

AMR - Draft Local Plan Housing Trajectory - Permissions Sites Addendum

St Albans City and District Council – April 2025

This addendum sets out the estimated build out rates of individual housing sites in the permissions (estimated future completions) category of the Council's Draft Local Plan Housing Trajectory (1 October 2024).

It should be noted that there are some minor differences between the permissions data in this addendum and the permissions data in the 5 year housing land supply housing trajectory schedule (1 April 2024) published in the Council's Authority's Monitoring Report 2024. The reason for these minor differences is because the housing land supply figures were almost complete when the Draft Local Plan housing trajectory (Regulation 19) was published, but some elements were still being finalised. The minor differences amount to 110 homes or circa 4.7% of the total and circa 0.7% of the overall Local Plan Housing Land Supply.

A table with data for each housing site with permission in the Draft Local Plan housing trajectory is provided below.

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2022/0927	Land South Of Chiswell Green Lane, Chiswell Green	391		391				50	50	50	50	50	50	50	41		Outline permission 5/2022/0927 allowed at appeal. Reserved matters application 5/2024/1915 for 191 dwellings validated on 06/12/2024, decision pending as at 30/01/2025.
5/2021/3194	St Stephens Green Farm, Chiswell Green Lane, Chiswell Green	330		330						50	50	50	50	50	50	30	Outline permission 5/2021/3194 allowed at appeal
5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	160		160				50	50	50	10						Site forms part of Hemel Garden Communities. Reserved matters application 5/2024/0927 validated on 10/06/2024, decision pending as at 30/01/2025.
5/2021/0423	Land To Rear Of 112-156B Harpenden Road, St Albans	150		150				50	50	50							Reserved matters application 5/2024/1284 validated on 24/07/2024, decision pending as at 30/01/2025.
5/2020/3022	Land To Rear Of Burston Garden Centre, North Orbital Road, Chiswell Green	124		124		50	50	24									Permission 5/2020/3022 allowed at appeal.
5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107		107	50	50	7										Permission 5/2019/3164 supersedes permission 5/2018/0095. Permission 5/2019/3164 allowed at appeal.
5/2021/2417	Verulam Industrial Estate, London Road, St Albans	62		62		20	20	20	2								
5/2022/0337 5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	46		46		15	15	15	1								Permission 5/2022/0337 supersedes permissions 5/2021/0724 and 5/2020/0606
5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	43	-3	15	15	15	1								Conversion ratio of 1.8 applied to 83 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 46 dwellings (83 / 1.8 = 46 [nearest whole number]). Permission allowed at appeal.
5/2022/0879 5/2020/1992	Land Between Bullens Green Lane And Roestock Lane, Colney Heath	45		45		15	15	15									Permission 5/2022/0879 supersedes permission 5/2020/1992. Outline permission 5/2020/1992 allowed at appeal. N.B. cross-boundary planning application at SADC and WHBC, 45 dwellings in SADC, 55 dwellings in WHBC.

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5/2021/0611 5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	45		28	15	13											Permission 5/2021/0611 supersedes permission 5/2019/1799. Reserved matters permission 5/2021/0611 granted on 31/08/2021.
5/2020/1910	Ridgeview Lodge, Barnet Road, London Colney	44		44	15	15	14										
5/2022/2735 5/2022/2084 5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	42		42			15	15	12								Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA3 for minimum of 14 dwellings. Permission 5/2022/2735 supersedes permissions 5/2022/2084 and 5/2018/2000. Conversion ratio of 1.8 applied to 75 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 42 dwellings (75 / 1.8 = 42 [nearest whole number])
5/2021/2195	Jewson Depot, Adjacent To 15 Cape Road, St Albans	37		37	15	15	7										Allocated for housing in 1994 District Local Plan Review, as supported by Saved Policy 4 (Site Reference RS.46).
5/2019/1642	Chelford House, Coldharbour Lane, Harpenden	35		35	15	15	5										Conversion ratio of 1.8 applied to 63 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 35 dwellings (63 / 1.8 = 35 [nearest whole number]). Permission 5/2019/1642 allowed at appeal.
5/2023/0348 5/2023/1893 5/2023/1528	Clarence House, 134 Hatfield Road, St Albans	35		35			15	15	5								Site includes three permissions, permission 5/2023/0348 for 23 dwellings, permission 5/2023/1893 for additional 8 dwellings and permission 5/2023/1528 for additional 4 dwellings
5/2021/1972	222 London Road, St Albans	32		32	15	15	2										Site likely to be redeveloped for housing over time, as supported by Saved Policy 122 of 1994 District Local Plan Review (Site Reference 8D).
5/2021/2730	Land off Orchard Drive, Park Street	30		30				15	15								Reserved matters permission 5/2023/2443 granted on 26/04/2024
5/2021/1435 5/2018/1867	York House, Guildford Road & 130 Ashley Road, St Albans	25		25	15	10											Permission 5/2021/1435 supersedes permission 5/2018/1867

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2022/0975 5/2020/2142 5/2019/3099	61-65 St Peters Street, St Albans	22		22			15	7									Permission 5/2022/0975 supersedes permissions 5/2020/2142 and 5/2019/3099. Permission 5/2019/3099 allowed on appeal.
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21		6	6												
5/2020/2978	67 St Peters Street, St Albans	20		20			15	5									
5/2023/2412	Aecom House, 63-77 Victoria Street, St Albans	20		20			15	5									
5/2021/0871 5/2019/1284	Former The Golden Lion PH, 111 High Street, London Colney	15		1	1												Site includes 2 permissions, completed permission 5/2019/1284 for 11 dwellings and permission 5/2021/0871 for additional 4 dwellings
5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14		7	7												
5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	14	14												
5/2016/3811 5/2015/2871	223a Hatfield Road, St Albans	14		14	14												Permission 5/2016/3811 supersedes permission 5/2015/2871
5/2019/2656	Units 6 And 7 Batford Mill, Lower Luton Road, Harpenden	14		14		14											
5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14		14	14												
5/2021/2731	91 - 93 Victoria Street, St Albans	14		14	14												
5/2021/3386	69 - 69a St Peters Street, St Albans	14		14	14												
5/2021/3275 5/2021/3277 5/2018/1877 5/2016/3805	Land Rear of 103-105 St Peters Street, St Albans	12		3		3											Site includes two permissions, completed permission 5/2021/3277 for 9 dwellings and permission 5/2021/3275 for additional 3 dwellings. Permissions 5/2021/3275 and 5/2021/3277 supersede permissions 5/2018/1877 and 5/2016/3805.
5/2020/2451	The Hedges, Woolam Crescent, St Albans	12	-10	2	-10	12											
5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	9	-2	11											
5/2023/1767 5/2020/0807	4a Frogmore, St Albans	10		2		2											Site includes two permissions, permission 5/2023/1767 for 2 dwellings and completed permission 5/2020/0807 for 8 dwellings

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5/2021/1933	271 High Street, London Colney	10		10	10												
5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	9		9	9												Permission 5/2019/2333 allowed at appeal
5/2021/3616 5/2023/0781 5/2021/0346 5/2021/0402 5/2020/1667	Land adjacent to Winslo House, Radlett Road, Frogmore	9		9	9												Permission 5/2021/3616 supersedes permissions 5/2023/0781, 5/2021/0346, 5/2021/0402 and 5/2020/1667. Outline permission 5/2020/1667 allowed at appeal.
5/2021/2895	21 Salisbury Avenue, Harpenden	9		9	9												
5/2020/0558 5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	8		8	8												Site includes 2 permissions totalling 8 dwellings, permission 5/2020/0558 for 5 dwellings and permission 5/2016/2054 for 3 dwellings. Permissions 5/2020/0558 and 5/2016/2054 supersede permission 5/2015/1841.
5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	8	8												Permission 5/2019/2699 supersedes permission 5/2018/2036
5/2019/3217 5/2020/0784	6 Adelaide Street, St Albans	8		8	8												Permission 5/2019/3217 supersedes permission 5/2020/0784. Permission 5/2019/3217 allowed on appeal.
5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8		8			8										Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA7 for minimum of 5 dwellings.
5/2021/3438	Mitchell Hall 85, Verulam Road, St Albans	7		7	7												
5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	6	-2	0	-1	1											Partially superseded by permission 5/2009/1647. Permission 5/2007/1019 allowed on appeal.
5/2022/2988 5/2017/2099	115 London Road, St Albans	6		6		6											Permission 5/2022/2988 supersedes lapsed permission 5/2017/2099
5/2020/2463 5/2019/2525	1 The Mansion and 3 St Peters Street, St Albans	6		6	6												Permission 5/2020/2463 supersedes permission 5/2019/2525
5/2023/0353 5/2023/1501	Signature House, 23 Vaughan Road, Harpenden	6		6		6											Permission 5/2023/0353 supersedes permission 5/2023/1501
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5		5	5												

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5/2021/3364 5/2021/1359 5/2021/0042 5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	5		5	5												Permission 5/2021/3364 supersedes permissions 5/2021/1359, 5/2021/0042 and 5/2017/2981.
5/2022/2082 5/2020/0934	201 and land rear of 199 and 201 Hatfield Road, St Albans	5	-1	1	1												Site includes two permissions, permission 5/2022/2082 for 1 dwelling and permission 5/2020/0934 for 4 dwellings
5/2021/2515	16 & 16a High Street, Harpenden	5		5	5												
5/2022/1534	Barley Mow Stables, Barley Mow Lane, St Albans	5		5	5												
5/2022/1630	White Walls, Annables Lane, Kinsbourne Green, Harpenden	5		5	5												
5/2021/3502 5/2022/1574	82 Oaklands Lane, St Albans	5	-1	5	5												Permission 5/2021/3502 supersedes permission 5/2022/1574
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4		3	3												
5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	3	3												Permission 5/2019/1990 supersedes permission 5/2016/2754
5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	4	-3	0	-1	1											Site includes two permissions, permission 5/2021/1594 for 1 dwelling and permission 5/2018/1689 for 3 dwellings
5/2022/2766 5/2017/3287	113 London Road, St Albans	4		4	4												
5/2021/0083 5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4		4	4												Permission 5/2021/0083 supersedes permission 5/2018/1544
5/2020/0139	107 Camp Road, St Albans	4	-1	3	-1	4											
5/2021/0555	Odyssey Cinema, 166 London Road, St Albans	4		4	4												
5/2021/2514 5/2021/2119 5/2020/0772 5/2019/1426	Land at Lady Bray Farm and Lady Bray Farm, Kennel Lane, Kinsbourne Green	4		4	4												Permissions 5/2021/2514 and 5/2021/2119 supersede permissions 5/2020/0772 and 5/2019/1426. Site includes two permissions, permission 5/2021/2119 for 3 dwellings and permission 5/2021/2514 for 1 dwelling.
5/2023/0396 5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	4		4		4											Permission 5/2023/0396 supersedes permissions 5/2020/2384 and 5/2020/1192
5/2021/1268	226a and 226b London Road, St Albans	4	-2	2	-2	4											

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5/2021/1824 5/2021/1826	Land At The Stables, Nicholls Farm, Livery Yard, Lybury Lane Redbourn, Redbourn	4		4	2		2										Site includes two permissions, permission 5/2021/1824 for 2 dwellings and permission 5/2021/1826 for 2 dwellings
5/2022/0527	Broadway Chambers, St Peters Street, St Albans	4		4	4												
5/2020/1124	Land adjacent to The Mill House, Coursers Road, Colney Heath	4		4	4												
5/2022/2222	Gustard Wood Nursery, Ballslough Hill Gustard Wood, Wheathampstead	4		4		4											
5/2020/0420 5/2014/1450	Gorhambury, St Albans	3	-2	2	-1	3											Permission 5/2020/0420 supersedes permission 5/2014/1450.
5/1989/0659	Adj 14 Barry Close, Chiswell Green	3		1	1												Extant permission
5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	2	2												Permission 5/2016/2877 partially supersedes permission 5/2016/0403.
5/2020/0475	204 Park Street Lane, How Wood	3	-1	3	3												
5/2021/1974 5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3		3	3												Permission 5/2021/1974 supersedes permission 5/2018/0629
5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	2	-1	3											
5/2022/0173 5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3		3	3												
5/2020/1624	5 Mount Pleasant Lane, Bricket Wood	3	-1	2	-1	3											
5/2020/1923	Garage Rear Of 77-79 Station Road, Smallford	3	-1	2	-1	3											
5/2021/0415 5/2019/2786	Land rear of 8-10 Prospect Road, St Albans	3		3	3												Permission 5/2021/0415 supersedes permission 5/2019/2786
5/2020/3062 5/2020/1391	49 Hatfield Road, St Albans	3	-1	2	-1	3											Permission 5/2020/3062 supersedes permission 5/2020/1391
5/2020/1259	Houndswood Stables, Houndswood Farm, Harper Lane, Shenley	3		3	3												
5/2021/2861 5/2020/3009	Land Rear of 50-54 Francis Avenue, St Albans	3		3	3												Permission 5/2021/2861 supersedes permission 5/2020/3009
5/2021/3482 5/2020/3142 5/2020/3143	Batford Farm, Common Lane, Batford, Harpenden	3		0													Permission 5/2021/3482 supersedes permissions 5/2020/3142 and 5/2020/3143

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5/2022/1645 5/2021/0075 5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	3	-3	3	3												Permission 5/2022/1645 supersedes permissions 5/2021/0075, 5/2021/0075 and 5/2018/2734
5/2022/1026 5/2021/3032	Land Rear of 97 to 105 The Hill, Wheathampstead,	3		3	3												Permission 5/2022/1026 supersedes permission 5/2021/3032
5/2021/3107	Land rear of 15, 17 & 19 Tuffnells Way, Harpenden	3		3	3												
5/2021/3326	6 Highfield Road, Sandridge	3	-1	2	-1	3											
5/2022/2370 5/2021/3615	25 Warwick Road, St Albans	3	-1	2		-1	3										Permission 5/2022/2370 supersedes permission 5/2021/3615
5/2022/1150	13 Holywell Hill, St Albans	3		3	3												
5/2023/0895	2 White Horse Lane, London Colney	3	-1	2		-1	3										
5/2021/0870	Land Adjacent 12 Mount Pleasant Lane, Bricket Wood	3	-1	2			-1	3									
5/2023/1849	3-5 Roundwood Lane, Harpenden	3		3		3											
5/2023/1809 5/2018/1189	61 Hatfield Road, St Albans	2		1		1											Site includes two permissions, permission 5/2023/1809 for 1 dwelling and completed permission 5/2018/1189 for 1 dwelling
5/2001/2104	Shafford Farm, Redbourn Road, St Albans	2		1	1												Extant permission
5/2021/3212 5/2019/2749 5/2018/0542	71 Townsend Lane, Harpenden	2	-1	1	1												Permissions 5/2021/3212 and 5/2019/2749 supersede permission 5/2018/0542
5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	2	2												
5/2017/1904	27 Becketts Avenue, St Albans	2	-1	2	2												
5/2022/3048 5/2022/0667 5/2021/2091 5/2020/0919	Former Baptist Chapel, St Albans Road, Sandridge	2		2		2											Permission 5/2022/3048 supersedes permissions 5/2021/2091, 5/2022/0667 and 5/2020/0919
5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	2		2	2												Permission 5/2020/1233 supersedes permission 5/2017/3079
5/2020/1093 5/2017/0938	20a Holywell Hill, St Albans	2	-1	1	-1	2											Permission 5/2020/1093 supersedes permission 5/2017/0938
5/2023/0028 5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	-2	0		-2	2										Permission 5/2023/0028 supersedes lapsed permission 5/2018/0176
5/2021/2069 5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2		2	2												Permission 5/2021/2069 supersedes permission 5/2018/0865

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5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	2	2												Permission 5/2020/1035 supersedes permission 5/2017/1294
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2		2	2												
5/2021/3061 5/2018/2604	Garages Rear Of 34 To 40 College Road, St Albans	2		2	2												
5/2022/1683 5/2021/2303 5/2019/0477	Land rear of 18-22 Bucknalls Drive, Bricket Wood	2		2	2												Permission 5/2022/1683 supersedes permissions 5/2021/2303 and 5/2019/0477
5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	1	-1	2											
5/2020/1906	29 Collyer Road, London Colney	2	-1	1	-1	2											
5/2016/3281	90 & 90a Grange Street, St Albans	2	-2	0	-2	2											
5/2020/1850	12 Admirals Walk, St Albans	2	-1	1	-1	2											
5/2022/2336 5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton Road, Wheathampstead	2	-1	1			-1	2									Permission 5/2022/2336 supersedes permission 5/2020/2216
5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2		2	2												
5/2023/1344 5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	1		-1	2										Permission 5/2023/1344 supersedes permission 5/2021/0499
5/2023/0532 5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2		2		2											Permission 5/2023/0532 supersedes permissions 5/2020/1207 and 5/2021/0937. Permission 5/2020/1207 allowed at appeal.
5/2021/0337	The Grove, Livery Stables, The Grove, Pipers Lane, Harpenden	2		2	2												
5/2022/0401 5/2021/2923 5/2021/1064 5/2021/0854	62 Spencer Street and 42-42C Verulam Road, St Albans	2		2	2												Permission 5/2022/0401 supersedes permissions 5/2021/2923, 5/2021/1064 and 5/2021/0854
5/2020/2186	St Matthews Residential Care Home, Chequer Lane, Redbourn	2		2	2												Conversion ratio of 1.8 applied to 4 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 2 dwellings (4 / 1.8 = 2 [nearest whole number]).
5/2021/1523	24 St Annes Road, London Colney	2	-1	1	-1	2											
5/2022/0095	53 White Horse Lane, London Colney	2	-1	1	-1	2											

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5/2021/1918 5/2021/1917	12 Hemel Hempstead Road, Redbourn	2		2	2												Permission 5/2021/1918 supersedes permission 5/2021/1917
5/2020/1299	17 Woodstock Road North, St Albans	2	-1	1			-1	2									
5/2022/2769 5/2021/0286	17 Hazelmere Road, St Albans	2	-1	1	-1	2											Permission 5/2022/2769 supersedes permission 5/2021/0286
5/2021/2725	364 Hatfield Road, St Albans	2	-1	2	2												
5/2021/3614	1 Sandridgebury Lane, St Albans	2	-1	2	2												
5/2021/3481 5/2021/0693	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	2		1	1												Site includes two permissions, permission 5/2021/3481 for 1 net dwelling and permission 5/2021/0693 for 1 net dwelling
5/2023/0023 5/2021/2695	Land rear of 9 and 11 College Place, St Albans	2		2		2											Permission 5/2023/0023 supersedes permission 5/2021/2695
5/2022/1778	46 West Riding, Bricket Wood	2	-1	2	2												
5/2021/3462	15 Jameson Road, Harpenden	2	-1	2	2												
5/2023/0284 5/2022/0494	1 Lea Road, Harpenden	2	-1	2	2												Permission 5/2023/0284 supersedes permission 5/2022/0494
5/2022/0723 5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	2	-1	2	2												Permission 5/2022/0723 supersedes permissions 5/2021/2332 and 5/2020/0200
5/2022/1208	3 Hillside Road, Harpenden	2	-1	1	-1	2											
5/2022/1466	151 High Street, London Colney	2		2	2												
5/2020/3200	2 Market Place and 16 - 18 High Street, St Albans	2		2	2												
5/2022/2303	26 High Ash Road, Wheathampstead	2	-1	2	2												
5/2022/2427	3 Wildwood Avenue, Bricket Wood	2		2						2							Permission in principle granted for permission 5/2022/2427 on 20/01/2023
5/2022/1989	26 Lyndhurst Drive, Harpenden	2	-1	2	2												
5/2022/2477	29 Woodstock Road North, St Albans	2	-1	2	2												
5/2022/2830	Land Rear of 13 and 15 West Way And Off Walnut Close, Harpenden	2		2		2											
5/2023/1320 5/2023/0039	45 Moreton End Lane, Harpenden	2	-1	1		-1	2										Permission 5/2023/1320 supersedes permission 5/2023/0039
5/2022/2911	Perpetua House, Albion Road, St Albans	2	-1	1		-1	2										

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2023/0706	Land Rear Of 45-51 Francis Avenue, Accessed Via Therfield Road, St Albans	2		2		2											
5/2023/0778	11 Chequer Street, St Albans	2		2		2											
5/2023/0603	Land Adjoining 47 Bucknalls Drive, Bricket Wood	2		2		2											
5/2023/1490	7 Hammondswick, Harpenden	2	-1	1		-1	2										
5/2023/1628	Land Adjacent to 84 St Annes Road, London Colney	2		2		2											
5/2022/2904	202 Radlett Road, Frogmore	2	-1	1			-1	2									
5/2023/1107	12a Chequer Street, St Albans	2		2		2											
5/2024/0122	14 Barnfield Road, St Albans	2	-1	1		-1	2										
5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	1	1												
5/2022/0789 5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	1	1												Permission 5/2022/0789 partially supersedes permissions 5/2019/2235 and 5/2016/3817
5/2021/2854 5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	1	-2	1	1												Site includes previous losses for two permissions 5/2021/2854 and 5/2020/2035, which supersede permission 5/2018/1431
5/2022/0716 5/2021/0024	10 Prospect Lane, Harpenden	1	-1	1	1												Permission 5/2022/0716 partially supersedes permission 5/2021/0024
5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	1	-1	1	1												Permission 5/2021/2536 supersedes permission 5/2020/1794
5/2021/3465 5/2018/0644	1 Mount Pleasant, St Albans	1	-1	1	1												
5/2020/0713 5/2017/3581	6 Grove Road, Harpenden	1		1	1												Permission 5/2020/0713 supersedes permission 5/2017/3581
5/2017/0855	33 Stewart Road, Harpenden	1		1	1												
5/2017/3661	3a Albion Road, St Albans	1		1	1												
5/2021/0835 5/2017/3601	65 The Hill, Wheathampstead	1		1	1												Permission 5/2021/0835 supersedes permission 5/2017/3601
5/2020/0555 5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1		1	1												Permission 5/2020/0555 supersedes permission 5/2017/2409
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1		1	1												
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1		1	1												

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2020/0256 5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	-1	-2	1											Permission 5/2020/0256 supersedes permission 5/2019/1174
5/2022/0924 5/2019/1269	2a Warwick Road, St Albans	1		1	1												Permission 5/2022/0924 supersedes permission 5/2019/1269
5/2020/2917 5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1		1	1												Permission 5/2020/2917 supersedes permission 5/2018/0925
5/2022/0497 5/2018/3239	22 Roundfield Avenue, Harpenden	1		1	1												
5/2021/1953 5/2018/2237	14 Browning Road, Harpenden	1	-1	0	-1	1											Permission 5/2021/1953 supersedes permission 5/2018/2237
5/2018/1371	Land adj 103 How Wood, How Wood	1		1	1												
5/2022/1982 5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	-1	1											Permission 5/2022/1982 supersedes permissions 5/2019/0440 and 5/2017/1520
5/2022/1815 5/2021/3093 5/2017/1669	Land Rear Of 3 And 5 Approach Road And Accessed Via Orient Close, St Albans	1		1	1												Permission 5/2022/1815 supersedes permissions 5/2021/3093 and 5/2017/1669
5/2020/2837 5/2019/2978 5/2017/2276	Land Adjacent The Blue Anchor PH, 45 Fishpool Street, St Albans	1		1	1												Permission 5/2020/2837 supersedes permissions 5/2019/2978 and 5/2017/2276
5/2020/1799 5/2017/2584	61 Cotlandswick, London Colney	1		1	1												Permission 5/2020/1799 supersedes permission 5/2017/2584
5/2018/1540	R/O 68 Harpenden Road, St Albans	1		1	1												
5/2018/2094	48 Marshals Drive, St Albans	1	-1	1	1												
5/2021/2909 5/2018/2440	Land adj 3 Hamilton Road, St Albans	1		1	1												
5/2022/0351 5/2018/2895	1 Hall Place Gardens, St Albans	1		1	1												
5/2021/2400 5/2020/1734 5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1		1	1												Permission 5/2021/2400 supersedes permissions 5/2020/1734 and 5/2018/0455
5/2023/0223 5/2019/0093	12 The Warren, Harpenden	1	-1	1		1											Permission 5/2023/0223 supersedes permission 5/2019/0093
5/2022/1109 5/2020/1524 5/2019/0887	43 Park Avenue North, Harpenden	1	-1	1	1												Permission 5/2022/1109 supersedes permissions 5/2020/1524 and 5/2019/0887
5/2019/2555	Land Adj 31 West Common Way, Harpenden	1		1	1												

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2021/1894 5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1		1	1												Permission 5/2021/1894 supersedes permissions 5/2021/0759 and 5/2019/1687
5/2019/2946	12 Pipers Close, Redbourn	1		1	1												
5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1		1	1												
5/2020/1217 5/2019/0894	25 Homewood Road, St Albans	1	-1	0	-1	1											Permission 5/2020/1217 supersedes permission 5/2019/0894
5/2019/3173	49 The Park, St Albans	1	-1	1	1												
5/2020/1693 5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1		1	1												Permission 5/2020/1693 supersedes permission 5/2019/1634
5/2020/0414	6 Penny Croft, Harpenden	1	-1	0	-1	1											
5/2020/0785	2 Someries Road, Harpenden	1		1	1												
5/2021/1759 5/2020/0828	2 Broadstone Road, Harpenden	1		1	1												Permission 5/2021/1759 supersedes permission 5/2020/0828
5/2020/1858	6 Stewart Road, Harpenden	1	-1	1	1												
5/2020/0347	4 St Marys Close, Redbourn	1	-1	0	-1	1											
5/2021/3223 5/2020/1494	56 Oaklands Lane, Smallford	1		1	1												Permission 5/2021/3223 supersedes permission 5/2020/1494
5/2020/0341	3 Cloister Garth, St Albans	1		1	1												
5/2020/0411	46 Marshals Drive, St Albans	1	-1	0	-1	1											
5/2020/2348	153 Victoria Street, St Albans	1		1	1												
5/2020/0204	Barns And Stables At Sleafshyde Farm, Sleafshyde, Smallford	1		1	1												
5/2021/0067 5/2020/0706	Croft Farm, Cherry Tree Lane, Wheathampstead	1		1	1												Permission 5/2021/0067 supersedes permission 5/2020/0706
5/2020/1351	Meadow Cottage, Kennel Lane, Kinsbourne Green	1	-1	0	-1	1											
5/2022/2527 5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1		1		1											Permission 5/2022/2527 supersedes permission 5/2020/1615
5/2020/2720	80 Oakwood Road, Bricket Wood	1	-1	0	-1	1											
5/2020/2232	2 Browning Road, Harpenden	1	-1	0	-1	1											
5/2020/2323	Land Rear Of 28 To 32 Carisbrooke Road, Harpenden	1		1	1												
5/2020/2406	38 Maynard Drive, St Albans	1		1	1												
5/2020/2412	38 Holywell Hill, St Albans	1		1	1												
5/2021/0245	105 Victoria Street, St Albans	1		1	1												
5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	1	1												Permission 5/2021/1155 supersedes permission 5/2019/0045

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2020/2781	The Kestrels Care Home, 2-4 The Kestrels, Bucknalls Drive, Bricket Wood	1		1	1												Conversion ratio of 1.8 applied to 2 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 1 dwelling (2 / 1.8 = 1 [nearest whole number]).
5/2021/1128	17 & 17a French Row, St Albans	1	-1	1	1												
5/2023/1430 5/2021/3214	Land Opposite 1 To 3 The Squirrels, Brackendene, Bricket Wood	1		1		1											Permission 5/2023/1430 supersedes permission 5/2021/3214
5/2021/2920 5/2020/1328	316 Hatfield Road, St Albans	1		1	1												Permission 5/2021/2920 supersedes permission 5/2020/1328
5/2023/0180 5/2020/3201	Land between 14 and 18 The Uplands, Bricket Wood	1		1		1											Permission 5/2023/0180 supersedes permission 5/2020/3201
5/2021/2743 5/2021/1800	86 Mount Pleasant Lane, Bricket Wood	1	-1	1	1												Permission 5/2021/2743 supersedes permission 5/2021/1800
5/2021/0189	5 Pondwick Road, Harpenden	1	-1	1	1												
5/2021/0296	22 Sun Lane, Harpenden	1		1	1												
5/2022/2561 5/2021/2704	19a Park Avenue South, Harpenden	1	-1	1		1											Permission 5/2022/2561 supersedes part-implemented permission 5/2021/2704
5/2021/2742	23 & 25 Moreton End Lane, Harpenden	1		1	1												
5/2021/2921	45 Park Avenue North, Harpenden	1	-1	1	1												
5/2021/3260	42 Park Avenue North, Harpenden	1	-1	0	-1	1											
5/2021/3375	90 Station Road, Harpenden	1	-1	0	-1	1											
5/2021/3433	Land Rear of 1-5 Common Lane, Battford, Harpenden	1		1	1												
5/2021/3511	18 Prospect Lane, Harpenden	1	-1	1	1												
5/2020/0947	London Colney Islamic Centre, 174 High Street, London Colney	1	-1	0	-1	1											
5/2021/2928	43 White Horse Lane, London Colney	1		1	1												
5/2021/2876	71 and 73 Hemel Hempstead Road, Redbourn	1	-2	-1	-2	1											
5/2021/3603	15 Highfield Road, Sandridge	1	-1	1	1												
5/2021/3537 5/2019/3260	Land Rear Of 213 The Ridgeway, St Albans	1		1	1												Permission 5/2021/3537 supersedes permission 5/2019/3260
5/2021/1654	26 Beaumont Avenue, St Albans	1	-1	0	-1	1											

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5/2021/2954 5/2021/1752	48a Alma Road, St Albans	1	-2	1	1												
5/2021/2414	134 St Albans Road, Sandridge	1	-4	-3	-4	1											
5/2021/2674	6 Foxcroft, St Albans	1		1	1												
5/2021/3190	27a Townsend Drive, St Albans	1	-1	1	1												
5/2023/0550 5/2022/0265	2a Royal Road, St Albans	1		1		1											Permission 5/2023/0550 supersedes permission 5/2022/0265
5/2020/0138	Northern End Of Mill Walk, Wheathampstead	1		1	1												
5/2022/1798 5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	-1	1											Permission 5/2022/1798 supersedes permission 5/2021/1279
5/2021/1401	New Lodge, Drop Lane, Bricket Wood	1	-1	1	1												
5/2021/2355	Hornbeam Wood, Common Lane, Batford	1		1	1												
5/2021/3155	Raisins Cottage, Mackerye End, Harpenden	1		1	1												
5/2021/3607	5 Meads Lane, Wheathampstead	1		1	1												
5/2022/0039	108 Harper Lane, Radlett	1	-1	1	1												
5/2021/3159 5/2021/0178	Aberfoyle House, Stapley Road, St Albans	1		1	1												
5/2023/1863 5/2022/1762 5/2022/1247	37 Burston Drive, Park Street	1	-1	0		-1	1										Permission 5/2023/1863 supersedes permissions 5/2022/1762 and 5/2022/1247
5/2022/0302	110 Mount Pleasant Lane, Bricket Wood	1	-1	1	1												
5/2022/0664	Seven Oaks Cottage, 88 Roestock Lane, Colney Heath	1		1	1												
5/2022/0238	5 Wood End Road, Harpenden	1	-1	0	-1	1											
5/2022/0661	25 Grove Avenue, Harpenden	1	-1	0	-1	1											
5/2022/0755	Land adj 82 Ox Lane, Harpenden	1		1	1												
5/2022/0866	31 Park Mount, Harpenden	1	-1	1	1												
5/2022/1069	6 Pigeonwick, Harpenden	1	-1	0	-1	1											
5/2022/1231	6 Salisbury Avenue, Harpenden	1	-1	1	1												
5/2022/1303	Land R/O Willowbank, 59 Coldharbour Lane, Harpenden	1		1	1												
5/2022/1323	First floor, 18 High Street, Harpenden	1		1	1												
5/2023/0681 5/2022/1347	4 Oakfield Road, Harpenden	1	-1	0		-1	1										Permission 5/2023/0681 supersedes permission 5/2022/1347

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5/2022/1482	16 Park Avenue South, Harpenden	1	-1	1	1												
5/2022/1531	33 Rothamsted Avenue, Harpenden	1	-1	1	1												
5/2023/1689 5/2022/2062	16 Townsend Lane, Harpenden	1	-1	1	1												Permission 5/2023/1689 supersedes part-implemented permission 5/2022/2062
5/2021/3109	271 Cell Barnes Lane, St Albans	1		1	1												
5/2022/0483	31 Homewood Road, St Albans	1	-1	0	-1	1											
5/2023/0604 5/2022/2079 5/2022/0786	116 Cambridge Road, St Albans	1		1		1											Permission 5/2023/0604 supersedes permissions 5/2022/2079 and 5/2022/0786
5/2022/1168	219 Hatfield Road, St Albans	1		1	1												
5/2022/1547	6 Watford Road, St Albans	1	-1	0	-1	1											
5/2022/1904	69 Sandridge Road, St Albans	1		1	1												
5/2022/2285	89 Fishpool Street, St Albans	1	-1	1	1												
5/2020/2986	Hawthorns, Roestock Lane, Colney Heath	1		1	1												
5/2021/1480	37 Napsbury Lane, St Albans	1	-1	0	-1	1											
5/2022/0859	Land to the rear of Wexhams, Lye Lane, St Albans	1		1	1												
5/2022/1049	108 Ragged Hall Lane, Chiswell Green	1	-1	0	-1	1											
5/2022/1206	Orchard Farm, Sheepcote Lane, Wheathampstead	1		1	1												
5/2022/1309	Land At Junction Of Dunstable Road, Luton Lane, Redbourn	1		1	1												
5/2022/2381	Little Acre, Sheepcote Lane, Wheathampstead	1	-1	1	1												
5/2022/2559	Holly Lodge, 10 Park Avenue South, Harpenden	1		1	1												
5/2022/2226	27 Wilshere Avenue, St Albans	1		1	1												
5/2022/2756	Harvest House, 37 London Road, St Albans	1		1	1												
5/2022/2811	38 Abbots Avenue West, St Albans	1		1	1												
5/2022/2332	37 Ridgewood Drive, Harpenden	1	-1	0	-1	1											
5/2022/2338	42A West Common, Harpenden	1	-1	0	-1	1											
5/2022/2666	14 Park Avenue South, Harpenden	1	-1	0	-1	1											
5/2022/0266	85 Harpenden Road, St Albans	1	-1	0	-1	1											

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2022/1386	197a Marshalswick Lane, St Albans	1	-1	0	-1	1											
5/2022/2145	12 Tithe Barn Close, St Albans	1	-1	1	1												
5/2022/2281	20 Cunningham Hill Road, St Albans	1	-1	1	1												
5/2022/2379	50 Midway, St Albans	1	-1	0	-1	1											
5/2022/2401	49 Midway, St Albans	1	-1	0	-1	1											
5/2022/2502	3 Netherway, St Albans	1	-1	1	1												
5/2022/2428	15 Castle Rise, Wheathampstead	1	-1	1	1												
5/2023/1654	9 Chequer Street, St Albans	1		1		1											
5/2023/2415	21 Verulam Road, St Albans	1		1		1											
5/2024/0197	4b Frogmore, St Albans	1		1		1											
5/2021/3371	14 Tippendell Lane, Chiswell Green	1	-1	0		-1	1										Permission 5/2021/3371 allowed at appeal
5/2023/0893 5/2022/2884	31 Rothamsted Avenue, Harpenden	1	-1	0		-1	1										Permission 5/2023/0893 supersedes permission 5/2022/2884
5/2023/0906	7 Hatching Green Close, Harpenden	1	-1	0		-1	1										
5/2023/1063	11 Fallows Green, Harpenden	1	-1	1	1												
5/2023/1515	154 Park Street Lane, How Wood	1	-1	0		-1	1										
5/2023/0341	375 High Street, London Colney	1	-1	0		-1	1										
5/2022/2436	74 Park Street, Park Street	1		1		1											
5/2023/1714	58 Mount Drive, Park Street	1	-1	0		-1	1										
5/2022/2493	3 St Marys Close, Redbourn	1	-1	1	1												
5/2022/1892	19 Park Avenue, St Albans	1	-1	1	1												
5/2022/2409	24 & 24a Prospect Road, St Albans	1	-2	-1		-2	1										
5/2022/2478	150 St Albans Road, Sandridge	1		1		1											
5/2022/2488	138 Hill End Lane, St Albans	1		1		1											
5/2022/2965	4 George Street, St Albans	1		1		1											
5/2023/0115	Unit 4, 219a Hatfield Road, St Albans	1		1		1											
5/2023/0847	107 Batchwood Drive, St Albans	1		1		1											
5/2023/0859	18 Townsend Drive, St Albans	1	-1	0		-1	1										
5/2022/2498	69 Necton Road, Wheathampstead	1		1		1											
5/2022/2779	3 Mount Road, Wheathampstead	1	-1	0		-1	1										
5/2023/0408	55 Necton Road, Wheathampstead	1	-1	0		-1	1										
5/2022/2894	241 Colney Heath Lane, Colney Heath	1	-1	0		-1	1										

Permission Ref No(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2022/2969	Lamerwood House, Codicote Road, Wheathampstead	1	-1	0		-1	1										
5/2023/0124	Long Acre House, Pipers Lane, Harpenden	1	-1	0		-1	1										
5/2023/1122	Lower Stud, Drop Lane, Bricket Wood	1		1		1											
5/2023/1342	16 Manland Avenue, Harpenden	1		1		1											
5/2023/1513	61 Midway, St Albans	1	-1	0		-1	1										
5/2022/2539	Little Bushes, Sleapshyde, Smallford	1	-1	0		-1	1										Permission 5/2022/2539 allowed at appeal
5/2023/1652	39 Cottonmill Crescent, St Albans	1		1		1											
5/2023/1673	1 Rosebery Avenue, Harpenden	1	-8	-7		-8	1										Conversion ratio of 1.8 applied to -14 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = -8 dwellings (-14 / 1.8 = -8 [nearest whole number]).
5/2023/1772	Land To Rear Of 7 Dellcroft Way, Harpenden	1		1		1											
5/2023/2539	117 Pickford Hill, Harpenden	1		1		1											
5/2023/1748	42 Marshals Drive, St Albans	1	-1	0		-1	1										
5/2023/1813	68 High Oaks, St Albans	1		1		1											
5/2023/2484	97 High Street, Colney Heath	1		1		1											
5/2023/1688	Land rear of 48 Francis Avenue, St Albans	1		1		1											
5/2023/1306	34 St Peters Street, St Albans	1		1		1											
5/2024/0080	153 Drakes Drive, St Albans	1	-1	0		-1	1										
5/2022/0567	Wheathampstead House, Codicote Road, Wheathampstead	0	-1	-1	-1												
5/2022/2718	34 and 34a Station Road, Harpenden	0	-1	-1		-1											
Permissions (Estimated Future Completions) - Total		2,574	-192	2,365	470	397	269	310	186	202	110	100	100	100	91	30	