

Matter 2 Issue 4 Question 4 Appendix 1

– Small and Medium Housing Sites

This appendix provides supplementary information about small and medium housing sites in the submitted Local Plan housing trajectory. It sets out the details of individual small and medium sites (1 hectare and below) for the Local Plan Part B site allocations, made Harpenden Neighbourhood Plan site allocations and permissions (estimated future completions). Tables with data for each of these categories are provided below.

Part B – Local Plan Site Allocations

Ref No	Site Name / Address	Gross Site Area (Ha)	Estimated Total Gains (Net)	Estimated Net Dwelling Completions (2024/25 - 2040/41)
UC48	Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH	0.050	5	5
UC43	Garage block to west of 32-46 Riverside Road, St Albans, AL1 1SD	0.060	5	5
UC51	Garage Block to South of Abbots Park, St Albans, AL1 1TW	0.060	5	5
UC11	50 Victoria Street, St Albans, AL1 3HZ	0.070	6	6
UC35	Market Depot, Drovers Way, St Albans, AL3 5FA	0.070	11	11
UC36	Garages off Park Street Lane, Park Street, AL2 2ND	0.070	5	5
UC44	Garage Block off Millford Hill, Harpenden, AL5 5BN	0.070	5	5
UC15	Bowers Way East Car Park Bowers Way, Harpenden, AL5 4EQ	0.100	32	32
UC22	Car Park to rear of 77-101 Hatfield Road, Hatfield Road, St Albans, AL1 4JL	0.100	9	9
UC50	Southview Car Park, Lower Luton Road, Harpenden, AL5 5AW	0.100	5	5
UC52	Garage Block off Tallents Crescent, Harpenden, AL5 5BS	0.100	5	5
UC17	Garage Block off Cotlandswick, London Colney, AL2 1ED	0.110	5	5
UC45	Garages off Watling View (West), St Albans, AL1 2PA	0.110	5	5
UC55	44-52 Lattimore Road, St Albans, AL1 3XW	0.110	17	17
UC56	Garages to the rear of Portman House, Therfield Road, St Albans, AL3 6BN	0.110	6	6
UC40	Land Rear of New House Park Shops, St Albans, AL1 1UJ	0.120	6	6
UC41	Garages at Grindcobbe, St Albans, AL1 2ED	0.120	6	6
UC46	Garage Blocks adj. to 76 Oakley Road and 151 Grove Road, Harpenden, AL5 1HJ	0.120	6	6
UC49	Garage Block rear of 18-30 Furze Avenue, St Albans, AL4 9NE	0.120	5	5
UC23	Garage Site adj. Verulam House, Verulam Road, St Albans, AL3 5EN	0.130	9	9
UC26	Garage Block to Malvern Close, St Albans, AL4 9SZ	0.130	9	9
UC18	Garage block to front of 94-142 Riverside Road, St Albans, AL1 1SE	0.140	13	13
UC27	Berkeley House, Barnet Road, London Colney, AL2 1BG	0.140	8	8
UC30	Garages Between Abbots Avenue West and Abbey Line, St Albans, AL1 2JH	0.140	5	5
UC32	Garages off Creighton Avenue, St Albans, AL1 2LZ	0.140	5	5
UC42	Garages off Thirlmere Drive, St Albans, AL1 5QS	0.140	6	6
UC9	Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD	0.150	10	10

Ref No	Site Name / Address	Gross Site Area (Ha)	Estimated Total Gains (Net)	Estimated Net Dwelling Completions (2024/25 - 2040/41)
UC29	Garage Block off Noke Shot, Harpenden, AL5 5HS	0.160	8	8
UC33	Land Rear of 53 Snatchup, Redbourn, AL3 7HF	0.160	5	5
UC31	Garages rear of Tudor Road, St Albans, AL3 6AY	0.170	9	9
UC16	Garage Block west of Thirlestane, St Albans, AL1 3PE	0.180	16	16
U3	Former Bricket Wood United Reformed Church, AL2 3QR	0.190	10	10
UC7	5 Spencer Street, St Albans, AL3 5EH	0.190	27	27
UC25	318 Watford Road, Chiswell Green, AL2 3DP	0.190	10	10
UC34	Garages Rear of Hill End Lane (South), St Albans, AL4 0AE	0.190	7	7
UC28	New Greens Residents Association, 2 High Oaks, St Albans, AL3 6DL	0.200	10	10
UC24	Garages Rear of Hill End Lane (North), St Albans, AL4 0AE	0.210	8	8
UC4	Car Park to rear of 32-34 Upper Marlborough Road, St Albans, AL1 3UU	0.220	16	16
UC12	Garage Block Between Hughenden Road and The Ridgeway, St Albans, AL4 9RH	0.220	20	20
UC53	Motor Repair Garage, Paynes Yard, Park Street Lane, AL2 2NE	0.220	11	11
UC21	Garages off Chapel Place, St Albans, AL1 2JZ	0.230	11	11
UC8	Public Hall, 6 Southdown Road, Harpenden, AL5 1TE	0.260	24	24
UC10	Garage Block rear of 109-179 Hughenden Road, St Albans, AL4 9QW	0.270	24	24
UC20	104 High Street, London Colney, AL2 1QL	0.270	21	21
UC6	13-19 Sutton Road & 5-11a Pickford Road, St Albans, AL1 5JH	0.320	29	29
UC14	Car Park to rear of 3 Church Green (Waitrose), Harpenden, AL5 2TJ	0.340	17	17
U4	Greenwood United Reformed Church, AL2 3HG	0.430	5	5
UC5	18- 20 Catherine Street, St Albans, AL3 5BY	0.430	33	33
UC2	Civic Close Car Park Bricket Road, St Albans, AL1 3JX	0.450	57	57
UC19	50-54 Lemsford Road St Albans, AL1 3PR	0.530	43	43
M25	Baulk Close, Harpenden, AL5 4LY	0.560	8	8
UC3	London Road Car Park, London Road, St Albans, AL1 1NG	0.570	36	36
UC57	Telford Court, Alma Road, St Albans, AL1 3BP	0.580	6	6
U2	Land South West of London Colney Allotments, AL2 1RG	0.660	28	28
M20	Lower Luton Road, Harpenden, AL5 5AF	0.740	25	25
M22	Wood End, Hatching Green, Harpenden, AL5 2JT	0.770	15	15
M19	Piggottshill Lane, Harpenden, AL5 5UN	0.860	29	29
UC47	Crabtree Fields / Land at Waldegrave Park, Harpenden, AL5 5SA	0.880	5	5
Part B - Local Plan Site Allocations - Total			787	787

Harpenden Neighbourhood Plan Site Allocations

Ref No	Site Name / Address	Gross Site Area (Ha)	Estimated Total Gains (Net)	Estimated Net Dwelling Completions (2024/25 - 2040/41)
HA8	Land and Garages at Longfield Road, Harpenden	0.120	4	4
HA6	Land at 63 High Street, Harpenden	0.210	5	5
HA4	Jewsons, Grove Road, Harpenden	0.340	14	14
Harpenden Neighbourhood Plan Site Allocations - Total			23	23

Permissions (Estimated Future Completions)

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	0.003	1	1
5/2022/1168	219 Hatfield Road, St Albans	0.003	1	1
5/2023/0023 5/2021/2695	Land rear of 9 and 11 College Place, St Albans	0.004	2	2
5/2021/1128	17 & 17a French Row, St Albans	0.006	0	1
5/2020/0204	Barns And Stables At Sleafshyde Farm, Sleafshyde, Smallford	0.007	1	1
5/2023/0778	11 Chequer Street, St Albans	0.007	2	2
5/2023/1654	9 Chequer Street, St Albans	0.007	1	1
5/2023/1344 5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	0.007	1	1
5/2023/1809 5/2018/1189	61 Hatfield Road, St Albans	0.010	2	1
5/2023/1306	34 St Peters Street, St Albans	0.010	1	1
5/2023/1107	12a Chequer Street, St Albans	0.010	2	2
5/2019/3217 5/2020/0784	6 Adelaide Street, St Albans	0.010	8	8
5/2022/2988 5/2017/2099	115 London Road, St Albans	0.010	6	6
5/2022/2082 5/2020/0934	201 and land rear of 199 and 201 Hatfield Road, St Albans	0.010	4	1
5/2019/1622	399 & 399a Hatfield Road, St Albans	0.010	2	2
5/2020/1093 5/2017/0938	20a Holywell Hill, St Albans	0.010	1	1
5/2020/0713 5/2017/3581	6 Grove Road, Harpenden	0.010	1	1
5/2022/0924 5/2019/1269	2a Warwick Road, St Albans	0.010	1	1
5/2019/2946	12 Pipers Close, Redbourn	0.010	1	1
5/2020/2348	153 Victoria Street, St Albans	0.010	1	1
5/2020/2412	38 Holywell Hill, St Albans	0.010	1	1
5/2021/3481 5/2021/0693	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	0.010	2	1
5/2021/2954 5/2021/1752	48a Alma Road, St Albans	0.010	-1	1
5/2020/0138	Northern End Of Mill Walk, Wheathampstead	0.010	1	1
5/2021/2355	Hornbeam Wood, Common Lane, Batford	0.010	1	1
5/2022/0527	Broadway Chambers, St Peters Street, St Albans	0.010	4	4
5/2020/3200	2 Market Place and 16 - 18 High Street, St Albans	0.010	2	2

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2022/2718	34 and 34a Station Road, Harpenden	0.010	-1	-1
5/2023/1122	Lower Stud, Drop Lane, Bricket Wood	0.010	1	1
5/2022/2911	Perpetua House, Albion Road, St Albans	0.010	1	1
5/2022/2965	4 George Street, St Albans	0.010	1	1
5/2023/0115	Unit 4, 219a Hatfield Road, St Albans	0.010	1	1
5/2022/2498	69 Necton Road, Wheathampstead	0.010	1	1
5/2021/0555	Odyssey Cinema, 166 London Road, St Albans	0.011	4	4
5/2022/1323	First floor, 18 High Street, Harpenden	0.011	1	1
5/2022/2766 5/2017/3287	113 London Road, St Albans	0.013	4	4
5/2020/3062 5/2020/1391	49 Hatfield Road, St Albans	0.013	2	2
5/2022/1150	13 Holywell Hill, St Albans	0.016	3	3
5/2021/3159 5/2021/0178	Aberfoyle House, Stapley Road, St Albans	0.017	1	1
5/2022/0401 5/2021/2923 5/2021/1064 5/2021/0854	62 Spencer Street and 42-42C Verulam Road, St Albans	0.019	2	2
5/2023/1813	68 High Oaks, St Albans	0.020	1	1
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	0.020	4	3
5/2022/0497 5/2018/3239	22 Roundfield Avenue, Harpenden	0.020	1	1
5/2021/2400 5/2020/1734 5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	0.020	1	1
5/2021/0245	105 Victoria Street, St Albans	0.020	1	1
5/2021/2742	23 & 25 Moreton End Lane, Harpenden	0.020	1	1
5/2021/2876	71 and 73 Hemel Hempstead Road, Redbourn	0.020	-1	-1
5/2023/0550 5/2022/0265	2a Royal Road, St Albans	0.020	1	1
5/2023/0604 5/2022/2079 5/2022/0786	116 Cambridge Road, St Albans	0.020	1	1
5/2024/0197	4b Frogmore, St Albans	0.020	1	1
5/2022/2436	74 Park Street, Park Street	0.020	1	1
5/2022/2409	24 & 24a Prospect Road, St Albans	0.020	-1	-1
5/2022/1982 5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	0.024	0	0
5/2022/1466	151 High Street, London Colney	0.027	2	2
5/2022/1069	6 Pigeonwick, Harpenden	0.027	0	0

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2017/1904	27 Becketts Avenue, St Albans	0.030	1	2
5/2023/1652	39 Cottonmill Crescent, St Albans	0.030	1	1
5/2020/0139	107 Camp Road, St Albans	0.030	3	3
5/2016/3281	90 & 90a Grange Street, St Albans	0.030	0	0
5/2021/0835 5/2017/3601	65 The Hill, Wheathampstead	0.030	1	1
5/2020/2917 5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	0.030	1	1
5/2020/0785	2 Someries Road, Harpenden	0.030	1	1
5/2023/0396 5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	0.030	4	4
5/2021/1918 5/2021/1917	12 Hemel Hempstead Road, Redbourn	0.030	2	2
5/2020/0947	London Colney Islamic Centre, 174 High Street, London Colney	0.030	0	0
5/2021/2414	134 St Albans Road, Sandridge	0.030	-3	-3
5/2021/2674	6 Foxcroft, St Albans	0.030	1	1
5/2022/1904	69 Sandridge Road, St Albans	0.030	1	1
5/2022/2226	27 Wilshere Avenue, St Albans	0.030	1	1
5/2022/2756	Harvest House, 37 London Road, St Albans	0.030	1	1
5/2022/2811	38 Abbots Avenue West, St Albans	0.030	1	1
5/2023/0353 5/2023/1501	Signature House, 23 Vaughan Road, Harpenden	0.030	6	6
5/2023/2415	21 Verulam Road, St Albans	0.030	1	1
5/2022/2488	138 Hill End Lane, St Albans	0.030	1	1
5/2021/1759 5/2020/0828	2 Broadstone Road, Harpenden	0.033	1	1
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	0.034	2	2
5/2023/0028 5/2018/0176	9 And 9B Wallingford Walk, St Albans	0.036	0	0
5/2024/0080	153 Drakes Drive, St Albans	0.038	0	0
5/2021/3433	Land Rear of 1-5 Common Lane, Batford, Harpenden	0.038	1	1
5/2020/1858	6 Stewart Road, Harpenden	0.039	0	1
5/2023/1688	Land rear of 48 Francis Avenue, St Albans	0.040	1	1
5/2023/2484	97 High Street, Colney Heath	0.040	1	1
5/2023/2539	117 Pickford Hill, Harpenden	0.040	1	1
5/2020/2463 5/2019/2525	1 The Mansion and 3 St Peters Street, St Albans	0.040	6	6
5/2021/3482 5/2020/3142 5/2020/3143	Batford Farm, Common Lane, Batford, Harpenden	0.040	3	0

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	0.040	2	2
5/2020/1906	29 Collyer Road, London Colney	0.040	1	1
5/2018/1371	Land adj 103 How Wood, How Wood	0.040	1	1
5/2021/1894 5/2021/0759 5/2019/1687	14 Perham Way, London Colney	0.040	1	1
5/2020/2406	38 Maynard Drive, St Albans	0.040	1	1
5/2023/1628	Land Adjacent to 84 St Annes Road, London Colney	0.040	2	2
5/2021/2515	16 & 16a High Street, Harpenden	0.040	5	5
5/2022/0095	53 White Horse Lane, London Colney	0.040	1	1
5/2022/2769 5/2021/0286	17 Hazelmere Road, St Albans	0.040	1	1
5/2021/1401	New Lodge, Drop Lane, Bricket Wood	0.040	0	1
5/2022/0755	Land adj 82 Ox Lane, Harpenden	0.040	1	1
5/2021/3109	271 Cell Barnes Lane, St Albans	0.040	1	1
5/2023/1714	58 Mount Drive, Park Street	0.040	0	0
5/2022/2779	3 Mount Road, Wheathampstead	0.040	0	0
5/2023/0408	55 Necton Road, Wheathampstead	0.040	0	0
5/2024/0122	14 Barnfield Road, St Albans	0.042	1	1
5/2021/2854 5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	0.043	-1	1
5/2021/2909 5/2018/2440	Land adj 3 Hamilton Road, St Albans	0.043	1	1
5/2022/0664	Seven Oaks Cottage, 88 Roestock Lane, Colney Heath	0.044	1	1
5/2023/0284 5/2022/0494	1 Lea Road, Harpenden	0.047	1	2
5/2022/1630	White Walls, Annables Lane, Kinsbourne Green, Harpenden	0.049	5	5
5/2021/3061 5/2018/2604	Garages Rear Of 34 To 40 College Road, St Albans	0.050	2	2
5/2022/0351 5/2018/2895	1 Hall Place Gardens, St Albans	0.050	1	1
5/2023/1513	61 Midway, St Albans	0.050	0	0
5/2023/1430 5/2021/3214	Land Opposite 1 To 3 The Squirrels, Brackendene, Bricket Wood	0.050	1	1
5/2023/0180 5/2020/3201	Land between 14 and 18 The Uplands, Bricket Wood	0.050	1	1
5/2023/1863 5/2022/1762 5/2022/1247	37 Burston Drive, Park Street	0.050	0	0
5/2022/2303	26 High Ash Road, Wheathampstead	0.050	1	2

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2022/0866	31 Park Mount, Harpenden	0.050	0	1
5/2022/1303	Land R/O Willowbank, 59 Coldharbour Lane, Harpenden	0.050	1	1
5/2022/2502	3 Netherway, St Albans	0.050	0	1
5/2023/0341	375 High Street, London Colney	0.050	0	0
5/2022/1645 5/2021/0075 5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	0.052	0	3
5/2020/1624	5 Mount Pleasant Lane, Bricket Wood	0.054	2	2
5/2022/1778	46 West Riding, Bricket Wood	0.055	1	2
5/2022/2370 5/2021/3615	25 Warwick Road, St Albans	0.056	2	2
5/2022/2332	37 Ridgewood Drive, Harpenden	0.056	0	0
5/2022/0661	25 Grove Avenue, Harpenden	0.057	0	0
5/2021/0083 5/2018/1544	Rear Of 258 Hatfield Road, St Albans	0.058	4	4
5/2022/0975 5/2020/2142 5/2019/3099	61-65 St Peters Street, St Albans	0.060	22	22
5/2020/2978	67 St Peters Street, St Albans	0.060	20	20
5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	0.060	1	2
5/2020/2837 5/2019/2978 5/2017/2276	Land Adjacent The Blue Anchor PH, 45 Fishpool Street, St Albans	0.060	1	1
5/2021/1268	226a and 226b London Road, St Albans	0.060	2	2
5/2021/1523	24 St Annes Road, London Colney	0.060	1	1
5/2022/2561 5/2021/2704	19a Park Avenue South, Harpenden	0.060	0	1
5/2021/3375	90 Station Road, Harpenden	0.060	0	0
5/2021/3607	5 Meads Lane, Wheathampstead	0.060	1	1
5/2022/2285	89 Fishpool Street, St Albans	0.060	0	1
5/2022/2477	29 Woodstock Road North, St Albans	0.060	1	2
5/2023/1320 5/2023/0039	45 Moreton End Lane, Harpenden	0.060	1	1
5/2021/3371	14 Tippendell Lane, Chiswell Green	0.060	0	0
5/2023/0847	107 Batchwood Drive, St Albans	0.060	1	1
5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	0.063	7	8
5/2022/1208	3 Hillside Road, Harpenden	0.064	1	1
5/2017/1426	7 Woodside Road, Bricket Wood	0.070	1	2
5/2023/1772	Land To Rear Of 7 Dellcroft Way, Harpenden	0.070	1	1

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2022/3048 5/2022/0667 5/2021/2091 5/2020/0919	Former Baptist Chapel, St Albans Road, Sandridge	0.070	2	2
5/2021/2861 5/2020/3009	Land Rear of 50-54 Francis Avenue, St Albans	0.070	3	3
5/2020/1850	12 Admirals Walk, St Albans	0.070	1	1
5/2018/1540	R/O 68 Harpenden Road, St Albans	0.070	1	1
5/2020/2232	2 Browning Road, Harpenden	0.070	0	0
5/2021/2920 5/2020/1328	316 Hatfield Road, St Albans	0.070	1	1
5/2021/2725	364 Hatfield Road, St Albans	0.070	1	2
5/2021/0189	5 Pondwick Road, Harpenden	0.070	0	1
5/2021/0296	22 Sun Lane, Harpenden	0.070	1	1
5/2021/3386	69 - 69a St Peters Street, St Albans	0.070	14	14
5/2021/3438	Mitchell Hall 85, Verulam Road, St Albans	0.070	7	7
5/2022/0266	85 Harpenden Road, St Albans	0.070	0	0
5/2023/0895	2 White Horse Lane, London Colney	0.070	2	2
5/2023/1515	154 Park Street Lane, How Wood	0.070	0	0
5/2022/2894	241 Colney Heath Lane, Colney Heath	0.070	0	0
5/2021/3462	15 Jameson Road, Harpenden	0.072	1	2
5/2022/1386	197a Marshalswick Lane, St Albans	0.074	0	0
5/2022/2145	12 Tithe Barn Close, St Albans	0.075	0	1
5/2001/2104	Shafford Farm, Redbourn Road, St Albans	0.076	2	1
5/2021/0415 5/2019/2786	Land rear of 8-10 Prospect Road, St Albans	0.080	3	3
5/2020/1217 5/2019/0894	25 Homewood Road, St Albans	0.080	0	0
5/2022/1026 5/2021/3032	Land Rear of 97 to 105 The Hill, Wheathampstead,	0.080	3	3
5/2021/3537 5/2019/3260	Land Rear Of 213 The Ridgeway, St Albans	0.080	1	1
5/2021/2731	91 - 93 Victoria Street, St Albans	0.080	14	14
5/2022/1531	33 Rothamsted Avenue, Harpenden	0.080	0	1
5/2022/2379	50 Midway, St Albans	0.080	0	0
5/2023/0706	Land Rear Of 45-51 Francis Avenue, Accessed Via Therfield Road, St Albans	0.080	2	2
5/2023/0893 5/2022/2884	31 Rothamsted Avenue, Harpenden	0.080	0	0
5/2023/1063	11 Fallows Green, Harpenden	0.080	0	1
5/2022/1547	6 Watford Road, St Albans	0.085	0	0
5/2023/1689 5/2022/2062	16 Townsend Lane, Harpenden	0.088	0	1

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2021/1974 5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	0.090	3	3
5/2022/1683 5/2021/2303 5/2019/0477	Land rear of 18-22 Bucknalls Drive, Bricket Wood	0.090	2	2
5/2020/0414	6 Penny Croft, Harpenden	0.090	0	0
5/2021/1824 5/2021/1826	Land At The Stables, Nicholls Farm, Livery Yard, Lybury Lane Redbourn, Redbourn	0.090	4	4
5/2021/1654	26 Beaumont Avenue, St Albans	0.090	0	0
5/2022/1534	Barley Mow Stables, Barley Mow Lane, St Albans	0.090	5	5
5/2022/0483	31 Homewood Road, St Albans	0.090	0	0
5/2022/1049	108 Ragged Hall Lane, Chiswell Green	0.090	0	0
5/2022/0302	110 Mount Pleasant Lane, Bricket Wood	0.092	0	1
5/2023/1673	1 Rosebery Avenue, Harpenden	0.093	-7	-7
5/2020/1299	17 Woodstock Road North, St Albans	0.097	1	1
5/2022/1109 5/2020/1524 5/2019/0887	43 Park Avenue North, Harpenden	0.098	0	1
5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	0.100	1	2
5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	0.100	0	1
5/2023/0532 5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	0.100	2	2
5/2017/0855	33 Stewart Road, Harpenden	0.100	1	1
5/2017/3661	3a Albion Road, St Albans	0.100	1	1
5/2021/1953 5/2018/2237	14 Browning Road, Harpenden	0.100	0	0
5/2021/0067 5/2020/0706	Croft Farm, Cherry Tree Lane, Wheathampstead	0.100	1	1
5/2020/2323	Land Rear Of 28 To 32 Carisbrooke Road, Harpenden	0.100	1	1
5/2021/1933	271 High Street, London Colney	0.100	10	10
5/2020/2986	Hawthorns, Roestock Lane, Colney Heath	0.100	1	1
5/2022/2401	49 Midway, St Albans	0.100	0	0
5/2022/2428	15 Castle Rise, Wheathampstead	0.100	0	1
5/2023/1849	3-5 Roundwood Lane, Harpenden	0.110	3	3
5/2023/1748	42 Marshals Drive, St Albans	0.110	0	0
5/2021/2743 5/2021/1800	86 Mount Pleasant Lane, Bricket Wood	0.110	0	1
5/2022/2338	42A West Common, Harpenden	0.110	0	0
5/2023/0906	7 Hatching Green Close, Harpenden	0.110	0	0

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2022/2493	3 St Marys Close, Redbourn	0.110	0	1
5/2021/3223 5/2020/1494	56 Oaklands Lane, Smallford	0.117	1	1
5/2021/2921	45 Park Avenue North, Harpenden	0.118	0	1
5/2022/1815 5/2021/3093 5/2017/1669	Land Rear Of 3 And 5 Approach Road And Accessed Via Orient Close, St Albans	0.120	1	1
5/2022/1798 5/2021/1279	Long Acre, Holly Lane, Harpenden	0.120	0	0
5/2022/0238	5 Wood End Road, Harpenden	0.120	0	0
5/2021/1480	37 Napsbury Lane, St Albans	0.120	0	0
5/2020/1124	Land adjacent to The Mill House, Coursers Road, Colney Heath	0.120	4	4
5/1989/0659	Adj 14 Barry Close, Chiswell Green	0.126	3	1
5/2016/3811 5/2015/2871	223a Hatfield Road, St Albans	0.128	14	14
5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	0.130	6	14
5/2022/0716 5/2021/0024	10 Prospect Lane, Harpenden	0.130	0	1
5/2023/1342	16 Manland Avenue, Harpenden	0.130	1	1
5/2021/3511	18 Prospect Lane, Harpenden	0.130	0	1
5/2021/3190	27a Townsend Drive, St Albans	0.130	0	1
5/2022/1989	26 Lyndhurst Drive, Harpenden	0.130	1	2
5/2022/1892	19 Park Avenue, St Albans	0.130	0	1
5/2023/0223 5/2019/0093	12 The Warren, Harpenden	0.134	0	1
5/2021/3212 5/2019/2749 5/2018/0542	71 Townsend Lane, Harpenden	0.140	1	1
5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	0.140	0	1
5/2019/2555	Land Adj 31 West Common Way, Harpenden	0.140	1	1
5/2020/0347	4 St Marys Close, Redbourn	0.140	0	0
5/2020/0411	46 Marshals Drive, St Albans	0.140	0	0
5/2020/2720	80 Oakwood Road, Bricket Wood	0.140	0	0
5/2021/3614	1 Sandridgebury Lane, St Albans	0.140	1	2
5/2021/2928	43 White Horse Lane, London Colney	0.140	1	1
5/2021/3502 5/2022/1574	82 Oaklands Lane, St Albans	0.140	4	5
5/2022/2427	3 Wildwood Avenue, Bricket Wood	0.140	2	2
5/2022/2281	20 Cunningham Hill Road, St Albans	0.144	0	1
5/2022/0173 5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	0.150	3	3

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2022/2539	Little Bushes, Sleafshyde, Smallford	0.150	0	0
5/2020/1799 5/2017/2584	61 Cotlandswick, London Colney	0.150	1	1
5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	0.150	0	1
5/2022/1206	Orchard Farm, Sheepcote Lane, Wheathampstead	0.150	1	1
5/2023/0859	18 Townsend Drive, St Albans	0.150	0	0
5/2020/1351	Meadow Cottage, Kennel Lane, Kinsbourne Green	0.152	0	0
5/2021/2514 5/2021/2119 5/2020/0772 5/2019/1426	Land at Lady Bray Farm and Lady Bray Farm, Kennel Lane, Kinsbourne Green	0.160	4	4
5/2021/1435 5/2018/1867	York House, Guildford Road & 130 Ashley Road, St Albans	0.160	25	25
5/2021/3107	Land rear of 15, 17 & 19 Tuffnells Way, Harpenden	0.160	3	3
5/2021/3326	6 Highfield Road, Sandridge	0.160	2	2
5/2022/2381	Little Acre, Sheepcote Lane, Wheathampstead	0.160	0	1
5/2020/0420 5/2014/1450	Gorhambury, St Albans	0.162	1	2
5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	0.170	2	3
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	0.170	1	1
5/2022/0723 5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	0.170	1	2
5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	0.177	4	0
5/2022/2478	150 St Albans Road, Sandridge	0.180	1	1
5/2020/1923	Garage Rear Of 77-79 Station Road, Smallford	0.190	2	2
5/2021/3260	42 Park Avenue North, Harpenden	0.190	0	0
5/2022/0039	108 Harper Lane, Radlett	0.190	0	1
5/2023/0603	Land Adjoining 47 Bucknalls Drive, Bricket Wood	0.190	2	2
5/2022/1231	6 Salisbury Avenue, Harpenden	0.197	0	1
5/2019/2656	Units 6 And 7 Batford Mill, Lower Luton Road, Harpenden	0.198	14	14
5/2016/2422	Porters House, 4 Porters Wood, St Albans	0.200	21	6
5/2023/1767 5/2020/0807	4a Frogmore, St Albans	0.200	10	2

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	0.200	1	1
5/2023/1490	7 Hammondswick, Harpenden	0.200	1	1
5/2023/0348 5/2023/1893 5/2023/1528	Clarence House, 134 Hatfield Road, St Albans	0.200	35	35
5/2023/0681 5/2022/1347	4 Oakfield Road, Harpenden	0.207	0	0
5/2022/1482	16 Park Avenue South, Harpenden	0.210	0	1
5/2021/3275 5/2021/3277 5/2018/1877 5/2016/3805	Land Rear of 103-105 St Peters Street, St Albans	0.220	12	3
5/2022/2336 5/2020/2216	The Cherry Trees Indian Restuarant, 261 Lower Luton Road, Wheathampstead	0.220	1	1
5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	0.221	0	1
5/2021/2895	21 Salisbury Avenue, Harpenden	0.230	9	9
5/2021/0871 5/2019/1284	Former The Golden Lion PH, 111 High Street, London Colney	0.237	15	1
5/2019/3173	49 The Park, St Albans	0.240	0	1
5/2020/2781	The Kestrels Care Home, 2-4 The Kestrels, Bucknalls Drive, Bricket Wood	0.240	1	1
5/2021/3603	15 Highfield Road, Sandridge	0.250	0	1
5/2022/0567	Wheathampstead House, Codicote Road, Wheathampstead	0.250	-1	-1
5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	0.260	14	7
5/2021/3465 5/2018/0644	1 Mount Pleasant, St Albans	0.260	0	1
5/2020/1259	Houndswood Stables, Houndswood Farm, Harper Lane, Shenley	0.268	3	3
5/2022/2904	202 Radlett Road, Frogmore	0.270	1	1
5/2020/0475	204 Park Street Lane, How Wood	0.280	2	3
5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	0.280	8	8
5/2020/0341	3 Cloister Garth, St Albans	0.280	1	1
5/2022/0789 5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	0.290	0	1
5/2018/2094	48 Marshals Drive, St Albans	0.290	0	1
5/2020/2451	The Hedges, Woolam Crescent, St Albans	0.297	2	2
5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	0.297	9	9
5/2022/0859	Land to the rear of Wexhams, Lye Lane, St Albans	0.300	1	1

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2022/2666	14 Park Avenue South, Harpenden	0.300	0	0
5/2022/2527 5/2020/1615	Woodbury Manor, Lye Lane, St Albans	0.320	1	1
5/2021/0870	Land Adjacent 12 Mount Pleasant Lane, Bricket Wood	0.320	2	2
5/2023/2412	Aecom House, 63-77 Victoria Street, St Albans	0.320	20	20
5/2022/2735 5/2022/2084 5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	0.360	42	42
5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	0.370	2	2
5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	0.370	14	14
5/2022/1309	Land At Junction Of Dunstable Road, Luton Lane, Redbourn	0.370	1	1
5/2022/2559	Holly Lodge, 10 Park Avenue South, Harpenden	0.375	1	1
5/2021/3616 5/2023/0781 5/2021/0346 5/2021/0402 5/2020/1667	Land adjacent to Winslo House, Radlett Road, Frogmore	0.386	9	9
5/2019/1642	Chelford House, Coldharbour Lane, Harpenden	0.400	35	35
5/2020/0256 5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	0.440	-1	-1
5/2021/2195	Jewson Depot, Adjacent To 15 Cape Road, St Albans	0.443	37	37
5/2021/3155	Raisins Cottage, Mackerye End, Harpenden	0.500	1	1
5/2021/3364 5/2021/1359 5/2021/0042 5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	0.590	5	5
5/2022/0337 5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	0.600	46	46
5/2022/2830	Land Rear of 13 and 15 West Way And Off Walnut Close, Harpenden	0.600	2	2
5/2021/2417	Verulam Industrial Estate, London Road, St Albans	0.630	62	62
5/2021/2069 5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	0.670	2	2
5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	0.680	43	43

Ref No(s)	Site Name / Address	Gross Site Area (Ha)	Estimated Gains (Net)	Total Estimated Net Dwelling Completions (2024/25 to 2040/41)
5/2020/2186	St Matthews Residential Care Home, Chequer Lane, Redbourn	0.680	2	2
5/2021/1972	222 London Road, St Albans	0.690	32	32
5/2021/2730	Land off Orchard Drive, Park Street	0.700	30	30
5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	0.730	107	107
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	0.740	5	5
5/2021/0337	The Grove, Livery Stables, The Grove, Pipers Lane, Harpenden	0.770	2	2
5/2020/1693 5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	0.780	1	1
5/2020/0555 5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	0.800	1	1
5/2021/0611 5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	0.810	45	28
5/2020/0558 5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	0.940	8	8
5/2022/2222	Gustard Wood Nursery, Ballslough Hill Gustard Wood, Wheathampstead	0.950	4	4
5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	0.970	1	0
Permissions (Estimated Future Completions) - Total			1,129	1,112