2344	Storage Building Rear Of Flint Barn, 3 Redding Lane, Redbourn	1	1
5/2018/2337	Land Rear Of 53 And 55, How Wood, Park Street	1	1
5/2018/2326	45 West Common Way, Harpenden, AL5 2LQ	1	0
5/2018/2319	104 High Street, Harpenden, AL5 2SP	2	1
5/2018/2312	8 Lyndhurst Drive, Harpenden, AL5 5QN	1	1
5/2018/2254	51 Marshalswick Lane, St Albans, AL1 4UT	2	2
5/2018/2237	14 Browning Road, Harpenden, AL5 4TR	1	0
5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans, AL1 3HB	3	3
5/2018/2131	22 Spenser Road, Harpenden, AL5 5NN	2	1
5/2018/2124	R/O 3 Sandridge Road, St Albans, AL1 4AB	1	1
5/2018/2122	246 Lower Luton Road, Wheathampstead, AL4 8HN	1	0
5/2018/2094	48 Marshals Drive, St Albans, AL1 4RQ	1	0
5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans, AL1 4RH	1	1
5/2018/2038	10 Clarendon Road, Harpenden, AL5 4NT	1	1
5/2018/2036	382 Hatfield Road, St Albans, AL4 0DU	4	3
5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans, AL1 4AS	4	3
5/2018/1924	Land adj 33 Long Cutt, Redbourn, AL3 7EX	1	1
5/2018/1881	4 High Elms, Harpenden, AL5 2JU	2	1



Planning Application Reference Number	Site Address	Number of Dwellings (gross)	Number of Dwellings (net)
5/2018/1867	York House, Guildford Road, St Albans, AL1 5JX	8	8
5/2018/1842	175 Hatfield Road, St Albans, AL1 4LG	2	1
5/2018/1839	100 Mount Pleasant Lane, Bricket Wood, AL2 3XD	2	1
5/2018/1788	58-62 Holywell Hill, St Albans, AL1 1BX	2	2
5/2018/1771	7 And Land To Rear Of 5a Ox Lane, Harpenden	4	3
5/2018/1732	23 The Deerings, Harpenden, AL5 2PF	1	0
5/2018/1689	Ayres End House, Ayres End Lane, Harpenden, AL5 1AL	3	1
5/2018/1653	35 Rowlatt Drive, St Albans, AL3 4NA	1	1
5/2018/1630	10 The Uplands, Harpenden, AL5 2PH	1	0
5/2018/1627	40 Oakfield Road, Harpenden, AL5 2NS	1	1
5/2018/1621	10 Alders End Lane, Harpenden, AL5 2HL	2	1
5/2018/1569	Land adjacent to 264 Sandridge Road, St Albans	1	1
5/2018/1566	68 Oakwood Road, Bricket Wood, AL2 3QA	1	1
5/2018/1560	1a Catherine Street, St Albans, AL3 5BJ	6	6
5/2018/1544	Rear Of 258 Hatfield Road, St Albans, AL1 4UN	4	4
5/2018/1540	R/O 68 Harpenden Road, St Albans, AL3 6DE	1	1
5/2018/1498	79 Hatfield Road, St Albans, AL1 4JL	4	4
5/2018/1472	The Lattimore Surgery, 1 Upton Avenue, St Albans, AL3 5ER	4	4
5/2018/1463	2 Salisbury Avenue, Harpenden, AL5 2QQ	10	9
5/2018/1444	50 Crossway, Harpenden, AL5 4QU	2	1
5/2018/1431	16 Gilpin Green, Harpenden, AL5 5NR	1	1
5/2018/1371	Land adj 103 How Wood, Park Street, AL2 2RZ	1	1
5/2018/1357	Land adj 25 Laburnum Grove, Chiswell Green, AL2 3HQ	1	1
5/2018/1355	31 Catherine Street, St Albans, AL3 5BJ	1	1
5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	7	5
5/2018/1319	Land Adj To 179-187 High Street, London Colney	4	4
5/2018/1316	Ground Floor and First Floor Flats, 2a Royal Road, St Albans, AL1 4LQ	1	1
5/2018/1315	104 Beaumont Avenue, St Albans, AL1 4TP	1	0
5/2018/1304	1 Marlborough Park, Southdown Road, Harpenden, AL5 1NL	2	2
5/2018/1257	101 Old Watford Road, Bricket Wood, AL2 3UN	3	2
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2	2
5/2018/1189	61 Hatfield Road, St Albans, AL1 4JE	1	1
5/2018/1156	37, 39 & 41 Hollybush Lane, Harpenden, AL5 4AY	8	6
5/2018/1122	86-92 Victoria Street, St Albans, AL1 3TG	6	6
5/2018/1063	135a Hatfield Road, St Albans, AL1 4JX	1	1
5/2018/1059	23 Trumpington Drive, St Albans, AL1 2JW	2	1
5/2018/1049	16 Lower Luton Road, Harpenden, AL5 5AQ	5	4
5/2018/1021	61 Aplins Close, Harpenden, AL5 2PZ	1	1
5/2018/0973	A S R House, Arden Grove, Harpenden, AL5 4SJ	8	8
5/2018/0964	Land Between Hillside And Holly Cottage, Lower Gustard Wood, Wheathampstead	1	1
5/2018/0945	Land rear of Beaumont Court, Milton Road, Harpenden	3	3



Planning Application Reference Number	Site Address	Number of Dwellings (gross)	Number of Dwellings (net)
5/2018/0939	Land R/O 165-169 High Street & Accessed Via Willoughby Court, London Colney	1	1
5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1	1
5/2018/0916	12 Netherfield Road, Harpenden, AL5 2AG	1	0
5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans, AL1 2ES	2	2
5/2018/0779	Land Adj To Southwood Court, 28 Milton Road, Harpenden	1	1
5/2018/0733	27-29 Lancaster Road, St Albans, AL1 4EP	2	2
5/2018/0716	Beaumont Works, Sutton Road, St Albans, AL1 5HH	28	28
5/2018/0685	70 West Common, Harpenden, AL5 2LD	1	0
5/2018/0644	1 Mount Pleasant, St Albans, AL3 4QH	6	5
5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans, AL1 3SF	3	3
5/2018/0590	28 Royston Road, St Albans, AL1 5NG	2	1
5/2018/0589	Fern Cottage, 116 Old London Road, St Albans, AL1 1PU	1	1
5/2018/0585	2 Barns Dene, Harpenden, AL5 2HQ	1	0
5/2018/0581	Land Rear Of 61 Catherine Street, Etna Road, St Albans, AL3 5BN	1	1
5/2018/0571	39 Park Avenue North, Harpenden, AL5 2EE	1	0
5/2018/0543	Taras Retreat Care Home and School Cottage, High Street, Sandridge, AL4 9DQ	0	-1
5/2018/0542	71 Townsend Lane, Harpenden, AL5 2RE	2	1
5/2018/0535	16 Longcroft Avenue, Harpenden, AL5 2QZ	1	0
5/2018/0526	102 Ashley Road, St Albans, AL1 5DF	6	6
5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn, AL3 7QA	1	1
5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1	1
5/2018/0351	27 How Wood, Park Street, AL2 2QY	2	1
5/2018/0314	49 Bucknalls Drive, Bricket Wood, AL2 3XJ	2	1
5/2018/0273	Land adj 6 Ben Austins, Redbourn, AL3 7DP	1	1
5/2018/0256	2 Canberra House, London Road, St Albans, AL1 1LE	2	2
5/2018/0214	Land Adjacent 21 Hunters Ride, Bricket Wood, AL2 3NB	1	1
5/2018/0177	Abbott House, Everard Close, St Albans, AL1 2PS	90	90
5/2018/0176	9 And 9B Wallingford Walk, St Albans, AL1 2JL	2	0
5/2018/0130	Holly Lodge, 12 Clarence Road, Harpenden, AL5 4AJ	6	6
5/2018/0124	68 Lattimore Road, St Albans, AL1 3XR	1	0
5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107	107
5/2018/0025	15 Tennyson Road, Chiswell Green, St Albans, AL2 3HX	1	1
5/2017/3661	3a Albion Road, St Albans, AL1 5EB	1	1
5/2017/3659	Land R/O 14 Summerfield Close, London Colney	2	2
5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1	1
5/2017/3623	48 The Hill, Wheathampstead, AL4 8PS	3	3
5/2017/3622	1 Marlborough Park, Southdown Road, Harpenden, AL5 1NL	4	4
5/2017/3603	2 Thompsons Close, Harpenden	4	4
5/2017/3601	65 The Hill, Wheathampstead, AL4 8PR	1	1
5/2017/3593	98 Harper Lane, Shenley, WD7 9HL	9	8



Planning Application Reference Number	Site Address	Number of Dwellings (gross)	Number of Dwellings (net)
5/2017/3581	6 & 6a Grove Road, Harpenden, AL5 1PX	2	1
5/2017/3546	27 Oakfield Road, Harpenden, AL5 2NW	1	0
5/2017/3533	Land R/O 4 High Elms, Harpenden	1	1
5/2017/3517	79 Watling Street, St Albans, AL1 2QF	1	1
5/2017/3472	Building 2 Lamer Park Farm, Lamer Lane, Wheathampstead	1	1
5/2017/3434	19 Tuffnells Way, Harpenden, AL5 3HJ	1	0
5/2017/3382	38 Abbots Avenue West, St Albans, AL1 2JZ	1	1
5/2017/3381	13 Whitings Close, Harpenden, AL5 5HH	2	2
5/2017/3287	113 London Road, St Albans, AL1 1LR	4	4
5/2017/3252	62-72 Victoria Street, St Albans, AL1 3XH	18	18
5/2017/3208	238 London Road, St Albans, AL1 1JQ	14	13
5/2017/3204	26 Bowers Way, Harpenden, AL5 4EW	2	1
5/2017/3198	5 Shenley Lane, London Colney, AL2 1LP	3	2
5/2017/3185	60 Victoria Street, St Albans, AL1 3XH	8	8
5/2017/3127	Braybourne End, Kennel Lane, Kinsbourne Green, AL5 3PZ	2	2
5/2017/3086	Woodland Court, Soothouse Spring, St Albans, AL3 6NR	10	6
5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans, AL1 3WZ	27	27
5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	1	1
5/2017/3069	135-137 Hatfield Road, St Albans, AL1 4JX	2	2
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1	1
5/2017/3015	60 Victoria Street, St Albans, AL1 3XH	9	9
5/2017/3001	Wavell House, Cell Barnes Lane, St Albans, AL1 5RD	24	-7
5/2017/2986	33 Park Hill, Harpenden, AL5 3AT	2	1
5/2017/2981	Ivens Orchids, St Albans Road, Sandridge, AL4 9LB	2	2
5/2017/2929	Land adj 4 Highfield Road, Sandridge, St Albans, AL4 9BU	1	1
5/2017/2893	Rear Of 143 Victoria Street, St Albans, HP4 3AT	4	4
5/2017/2884	30 Barns Dene, Harpenden, AL5 2HQ	1	0
5/2017/2878	Oak Court, 14 Sandridge Park, Porters Wood, St Albans, AL3 6PH	5	5
5/2017/2720	Land Adj 38 Morris Way, London Colney	1	1
5/2017/2668	38 Marshalswick Lane, St Albans, AL1 4XG	1	0
5/2017/2626	Redbourn Library, Lamb Lane, Redbourn, AL3 7BS	3	3
5/2017/2607	Redbourn Post Office, 73 High Street, Redbourn, AL3 7LW	1	0
5/2017/2602	132 & 132A Kings Road, London Colney, AL2 1EP	4	4
5/2017/2584	61 Cotlandswick, London Colney, AL2 1EH	1	1
5/2017/2568	2 Roundwood Gardens, Harpenden, AL5 3AJ	1	0
5/2017/2567	Little Bamville, Ayres End Lane, Harpenden, AL5 1AN	1	0
5/2017/2516	Whytecote, North Orbital Road, Chiswell Green, St Albans, AL2 2AA	2	2
5/2017/2513	35 Clarence Road, St Albans, AL1 4NP	1	0
5/2017/2510	Whytecote, North Orbital Road, Chiswell Green, St Albans, AL2 2AA	2	2
5/2017/2447	74 West Riding, Bricket Wood, AL2 3QQ	1	1



Planning Application Reference Number	Site Address	Number of Dwellings (gross)	Number of Dwellings (net)
5/2017/2438	Farm Lane Garage, Heath Farm Lane, St Albans, AL3 5AE	11	11
5/2017/2410	The Barn Mallow House, Redding Lane, Redbourn, AL3 7QN	1	1
5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood, AL2 3TZ	1	1
5/2017/2385	Lemsford House, 14 Parkway, Porters Wood , St Albans, AL3 6PA	4	4
5/2017/2360	Hertfordshire House, Civic Close, St Albans, AL1 3JZ	2	2
5/2017/2329	Hertfordshire House, Civic Close, St Albans, AL1 3JZ	21	21
5/2017/2276	Land Adjacent The Blue Anchor PH, 145 Fishpool Street, St Albans	1	1
5/2017/2258	5 Avenue St Nicholas, Harpenden, AL5 2DE	1	1
5/2017/2243	60 Grove Road, Harpenden, AL5 1ES	1	1
5/2017/2208	80 Oaklands Lane, Smallford, AL4 0HS	2	1
5/2017/2196	1 Kinsbourne Close, Harpenden, AL5 3PB	2	2
5/2017/2114	1 Sandridge Road, St Albans, AL1 4AX	0	-13
5/2017/2104	Land Rear Of 16 And 18 Manland Way, Harpenden, AL5 4QS	1	1
5/2017/2099	115 London Road, St Albans, AL1 1LR	6	6
5/2017/2088	22 Waverley Road, St Albans, AL3 5PA	1	0
5/2017/2059	Land Adj 63 Brampton Road, St Albans, AL1 4QA	1	1
5/2017/2018	Barn At Shafford Farm, Redbourn Road, St Albans, AL3 6LB	1	1
5/2017/1999	38 Becketts Avenue, St Albans, AL3 5RU	2	1
5/2017/1957	6 The Willows, St Albans, AL1 1UL	2	1
5/2017/1925	3 Farm Avenue, Harpenden, AL5 3LY	1	1
5/2017/1904	27 Becketts Avenue, St Albans, AL3 5RT	2	1
5/2017/1821	46 Ringway Road, Park Street , St Albans, AL2 2RD	2	2
5/2017/1717	15, Longcroft Avenue, Harpenden, AL5 2RD	2	1
5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans, AL1 2LY	2	2
5/2017/1669	Land rear of 3 & 5 Approach Road & accessed via Orient Close, St Albans	1	1
5/2017/1657	Westoaks, 12 The Uplands, Harpenden, AL5 2PQ	1	0
5/2017/1520	23 Mount Pleasant, St Albans, AL3 4QU	1	0
5/2017/1507	Abbott House, Everard Close, St Albans, AL1 2PS	25	25
5/2017/1426	7 Woodside Road, Bricket Wood, AL2 3QL	2	1
5/2017/1308/	1 Hobbs Close, St Albans, AL4 0TQ	2	1
5/2017/1294	12 Bloomfield Road, Harpenden, AL5 4DB	2	1
5/2017/1226	18 Manland Avenue, Harpenden, AL5 4RF	1	0
5/2017/1149	Car Park, Grosvenor Road, St Albans	74	74
5/2017/1134	Clayton House, 5-7 Vaughan Road, Harpenden, AL5 4EF	3	3
5/2017/1076	Chalkdell Farm, Coleman Green Lane, Wheathampstead, AL4 8ER	3	3
5/2017/1060	Civic Centre Opportunity Site (South), Victoria Street, St Albans	86	86
5/2017/1049	Crown House, 47-49 High Street, Redbourn, AL3 7LW	3	2



Planning Application Reference Number	Site Address	Number of Dwellings (gross)	Number of Dwellings (net)
5/2017/1042	133 Hatfield Road, St Albans, AL1 4JS	2	2
5/2017/0938	20a Holywell Hill, St Albans, AL1 1BZ	2	1
5/2017/0916	Part Of Garage Block Between, Hughenden Road And The Ridgeway, St Albans, AL4 9RJ	8	8
5/2017/0900	1 Ryall Close, Bricket Wood, AL2 3TS	1	1
5/2017/0855	33 Stewart Road, Harpenden, AL5 4QE	1	1
5/2017/0778	Linley Court, Valley Road, St Albans, AL3 6LL	28	0
5/2017/0704	Alban House, 12 Parkway, Porters Wood , St Albans, AL3 6PA	4	4
5/2017/0699	Media House, 2 Sandridge Park, Porters Wood, St Albans, AL3 6PH	6	6
5/2017/0617	54 Salisbury Avenue, St Albans, AL1 4TU	1	0
5/2017/0610	11 Sandfield Road, St Albans, AL1 4JZ	1	0
5/2017/0489	Old Exchange House, Marford Road, Wheathampstead, AL4 8AY	4	4
5/2017/0470	10 Branch Road, Park Street, AL2 2LU	2	1
5/2017/0383	38 Peters Avenue, London Colney, AL2 1NQ	1	0
5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans, AL3 5ST	29	29
5/2017/0312	Stairways, 19 Douglas Road, Harpenden, AL5 2EN	3	3
5/2017/0309	6 & 7 Ashley Road, St Albans, AL1 5DA	1	1
5/2017/0144	Stroud Wood Business Centre, Park Street, Frogmore, St Albans, AL2 2NJ	10	10
5/2017/0118	4 Hatching Green Close, Harpenden, AL5 2LB	1	1
5/2017/0072	Land Adj To 90 Sandridge Road, St Albans	1	1
5/2017/0014	52 Victoria Street, St Albans, AL1 3HZ	5	5
5/2017/0002	Land at 49 Sherwood Avenue, St Albans, AL4 9QJ	1	1
5/2017/0001	9 Market Place, St Albans, AL3 5DR	1	1
5/2016/3846	Land R/O 29/31 Wordsworth Road, Harpenden, AL5 4AG	1	1
5/2016/3820	18 Piggottshill Lane, Harpenden, AL5 1LH	2	1
5/2016/3817	Holm Oaks, North Orbital Road, St Albans, AL2 1DN	1	0
5/2016/3811	223a Hatfield Road, St Albans, AL1 4TB	14	14
5/2016/3808	Maidenscrouch Farm, Appspound Lane, St Albans, AL2 3NL	1	0
5/2016/3805	103-105 St Peters Street, St Albans, AL1 3EP	13	13
5/2016/3734	63 Townsend Lane, Harpenden, AL5 2RE	1	0
5/2016/3705	49-51 Brewhouse Hill, Wheathampstead, AL4 8AN	4	4
5/2016/3603	11 West Way & Land r/o 3-13 West Way, Harpenden	7	6
5/2016/3585	45 Grosvenor Road, St Albans, AL1 3AW	83	83
5/2016/3561	Grange Street Sports And Social Club, 8 Grange Street, St Albans, AL3 5NB	5	4
5/2016/3480	17 Maxwell Road, St Albans, AL1 5LB	1	1
5/2016/3450	18 & 18A Stewart Road, Harpenden, AL5 4QB	2	0
5/2016/3446	Roman House, 49 Spencer Street, St Albans, AL3 5EH	2	1
5/2016/3422	Ziggurat House, Grosvenor Road, St Albans, AL1 3AW	125	125
5/2016/3342	The Brickyard, 43-45 Verulam Road, St Albans, AL3 4DG	1	1



Planning Application Reference Number	Site Address	Number of Dwellings (gross)	Number of Dwellings (net)
5/2016/3281	90 & 90a Grange Street, St Albans, AL3 5LY	2	0
5/2016/3245	Land R/O 31 Roundwood Park, Harpenden	1	1
5/2016/3191	Land Adjacent To 52 Vesta Avenue, St Albans, AL1 2PF	2	2
5/2016/3181	Development At Tuffnells Way, Derwent Road, Harpenden	10	10
5/2016/3107	Garage Site Adj 28 College Place, St Albans, AL3 4PU	2	2
5/2016/2999	Land adj 139 Kings Road, London Colney, AL2 1ER	2	2
5/2016/2937	1, 2, 3 & 3A Leyton Green, Harpenden, AL5 2TE	4	3
5/2016/2871	99 Charmouth Road, St Albans, AL1 4SF	1	0
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans, AL3 5AB	4	4
5/2016/2754	9 & 11 Crossfields, St Albans, AL3 4NF	4	2
5/2016/2752	48 High Street, Redbourn, AL3 7LN	1	1
5/2016/2728	Bramble Cottage, Kennel Lane, Kinsbourne Green , Harpenden, AL5 3PZ	1	0
5/2016/2602	16 Radlett Road, Frogmore, St Albans, AL2 2LF	3	2
5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney, AL2 1EP	4	4
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	21
5/2016/2348	3 Cloister Garth, St Albans, AL1 2HT	1	1
5/2016/2343	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden, AL5 4SW	1	1
5/2016/2122	10 Dellcroft Way, Harpenden, AL5 2NG	1	0
5/2016/2054	Searches Farm, Searches Lane, Bedmond, WD5 0SB	3	3
5/2016/1991	363 Luton Road, Harpenden, AL5 3LZ	2	1
5/2016/1990	ASR House, Arden Grove, Harpenden, AL5 4SJ	16	16
5/2016/1906	45 Barlings Road, Harpenden, AL5 2BJ	1	0
5/2016/1795	117 Hatfield Road, St Albans, AL1 4JS	2	1
5/2016/1730	55 Spielplatz, Lye Lane, Bricket Wood, AL2 3TD	1	0
5/2016/1640	142 Dellfield, St Albans, AL1 5HB	2	2
5/2016/1583	15 Church End, Sandridge, AL4 9DL	1	0
5/2016/1310	33 How Wood, Park Street, St Albans, AL2 2QY	2	1
5/2016/1198	Land adj 80 St Annes Road, London Colney, AL2 1NY	1	1
5/2016/1170	Station House, 2-6 Station Approach, Harpenden, AL5 4SS	12	12
5/2016/1148	55b Verulam Road, St Albans, AL3 4DJ	2	1
5/2016/1113	28 Stewart Road, Harpenden, AL5 4QB	1	0
5/2016/1105	26 & 26b George Street, St Albans, AL3 4ES	1	1
5/2016/0934	Land Adj 3 Belmont Hill, St Albans	1	1
5/2016/0895	Land R/O 50 & 52 Lea Road, Harpenden	2	2
5/2016/0877	Land Rear Of 4 St Johns Road, Harpenden	1	1
5/2016/0789	Target House, 257-263 High Street, London Colney, AL2 1HA	1	1
5/2016/0714	7 Sauncey Wood, Harpenden, AL5 5DP	1	0
5/2016/0671	30 Cunningham Hill Road, St Albans, AL1 5BY	1	0
5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden, AL5 3NB	4	2
5/2016/0331	221 and 221a, b & c Hatfield Road, St Albans, AL1 4TB	14	14
5/2016/0320	The Stables, St Albans Road, Sandridge, AL4 9LB	2	2



Planning Application Reference Number	Site Address	Number of Dwellings (gross)	Number of Dwellings (net)
5/2016/0037	The Barley Mow PH, Barley Mow Lane, St Albans, AL4 0RP	8	7
5/2015/3707	46 Church End, Redbourn, AL3 7DX	4	4
5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood, AL2 3UG	48	48
5/2015/3538	150 St Albans Road, Sandridge, AL4 9LP	1	1
5/2015/3425	Turners Hall Farm, Annables Lane, Kinsbourne Green, AL5 3PT	4	4
5/2015/3358	Outbuildings R/O & 82, 84, 86 & 86A High Street, Redbourn, AL3 7BD	5	3
5/2015/3054	53 Sadleir Road, St Albans, AL1 2BL	1	1
5/2015/2917	The Blue Anchor PH, 145 Fishpool Street, St Albans, AL3 4RY	1	1
5/2015/1788	Berkeley House, Barnet Road, London Colney, AL2 1BG	8	8
5/2015/0657	90 Marshals Drive, St Albans, AL1 4RE	1	0
5/2015/0500	First and Second Floors, 26 High Street, St Albans	8	8
5/2015/0329	8 Wilkins Green Terrace, Wilkins Green Lane, Smallford, AL4 0HQ	1	1
5/2015/0211	Land adj, 42 Cottonmill Crescent, St Albans, AL1 1HW	1	1
5/2014/3006	The Tithe Barn, Harpendenbury Farm, Harpendenbury, Redbourn, AL3 7QA	1	1
5/2014/2136	270-274 London Road, St Albans, AL1 1HY	0	-3
5/2014/1450	Gorhambury House, Gorhambury, St Albans, AL3 6AH	5	4
5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans, AL3 6PH	14	14
	Total	1,619	1,414



Appendix 7

Local Development Scheme 2017 – 2020

November 2017



What is the Local Development Scheme?

1. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS).
2. The LDS sets out the timetable for the production of Development Plan Documents (DPDs), including key production and public consultation stages. This enables the community, businesses, developers, service and infrastructure providers and other interested organisations to know which DPDs are to be prepared for the area and when they will be able to participate¹.
3. This LDS covers the period from 2017 to 2020, and updates the previous LDSs published by St Albans City and District Council. It provides information about the Local Plan (LP), which will replace the District Local Plan Review 1994.

Development Plan Documents

4. DPDs are planning strategies that contain policies for the use, protection and/or development of land. These must have regard to government guidance, in particular the National Planning Policy Framework.

- **Local Plans** for a council area (or for more than one council area if working together). Preparation of a Local Plan is a statutory requirement. A Local Plan may be a single document or a suite of documents with some covering specific policy matters or specific geographical areas (for example Area Action Plans). In areas that have County and District Councils, the County Council has the responsibility for producing Minerals and Waste Local Plans.
- **Neighbourhood Plans.** These are not compulsory. However, when duly prepared they are a statutory document that forms part of the development plan. They would be prepared by a relevant (qualifying) body. In parished areas, the relevant body would be a town or parish council or councils, and elsewhere would be a neighbourhood forum. The plans must be in general conformity with the strategic policies of the local plan and are prepared in a timescale that is set by the relevant body, not St Albans Council. More information can be found on the Council's webpage².

¹ Public consultations will continue to be advertised and stakeholders notified when important documents are published for public consultation, in accordance with our published Statement of Community Involvement.

² For more information regarding Neighbourhood Planning in the district please see the Council's website: <http://www.stalbans.gov.uk/planning/Planningpolicy/neighbourhoodplanning.aspx>



The Current Statutory Development Plan for the District

5. The statutory development plan is the set of DPDs that together form the statutory basis for determining planning applications for the District.

6. On publication of this LDS in November 2017, the statutory development plan comprises:

- Saved policies of the District Local Plan Review 1994
- The Hertfordshire Minerals Local Plan 2007
- The Hertfordshire Waste Core Strategy and Development Management Policies 2012
- The Hertfordshire Waste Site Allocations 2014

7. By the end of 2020 the statutory development plan would comprise:

- The Local Plan
- The Hertfordshire Minerals Local Plan 2007 (or any replacement adopted)
- The Hertfordshire Waste Core Strategy and Development Management Policies 2012 and Site Allocations Document (or any replacement adopted)
- Any Neighbourhood Development Plans made

Future Development Plan Documents

8. The District Council can set a timetable only for Development Plan Documents it is preparing itself (or jointly with another Local Authority). The timetables for Neighbourhood Plans are set by the relevant body, such as Parish Councils, the timetables for the Minerals and Waste Local Plans are set by the County Council.



St Albans City and District Local Plan 2020 – 2036 (LP)	
Role & Subject	<p>This document will set out the overall development strategy for the period to 2036 for the District.</p> <p>It will include strategic policies as well as broad locations for strategic housing and employment development and infrastructure. It will provide the policy context for potential Neighbourhood Plans.</p> <p>This document will also set out the development management policies and site allocations and it will also include Policies Maps.</p>
Coverage	District-wide
Timetable – Key Stages:	
<ul style="list-style-type: none"> • Statutory Public Consultation on Draft Plan (Regulation 18) – Jan/Feb 2018 • Publication / Statutory Public Consultation on Pre-Submission Draft Plan (Regulation 19) – Sept 2018 • Submission to Secretary of State (Regulation 22) – March 2019 • Examination (Regulation 24) – Summer 2019 • Estimated Date for Adoption (Regulation 26) – Spring 2020 	

Regulations as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012

Table 1: Local Development Scheme 2017 – 2020

	Main Evidence Completion	Consultation	Pre-submission Publication	Submission	Examination	Adoption
Local Plan	Spring 2019	Jan/Feb 2018	Sept 2018	March 2019	Summer 2019	Spring 2020

Note: The Council intends to adopt the Community Infrastructure Levy (CIL). CIL timetabling would involve Examination and Adoption of CIL to follow the LP Examination.

