





By email to planning.policy@stalbens.gov.uk

Planning Policy Team
St Albans City & District Council
Civic Centre
St Peters Street
St Albans
Hertfordshire
AL1 3JE

1 March 2021

My Ref 92/005

Dear sir/madam,

**RE: CONSERVATION AREA CHARACTER STATEMENT CONSULTATION – JANUARY 2021
LAND SOUTH OF SLEAPSHYDE LANE, SLEAPSHYDE**

I write in response to the consultation on the draft Character Statement for the Sleapshyde Conservation Area. Thank you for the opportunity to comment.

The land south of Sleapshyde Lane is owned by Jarvis Homes Ltd and has been promoted through previous Call for Sites opportunities for a number of years. The site was given the SHLAA reference nos. SHLAA-GB-SL-121a and SHLAA-GB-SL-121b. We have also promoted the site through the Colney Heath Neighbourhood Plan process.

The site extends to around 1.2 ha and occupies the land between the village of Sleapshyde and the A414 North Orbital Road. It lies wholly within the Conservation Area. The site mainly consists of self-set trees and vegetation and includes a small pond in the centre. There is no public access to the site. Vehicular access to the site could be taken from Sleapshyde Lane to the north-east of the site, or from Sleapshyde Lane in two locations further west. Annotated photographs are included at Appendix 1 to this submission.

The production of a Character Statement (CS) for the Sleapshyde Conservation Area should not be considered in isolation from the wider context of issues facing the district. With an adopted Local Plan dating from 1994, historic housing completion figures that have not met housing need and a five-year housing land supply figure of only 2.4 years, there is huge pressure to increase housing delivery. While such considerations do not automatically override heritage constraints, they provide important context that affects the planning balance.

Similarly, the Conservation Area status means opportunities to enhance the Area should not be missed. This is recognised at paragraph 1.3 of the draft CS, which states:

“Conservation should not be thought of solely as a process of preservation and an impediment to change. The designation of a conservation area represents an opportunity to formulate positive policies to improve and enhance its environmental quality and to ensure the successful integration of any development or redevelopment necessary for its continued success as a living and working community.”

However, despite this statement, there is little contained in the rest of the CS that relates to improving or enhancing the area.

In respect of the land south of Sleafshyde Lane, the CS describes it at paragraph 3.6:

“The woodland in the south of the Conservation Area plays an important role in characterising the area providing a green setting to the south and helps reduce the impact of the road noise and inter-visibility between the two.”

Figure 2 illustrates the areas of open space within the Conservation Area. Paragraph 3.7 explains the definition:

“Open space is defined as common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries). Publicly accessible woodland is included within this definition. Private gardens and private car parks are excluded.”

It is not clear which parts of this definition the report site meets, since the land is not accessible to the public. It would appear none of the open spaces within the Conservation Area shown on Figure 2 of the CS are publicly accessible.

The western part of this site also forms part of an area of transition between old and more modern development, as described at paragraph 5.13:

“The character of the lane to the west of the central green acts as a transition between the C20 housing development and the historic centre of the hamlet. The transition is defined by the both the buildings and the streetscene, as the suburban form of grass verges and pavements changes to a narrow lane with no footpath and un-kerbed, front boundaries.”

The landscape characteristics described in section 6 include reference to the attractive countryside feel provided by open spaces within the Conservation Area. However, the lack of public access to the green spaces within the Conservation Area affects how the countryside feel is experienced and reduces any engagement to distant glimpses rather than direct interaction. It is notable that none of the “significant views” described in section 7 include this site. This further illustrates the isolated nature of the site.

The proposal

We propose a limited development of 5 new dwellings that would facilitate the opening up of the remainder of the site. An indicative layout has been produced (see Appendix 2) to show the extent of development proposed and the way in which the remainder of the site could be made available for public open space and for ecological enhancements.

While the proposed dwellings would clearly have an impact on the Conservation Area, this impact would be limited by the following factors:

- The part of the site proposed for housing lies at the western end of the Conservation Area, just inside the boundary;
- It lies adjacent to existing post-war housing and the associated disused garage block;
- Sufficient separation from Ye Olde House can be retained to protect the setting of the Listed Building. Compared with the current unmanaged scrubland, a well-planned scheme of five houses, together

with substantial new public open space could have a positive impact on the setting of the Listed Building;

- High quality design and materials can be employed to ensure the new buildings themselves make a positive contribution to the Conservation Area.

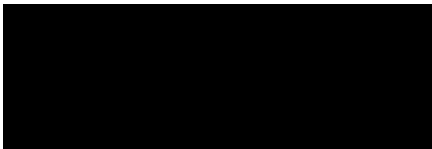
Set against this harm is the substantial benefits of the proposal, which include:

- Large areas of publicly accessible open space;
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- New walking and cycling routes through the space, avoiding the section of Sleapshyde Lane without footways and helping to link pedestrians and cyclists with the wider public rights of way network via bridleway no.5 on the southern side of the A414.

While the CS is not the place to set out specific development proposals, it is important that the CS identifies areas for enhancement of the Conservation Area and deploys a positive strategy for enabling such enhancements. The proposed development could be brought forward through the emerging Local Plan, the emerging Neighbourhood Plan or through a planning application via “very special circumstances”. Whichever delivery route is taken, the CS will be an important consideration and it is therefore appropriate to ensure it does not prevent or frustrate potential improvements to the Conservation Area.

I hope this submission is helpful. We would welcome the opportunity to discuss the site in more detail with you, both in the context of the Conservation Area CS and the emerging Local Plan. I look forward to hearing from you.

Yours faithfully



Simon Andrews
Strategic Planning Manager

Appendix 1 – annotated photographs

Appendix 2 – indicative layout

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8 March 2021

My Ref 92/005

Dear sir/madam,

**RE: ST ALBANS LOCAL PLAN 2020-38 – CALL FOR SITES
LAND SOUTH OF SLEAPSHYDE LANE, SLEAPSHYDE**

I write in response to your Call for Sites in association with the new Local Plan covering the period 2020-38.

The land south of Sleafshyde Lane is owned by Jarvis Homes Ltd and has been promoted through previous Call for Sites opportunities for a number of years. The site was given the SHLAA reference nos. SHLAA-GB-SL-121a and SHLAA-GB-SL-121b. We have also promoted the site through the Colney Heath Neighbourhood Plan process.

We recently responded to the consultation on the Sleafshyde Conservation Area and our response to that document is relevant to the Call for Sites process. We propose a limited development of 5 new dwellings that would facilitate the opening up of the remainder of the site. An indicative layout has been produced (see attached) to show the extent of development proposed and the way in which the remainder of the site could be made available for public open space and for ecological enhancements.

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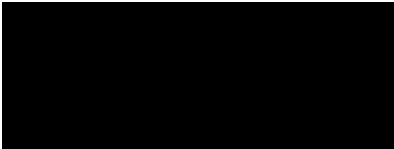
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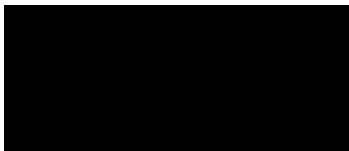
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Yours faithfully



Simon Andrews
Strategic Planning Manager

Appendix 1 – annotated photographs

Appendix 2 – indicative layout

**HERTFORDSHIRE COUNTY COUNCIL
PROPERTY (PROPERTY PLANNING TEAM)**

ST ALBANS CITY AND DISTRICT COUNCIL

SUBMISSION TO CALL FOR SITES CONSULTATION

**ON BEHALF AS HERTFORDSHIRE COUNTY COUNCIL AS
LANDOWNER**

March 2021

1.0 Introduction

1.1 This document is submitted by Hertfordshire County Council (HCC) Property (Property Planning Team) in response to the St Albans City and District Council Call for Sites consultation.

2.0 Identified Sites in HCC Ownership

2.1 A total of 10 sites in the ownership of the County Council have been identified for submission to the District Council's Call for Sites. These are:

- Rural Estate land south of Napsbury (Land West of London Colney)
- Rural Estate land north of Napsbury
- Land East of Kay Walk, St Albans
- Land at Stephens Way and Flamsteadbury Lane Redbourn
- Rural Estate land at Waterdell, adj to Mount Pleasant JMI
- Rural estate land at Highfield Farm, Tyttenhanger
- Carpenter's Nursery, Sandridge
- Former Radlett Aerodrome, Radlett
- Smallford Farm and Smallford Pit, Smallford
- Former Ariston Works, Harpenden Road, St Albans

2.2 The forms previously submitted in September 2017 have been updated with an additional form included for the former Ariston Site.

2.0 Conclusion

3.1 HCC Property welcomes the opportunity to participate in the Call for Sites consultation. Further information can be provided on any of the submitted sites by contacting the Property Planning Team.

Land East of Kay Walk (adjacent to Beaumont School), St Albans

Site address: Please provide a brief description e.g. land to the south west of (settlement), between the A500 and railway.

Land East of Kay Walk, adjacent to Beaumont School, St Albans

Ownership details: Please indicate whether freehold or leasehold and length of lease (it is possible that a site may be in multiple ownership).

Freehold

Area of site (hectares)

3.3ha

Current use(s)

Scrubland

Are there any factors that could make the site unavailable for development? (Please provide any details in the boxes labelled a to d below)

a. Ownership Constraints (e.g. multiple ownerships, ransom strips, tenancies, operational requirements)

n/a

b. Awaiting relocation of current use

n/a

c. Level of developer interest (i.e. low, medium, high)

n/a

d. Likely timeframe for development (i.e. completion). Please indicate if you anticipate that development may be split over different time periods.

1 to 5 years

Are you aware of any particular constraints that might make the site unsuitable for development? (Please provide any details in the boxes labelled a to d below)

a. Environmental Constraints e.g. floodplain, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve, sites of geological importance.

n/a

b. Other Designations e.g. Conservation Area, Listed Buildings, Archaeological Sites.

Site is adjacent to a TPO area to the east.

c. Physical Constraints e.g. poor access, steep slopes, uneven terrain, ground contamination, Tree Preservation Orders

N/A

d. Policy Constraints e.g. Green Belt, Landscape Character Area, high quality agricultural land, designated employment area, public or private green space, site with social or community value.

Green Belt

If any constraints have been identified above, do you think that they could be overcome? If so, how?

No environmental and physical constraints have been identified.

What is the estimated number of dwellings that could be provided on the site?

This site forms part of a larger area included in the withdrawn Local Plan (SLP) as the East St Albans (Oaklands) Broad Location, an area to be excluded from the Green Belt principally for housing. The wider site was identified in the SLP for up to 1,000 homes.

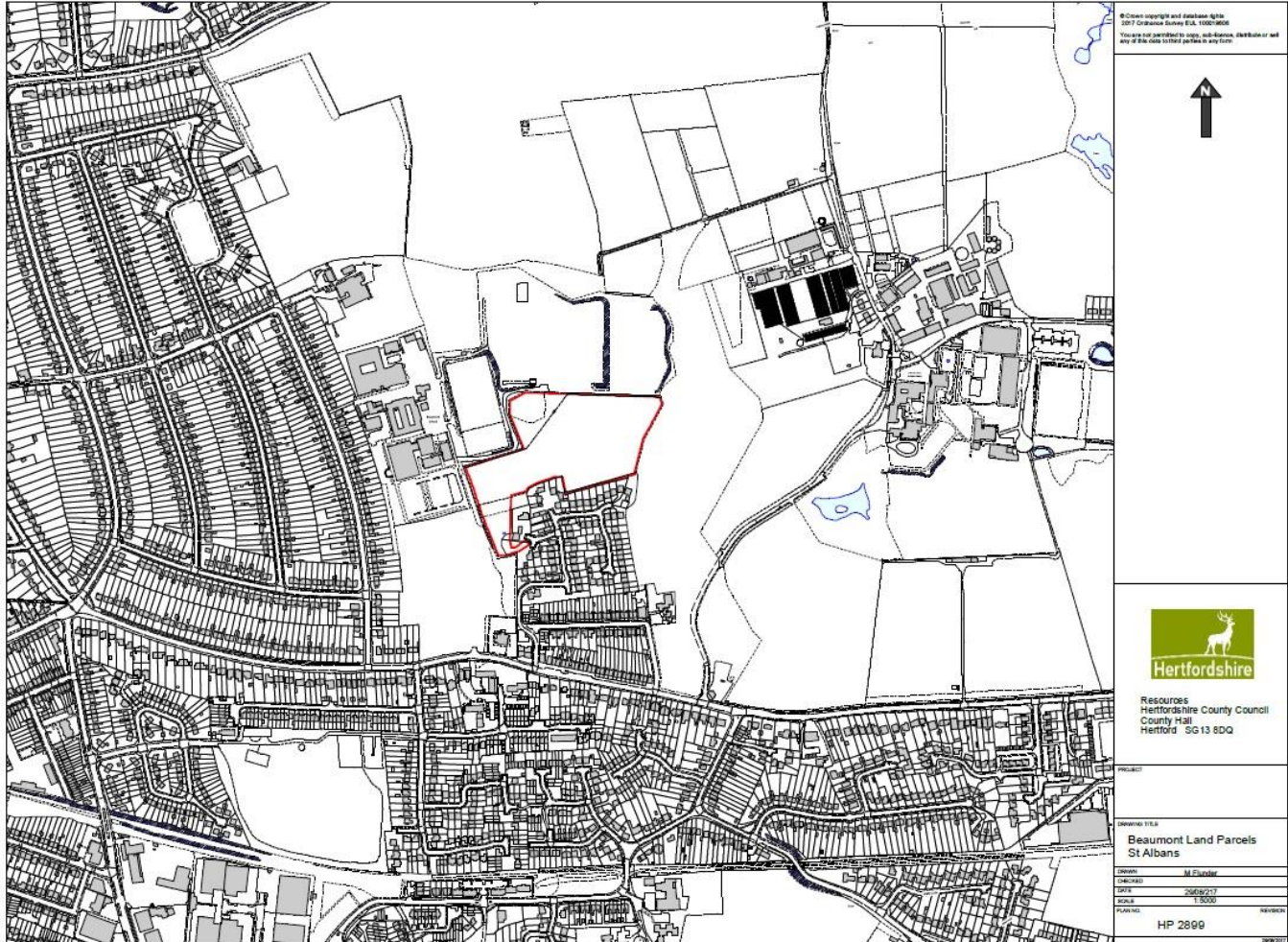
This site could accommodate approximately 30 dwellings. Feasibility work is underway to determine the exact number of dwellings that could be provided.

Sketch scheme (submitted for information if necessary)

Yes/ No

Is there any other information that you would like to provide in relation to your proposed site?
If yes, please give details below (and attach if necessary)

This site forms part of a larger area included in the withdrawn local plan as the East St Albans (Oaklands) Broad Location, an area to be excluded from the Green Belt principally for housing. However, the site is severed from the main area of the broad location by the playing fields of Beaumont School and an ancient woodland. The site should be brought forward for development independently of the broad location.



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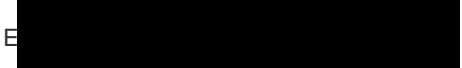
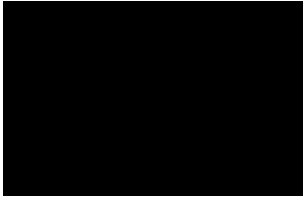
CH15



Our Ref: 193645
Your Ref:

8th March 2021

Spatial Planning Team
St Albans City & District Council
Civic Centre
St Peters Street
St Albans AL1 3JE



Planning.policy@stalbens.gov.uk

Dear Sirs,

St Albans District Local Plan – Call for Potential Development Sites

We write on behalf of our client, Affinity Water Limited (AWL), regarding the current Call for Sites consultation on the St Albans District Council (SADC) website. AWL wish to put forward their Roestock site at Colney Heath as being suitable for allocation for residential development.

The submission includes the following documents:

- Supporting letter
- Relevant appendices
- Completed form
- GIS shapefiles

Site description and background

The site is located on the south side of Roestock Lane, and forms part of the wider AWL site.



The site currently consists of redundant water storage tanks (covered) and associated equipment. It is located adjacent to dwellings to the south-west, with Affinity Water land to the north-east. The land to the north-west is operational land, including a pumping station, hardstanding and parking areas and dwellings within the company ownership, located along the access drive from Roestock Lane.

Site allocation

It is considered that the site would be suitable and capable of providing housing development that would contribute towards the District's housing needs.

The site would be able to provide approximately 1.2ha., equating to between 28-30 dwellings.

The area submitted is redundant for water purposes and as such represents surplus land available for allocation.

The site would be available for delivery within 4-8 years.

The site benefits from a number of features:

- ✓ Previously developed land
- ✓ Existing access on to Roestock Lane
- ✓ Location within existing village boundary, representing infill development
- ✓ Existing dwellings adjacent to the site (both within and outside the AWL ownership)
- ✓ Access to existing services and utilities
- ✓ Proximity to nearby services and amenities
- ✓ Variety of bus stops for local services within walking distance
- ✓ Proximity to A1 and wider links
- ✓ Approx. 10 minute journey by car to Hatfield; 40 minute journey by public transport
- ✓ Defined site boundaries
- ✓ Opportunity to provide affordable housing

Planning Considerations

A previous planning application for 30 dwellings was dismissed at appeal in 2016¹ on a number of grounds, inter alia the impact on the Green Belt by way of harm to openness and that the proposal would not be considered to be 'limited infill'.

The proposal dismissed at appeal differs significantly to the area as submitted in this call for sites submission, in that the developable area is reduced and is restricted to an infill area, and does not propose development to the north-east of the pumping station. This is also by virtue of the dwellings to the north-east, south-east and north-west as well as the pumping station building. Whilst the Inspector found that there was a distinction between Roestock and Bullen's Green, it

¹ APP/B1930/W/15/3137409

is submitted that this is only by virtue of the agricultural field to the north-east of the AWL site, and to the south-west of Roestock Gardens. The site as submitted would not encroach on this open land.

The designation of Green Belt land is fundamentally to prevent urban sprawl and to keep land permanently open. The Green Belt serves five purposes:

- a) a) to check the unrestricted sprawl of large built-up areas;*
- b) b) to prevent neighbouring towns merging into one another;*
- c) c) to assist in safeguarding the countryside from encroachment;*
- d) d) to preserve the setting and special character of historic towns; and*
- e) e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

NPPF para.134

The development at this site for housing delivery would not conflict with these five purposes of the Green Belt.

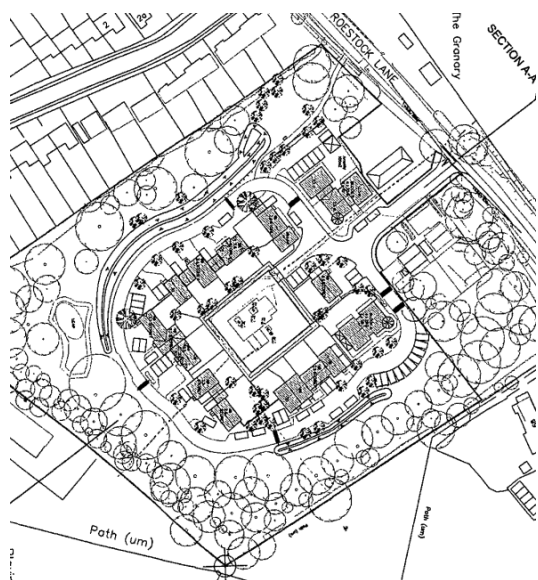
- a) The development would not represent unrestricted sprawl of large built-up areas as it would be located within the defined boundary of the existing site.*
- b) The site is clearly delineated and would not result in the joining of Roestock and Bullen's Green;*
- c) The site is not located in the countryside, rather represents limited infilling in a village;*
- d) Development of this site would not harm the setting or special character of a historic town and;*
- e) Reuse of the land represents the recycling of derelict/redundant land and as such is a sustainable method of providing land for housing and also fulfils the exceptions set out by the NPPF.*

The NPPF also goes on to set out criteria where development in the Green Belt would be deemed to be acceptable. In this instance, (e) and (g) are deemed to be applicable:

- e) limited infilling in villages;*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development;*
 - or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority*

NPPF para.145

The area submitted as part of the call for sites is illustrated below, alongside the dismissed scheme.



Layout of dismissed scheme, showing proposed development beyond pumping station



Site submission, showing reduced developable area and clear gap retained between Roestock and Bullen's Green

In addition to the opportunity to retain green areas for local areas of play, drainage or similar, this site would be able to continue to contribute to the gap between Roestock and Bullen's Green. Notwithstanding this, as seen from the road, the two settlements are joined by virtue of the development which is almost continuous along Roestock Lane. The proposed site would not contribute to this development along the road, nor would it encroach on to open countryside; it is simply making use of former operational land.

The Inspector at the 2016 appeal refers to the case of *Timmins & Anor v Gedling Borough Council* [2014] EWHC 654 (Admin) when considering openness and the absence of buildings. Whilst those conclusions in part applicable, the Inspector also acknowledges that that case is not directly comparable in terms of the development or site context at Roestock Lane. In addition to this, it is respectfully noted that in the instance of the 2016 appeal, the classification of the site as previously developed land is not disputed.

Whilst openness is one consideration, another is the concept of 'infilling'. We refer to the appeal at Marlow² which considers limited infill. Whilst the scale of development is smaller (for only one dwelling), the circumstances are similar in that the location is a rural village which is washed over by Green Belt. In this instance, the Inspector found that a development in a small gap in an otherwise built-up frontage within a village would fall within the exception category for limited

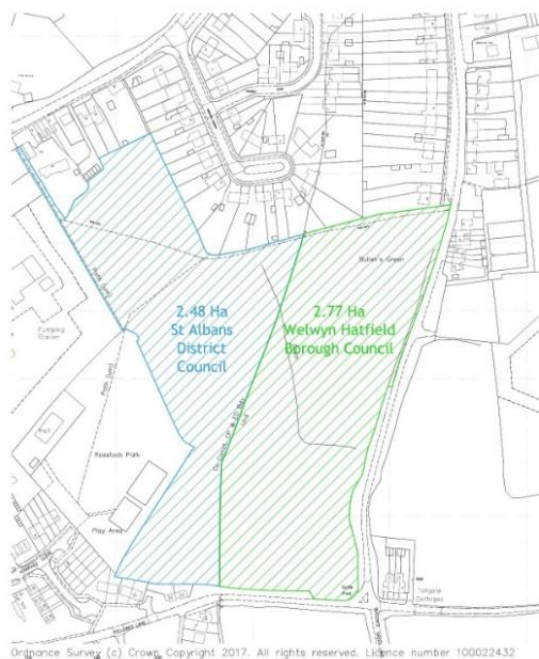
² APP/K0425/W/17/3188568

infilling in villages as identified by the NPPF. Whilst the proposed site would not fill a gap along a frontage, it is clear that the development of the submitted site would fall between developed areas within the village, essentially the pumping station and the dwellings along Hall Gardens.

We also refer to *Wood v Secretary of State for Communities and Local Government and Gravesham Borough Council* EWCA Civ. 195 at [12] where it was concluded that whether or not a proposed development constitutes limited infilling in a village for the purposes of paragraph 145 (then paragraph 89) is a question of planning judgement and the answer would be dependent on the assessment of the position on the ground.

Further recent appeal decisions support this stance, and in Lancashire³, the Inspector has confirmed that the idea of development of small gaps between existing buildings is not defined within any national policy or guidance. The Inspector goes on to say: “...*there is nothing in paragraph 145...that states or implies that the exception can be met only through development of small gaps between existing buildings. The matter has to be assessed in the context of the site’s location and the form of development proposed... Whether the proposal constitutes limited infilling is, therefore, a question of fact and planning judgement having regard to the nature and size of the proposed development, the location of the site and its relationship to existing development adjoining and adjacent to it.*”

It is submitted that the site represents a modest scale of development and is clearly defined within the existing gaps of the village and does not encroach upon the development boundary of the village.



In contrast, the adjacent site at Roundhouse Farm, Colney Heath, has also been considered an application for residential development of up to 100 dwellings. It is a cross boundary application with Welwyn Hatfield Borough Council (WHBC) and SADC.

The application in 2020 was refused by WHBC and was non-determined by SADC, due to its significant scale and location within the Green Belt.

Roundhouse Farm is currently in agricultural use, with open fields bounded by hedgerows. The AWL site at Roestock is previously developed land and remains clearly delineated and we have submitted is less likely to impact the openness of the Green Belt if residential development were to be constructed here.

³ APP/F2360/W/20/3244797

The proposed development at the AWL site as submitted would also be of a smaller scale development. The Roundhouse Farm development would result in the loss of the agricultural field located between the AWL land and the rear of dwellings at Roestock Gardens. It is submitted that this would represent a closing of the strategic gap in the Green Belt, which would not be the result of development at Roestock Lane.

Conclusion

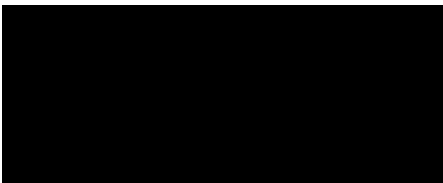
In summary, the proposed site submission has taken into account the concerns of the previous Inspector and limits the proposed site to reflect surplus land and infill plot between the existing pumping station and dwellings.

The proposed site would constitute an appropriate development and re-use of previously developed land, providing a development that is of a scale suitable for the village. The provision of up to 30 dwellings would also enable the provision of affordable housing, thus contributing to this housing need as well.

The use of this land in the Green Belt would not inherently affect its openness or the reasons for including land within it and represents a sustainable option to re-use redundant land. We would be happy to work with you in the assessment of this site for inclusion in your strategic plan.

Please contact us if you require any further information.

Yours faithfully,



Rebecca Lock

Land at Roestock Lane, Colney Heath, St Albans, Hertfordshire AL4 0QQ



Key

 Site Boundary

Contains public sector information licensed under the Open Government Licence v3.0.
Contains OS data © Crown copyright and database right 2018.

0 50 100 m



Created By: KD
Created Date: 08/03/2021

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Created By: KD
Created Date: 08/03/2021

Appeal Decision

Site visit made on 16 February 2016

by Michael Boniface MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 February 2016

Appeal Ref: APP/B1930/W/15/3137409

Roestock Depot, Roestock Lane, Colney Heath, St Albans, Hertfordshire, AL4 0QQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Affinity Water Ltd against the decision of St Albans City & District Council.
 - The application Ref 5/15/0784, dated 18 March 2015, was refused by notice dated 6 July 2015.
 - The development proposed is demolition of existing buildings (retention of existing pumping station) and construction of 30 dwellings with associated works.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have used the description of development contained in the appeal forms rather than the planning application as this more succinctly describes the proposal.
3. The application is submitted in outline with all matters reserved for subsequent consideration. I have considered the appeal on this basis.
4. Two additional drawings, an Indicative Layout 'D.01 Rev.J' and Location, Block and Section Plan 'D.02 Rev.C' were submitted in support of the appeal which did not form part of the original planning application. The Council has had the opportunity to comment on these drawings, which include minor alterations with respect to parking provision. I am also mindful that the drawings are indicative in nature and not definitive. I have taken the drawings into account in determining the appeal.
5. During the appeal process a legal agreement was submitted to secure the planning obligations sought by the Council and subject of refusal reasons 4 and 5 of the Council's decision. I consider this matter further below.

Main Issues

6. The main issues are:
 - (a) Whether the proposal is inappropriate development in the Green Belt for the purposes of the development plan and the National Planning Policy Framework and whether it would have a greater effect on the openness of the Green Belt;

- (b) Whether sufficient information has been provided to demonstrate that the development would not be at risk of flooding, or cause flooding elsewhere;
- (c) Whether sufficient parking would be provided within the development to avoid adverse impacts in the public highway and nuisance to neighbours’;
- (d) If the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Reasons

Whether inappropriate development and the effect on openness

7. Policies 1 and 2 of the LP¹ restrict development in the Green Belt other than for specified purposes. This general approach to Green Belt protection is consistent with that of the National Planning Policy Framework (the Framework) but I note that greater scope for exceptions are set out at paragraph 89 of the Framework and this is an important material consideration.
8. Paragraph 79 of the Framework makes it clear that the Government attaches great importance to the Green Belt and the protection of its essential characteristics, those being openness and permanence. Paragraph 87 confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. New buildings are to be regarded as inappropriate development, subject to the express exceptions outlined in paragraph 89.
9. Amongst others, these exceptions include limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; and limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (except temporary buildings). However, the latter is subject to the caveat that development would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.
10. Given the sites location in a gap between to distinctly separate built-up areas (Bullen’s Green and Roestock) and the scale of the proposed development, which would not be flanked by existing built form on both sides for much of its depth, I do not consider that the development could be appropriately described as limited infilling in a village. This is notwithstanding the presence of houses either side of the site along the road frontage.
11. With regard to the second potential exception, there is agreement between the parties that much of the site constitutes previously developed land in the terms of the Framework. Given the presence of the existing buildings and associated infrastructure, I am satisfied that the site can be properly considered as such, including its curtilage. That said, the Framework is clear that this should not lead to an assumption that the whole of the curtilage should be developed². Having established this position, it is necessary to consider whether the

¹ City and District of St Albans District Local Plan Review (adopted 1994)

² Definition of ‘Previously developed land’ contained at Annex 2 of the Framework

- proposed redevelopment would have a greater impact on openness and the purposes of including land within the Green Belt.
12. The site comprises an operational pumping station which is attached to a substantial building accommodating offices and other uses in connection with the water company's undertakings. Other smaller buildings also occupy the site along with a large area of hard standing and grass covered reservoirs which protrude above ground level. The buildings are utilitarian in appearance with a combination of pitched and flat roof sections. The principal building and the covered reservoirs are located close to one another with large amounts of open space surrounding which is laid to grass and accommodates mature trees.
 13. The existing buildings and structures on the site cover a footprint of 1,481 square metres and cumulatively amount to a volume of 6,830 cubic metres³. The buildings range between 5.4m and 7.5m in height according to the appellant. Although the proposal is submitted in outline form with all matters reserved, the appellant has provided a great deal of information, including the expected floor space and volume of the proposed buildings and I have had regard to this as the likely form that any subsequent detailed scheme might take. The proposed buildings would cover a floor space of 1,770 square metres and amount to a volume of 9,301 cubic metres⁴. It is also expected that the proposed buildings would be taller than even the highest parts of the existing building, some comprising 2.5 storeys⁵.
 14. It is clear from the above that the proposed development would result in a significant increase in the footprint and volume of buildings within the site. It is also accepted by the appellant that the development would not be confined to areas of the site that are currently occupied by buildings and that the proposed development would necessarily extend into the currently open grassland within the site.
 15. Removal of the large existing building (with the exception of the pumping station) would in itself be a benefit to openness. Furthermore, the siting and layout of new dwellings could facilitate spaces between and assist in creating a sense of openness, particularly in the context of the parkland design approach suggested, involving open front gardens and large areas of surrounding open space.
 16. However, openness is epitomised by the absence of buildings and this was established in the case of *Timmins & Anor v Gedling Borough Council* [2014] EWHC 654 (Admin). Whilst this case is not comparable to the appeal scheme in terms of the development proposed or the site context, the concept of openness is not dependent on consideration of such matters and can be transferred to the current appeal.
 17. The existing buildings on the site undoubtedly have an impact on openness but the likely increase in volume and spread of mass and bulk across the site into areas currently absent of buildings would result in a greater impact on openness. Therefore, the development would be at odds with the Green Belts essential characteristics, openness and permanence. Furthermore, it would be

³ Paragraph 4 of Appellant's Statement and Table contained at Appendix 4 of Statement

⁴ Paragraph 12 of the Appellant's Statement

⁵ Paragraph 37 of the Appellant's Statement

in conflict with its defined purposes, specifically to assist in safeguarding the countryside from encroachment.

18. For the reasons set out above, the development would be in conflict with the development plan and the Framework. The development does not fall within the exceptions outlined in the Framework and the proposal would be inappropriate development in the Green Belt, which is by definition, harmful. I attach substantial weight to this harm.
19. I have had regard to the extant use on the site and the past intensity of such use, including the potential for large numbers of staff and associated vehicles. However, the hard standing/parking area is located directly in front of the existing building and close to the front of the site, as would any parked vehicles be. As such, they would be well related to the built form of the site and surrounding area and the large areas of open space surrounding would remain unaffected. Therefore, I attach this matter little weight. For the same reason, I attach the potential for an intensified use on the site little weight. Whilst some expansion might be possible under permitted development rights, the existing buildings are referred to as redundant and I am not persuaded that such intensification or expansion is a likely prospect on the site.

Flooding

20. The site is located in Flood Zone 1 (lowest risk) as defined by the Environment Agency and a Flood Risk Assessment and Drainage Strategy (FRA) (June 2015) accompanies the application. The Council, in consultation with the County Council as Lead Local Flood Authority (LLFA), raised a number of concerns in relation to the FRA in terms of the level of detail provided and the reliability of the document in reaching a conclusion on flood risk though no concerns are raised to the principle of redevelopment.
21. The appeal submissions include a response⁶ to the objections raised which seeks to address the concerns. Neither the Council nor the LLFA have provided further comment in relation to this information and so I can only assume that there is no outstanding dispute in relation to this matter. The appellant suggests that a condition could be attached to any planning permission granted which requires detailed information in this respect, including a drainage scheme which would likely be dependent on the eventual scheme proposed through any reserved matters submissions in any case. Based on the information before me, I am satisfied that this matter could be appropriately dealt with by condition in the event that planning permission was granted. As such, I find no conflict with Policies 84 and 84a of the LP, which seek to avoid flooding and ensure appropriate drainage; or the objectives of the Framework. This is a neutral matter in my considerations.

Parking

22. The proposed development initially involved the provision of 59 parking spaces but this has since been increased to 66 spaces in light of the Council's concern that the level of parking proposed would be insufficient. Furthermore, the appellant states that the number of spaces could be increased to 80 spaces in order to meet the Council's requirement and this could be secured by condition, involving only a modest increase in the amount of hard standing necessary.

⁶ Appendix 17 of the Appellant's Statement

23. The Council relies upon Policy 40 of the LP and its Revised Policies and Standards (2002) which set maximum parking requirements. The Council suggests that these maximum figures should be delivered in this case given the rural and relatively unsustainable location in terms of access to services and facilities. However, the Revised Standards are expressed as maximum requirements with flexibility for lower levels of parking and it seems that the Council's primary concern in this case is for overspill into the surrounding highway network that might cause a nuisance to neighbours'. There is no evidence before me to support such a concern.
24. I have limited information before me as to the level of services and facilities available in the vicinity of the site though the Council notes the presence of a bus service. It seems to me that there is more than sufficient space within the site to provide an appropriate level of parking and that this would be best considered at the reserved matters stage in the context of the detailed house types and layout. Given that the Council's parking requirements are expressed as maxima, the appellant's undertaking to increase the level of parking on the site and the clear ability to do so, I cannot identify any conflict with the development plan at the current stage. The plans before me, including in respect of parking provision are indicative and this is a matter that should be dealt with at a later stage. I am not persuaded that the development would result in additional parking in the public highway or cause nuisance to neighbours'. This is a neutral matter in my considerations.

Other considerations

25. The appellant has included a great deal of information regarding the effect of the development on the character and appearance of the area, including a Written Statement dealing with landscape and visual matters (October 2015). This is not a matter which is raised by the Council in any detail and did not form part of the refusal reasons, notwithstanding that some concern is raised regarding the visual amenity of the Green Belt.
26. Matters of character and appearance are distinct from considerations in respect of openness and I have concluded on the latter above, having had regard to the appellant's statement. Although the development would clearly encroach into the countryside by virtue of its expansion beyond the existing built form on the site, I have no reason to disagree that replacement of the existing building and redevelopment of the site would not be harmful to landscape character in the longer term, subject to appropriate landscape mitigation. Some landscape and visual impacts would result but these, overall, would be neutral in my considerations.
27. It is also accepted by the Council that it cannot currently demonstrate a deliverable five year housing land supply in accordance with paragraph 47 of the Framework. As such, there is a general need to increase the availability of housing sites in the Borough in order to meet the Framework's objective to boost significantly the supply of housing.
28. There is dispute between the parties as to the magnitude of the lack of supply and the scale of the deficit is material, but Planning Practice Guidance (PPG) is clear that unmet housing need is unlikely to outweigh the harm to the Green Belt and other harm to constitute the very special circumstances necessary to

justify inappropriate development in the Green Belt⁷. Even if I were to accept the appellant's position that there is a substantial deficit in housing supply, this matter would only attract moderate weight, bearing in mind the very limited contribution that would be made by the 30 units proposed. This is notwithstanding that the site has been identified by the Council, including in its SHLAA, as contributing towards its housing supply as there is no reason why an alternative and suitable form of development should not come forward.

29. Furthermore, despite the lack of a demonstrable five year housing land supply, I do not consider that the Framework's presumption in favour of sustainable development is engaged in this case. Paragraph 14 of the Framework is clear that planning permission should not be granted where specific policies of the Framework indicate that development should be restricted. One example of such a policy is land designated as Green Belt⁸. The site is located in Green Belt and I have identified substantial harm in these regards.
30. The submitted legal agreement would secure the provision of affordable housing that would contribute towards the identified need in the area. This weighs in favour of the development and is a matter to which I attach moderate weight, given the small contribution that would be made by the 11 affordable units proposed.
31. I have had regard to the other potential benefits of the development identified by the appellant including the provision of jobs in the construction industry and for local suppliers, support of strong vibrant communities through the influx of additional population and the provision of open space and I attribute these benefits limited weight.

Conclusion

32. I have identified that the proposed scheme would constitute inappropriate development in the Green Belt for the purposes of the Framework and would harm openness. I have considered the grounds presented in support of the development but together they do not outweigh the harm the scheme would cause. Consequently, the very special circumstances necessary to justify the development have not been demonstrated.
33. In light of the above, I conclude that the appeal should be dismissed.

Michael Boniface

INSPECTOR

⁷ Planning Practice guidance Reference ID: 3-034-20141006

⁸ Footnote 9 of the Framework

25 January to 5pm 8 March 2021
'Call for Sites 2021' Site Identification Form

St Albans City and District Council is in the process of preparing a new Local Plan 2020-2038. The 'Call for Sites' is an early opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 15-20 years. The site suggestions received by us will be used to inform the preparation of the new Local Plan 2020-2038.

You are invited to put forward any new sites that you would like the Council to consider in its Housing Economic Land Availability Assessment (HELAA). These should be capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more). The Council will take account of the Strategic Housing Land Availability Assessment (SHLAA) submissions previously received since 2009 and therefore there is no need to resubmit these unless circumstances have changed. Sites from previous SHLAAs will form part of the Council's assessment. Proposed land uses can include:

- Housing
- Gypsy & Traveller Housing
- Mixed Use
- Employment
- Renewable and low carbon energy and heat
- Biodiversity Improvement / Offsetting
- Green Belt Compensatory Land
- Land for Tree Planting
- Other

To enable sites to be mapped digitally, please provide GIS shapefiles of your site, where possible.

The consultation period runs for six weeks between Monday 25 January to 5pm on Monday 8 March 2021.

Unfortunately, we cannot treat any of the information you provide as confidential.

It is important to note that not all sites received through the 'Call for Sites' will be appropriate for consideration as part of the Housing Economic Land Availability Assessment (HELAA). As a general rule:

We encourage you to submit sites that are likely to become available for development or redevelopment between now and 2038.

Please do not submit sites that:

- Are already included as a housing allocation in the St Albans District Local Plan Review (November 1994) – i.e. sites that are listed in 'saved' Policies 4 and 5.

- Have already been submitted to the Council for consideration via previous 'Call for Sites' and Strategic Housing Land Availability Assessment (SHLAA) processes (unless information is updated/changed).
- Already have planning permission for development, unless a new and different proposal is likely in the future; or
- Are situated outside St Albans City and District's administrative area.

If you wish to update information about a site previously submitted please complete the form below.

Please return the **form and site location plan** to the Spatial Planning and Design Team. We strongly encourage digital submissions via our online portal.

By online consultation portal:

<http://stalbans-consult.limehouse.co.uk/portal/>

By e-mail to: planning.policy@stalbans.gov.uk

By post to: St Albans Council Offices, St Peters Street, St Albans, Hertfordshire, AL1 3JE


Due to COVID-19; offices being shut and officers working from home; submissions by post are discouraged.

Your Details	
Name	Daniel G Wilson
Company/Organisation	Hgh Consulting
Address	45 Welbeck Street, London
Postcode	W1G 8DZ
Telephone	07874 849034
Email	dwilson@hghconsulting.com
Your interest	<input type="checkbox"/> Site Owner <input checked="" type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other

Site Details

Requirements:

- Delivers 5 or more dwellings or;
- Provides economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more)

Site address/location (Please provide a map showing the site boundary)	Land at Round House Farm, Colney Heath.			
Site area (in hectares)	5.3			
Coordinates	Easting	520752	Northing	205975
Site Location Plan Attached	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
GIS mapping shapefile attached (in .shp file format)	<input type="checkbox"/> Yes <input type="checkbox"/> No			
Landownership (please include contact details if known)				
Current land use	Vacant/White land			
Condition of current use (e.g. vacant, derelict)	Vacant			
Suggested land use	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Gypsy & Travellers <input type="checkbox"/> Mixed Use (please specify) <input type="checkbox"/> Employment <input type="checkbox"/> Renewable and low carbon energy and heat <input type="checkbox"/> Biodiversity Improvement / Offsetting <input type="checkbox"/> Green Belt Compensatory Land <input type="checkbox"/> Land for Tree Planting <input type="checkbox"/> Other (please specify)			

Reasons for suggested development / land use	The site is suitable, available and viable for residential development that will contribute to meeting the council's housing requirements.
Likely timescale for delivery of suggested development / land use	<input checked="" type="checkbox"/> 1-5 Years <input type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years <input type="checkbox"/> 15+ Years

Site Constraints	Contamination/pollution issues (previous hazardous land uses)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Environmental issues (e.g. Tree Presentation Orders; SSSIs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Flood Risk	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Topography affecting site (land levels, slopes, ground conditions)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Utility Services (access to mains electricity, gas, water, drainage etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Legal issues (For example, restrictive covenants or ownership titles affecting the site)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no please provide details of how the site could be accessed. Without this information the site will not be considered to be deliverable).

	Other constraints affecting the site	<input checked="" type="checkbox"/> Yes (If yes, please specify) <input type="checkbox"/> No Site is in Metropolitan Green Belt.
Planning Status	<input type="checkbox"/> Planning Permission Granted <input type="checkbox"/> Planning Permission Refused <input type="checkbox"/> Pending Decision <input type="checkbox"/> Application Withdrawn <input type="checkbox"/> Planning Permission Lapsed <input checked="" type="checkbox"/> Pre-Application Advice <input type="checkbox"/> Planning Permission Not Sought <input type="checkbox"/> Other Please include details of the above choice below (for example planning reference numbers and site history) On behalf of Edit Land, we confirm the excellent development potential of Land at Round House Farm, Colney Heath. Edit Land also confirm the site is suitable, available and viable for residential development that will contribute to meeting the council's housing requirements. We welcome the opportunity to discuss this further.	
Other comments		

Call for Sites Submission
Land at Round House Farm
Colney Heath

March 2021



hghconsulting.com



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Appendices:

- Appendix 1: St Albans City & District Council Local Development Scheme 2020-2028
- Appendix 2: Authority Monitoring Report 2020
- Appendix 3: 2018 SHLAA Evaluation Committee Report

1.0 Introduction

- 1.1 This Call for Sites submission has been prepared by hgh Consulting on behalf of Edit Land to confirm the excellent development potential of Land at Round House Farm, Colney Heath ('the site'). Edit Land can confirm that the site is suitable, available and viable for residential development that will contribute to meeting the council's housing requirements.
- 1.2 The site is seen in Figure 1 below.

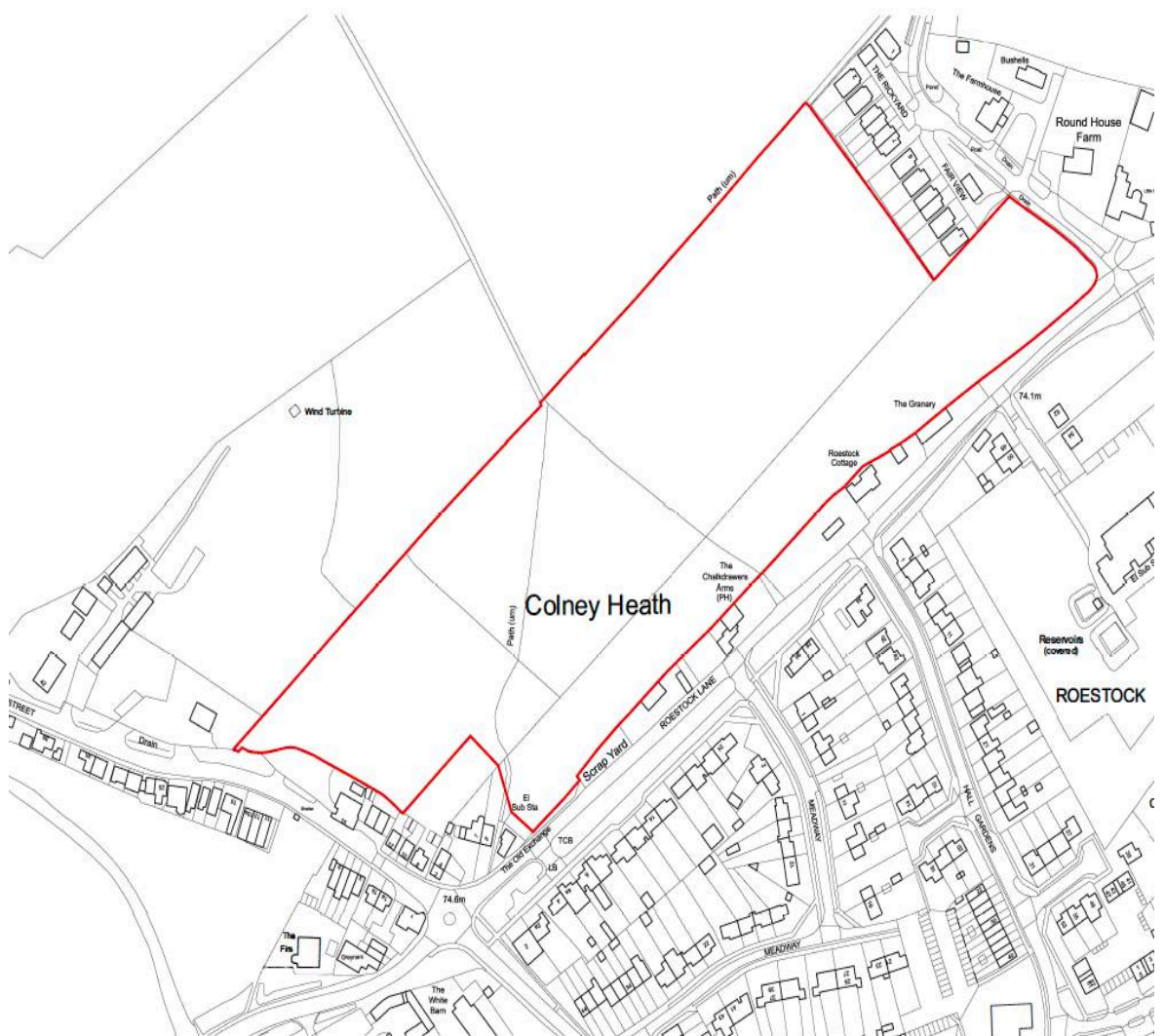


Figure 1 – Site Location Plan

- 1.3 The submission responds to St Albans City and District Council's 'Call for Sites 2021' consultation, which runs from 25th January 2021 to 8th March 2021. It provides an objective and impartial planning review of the site before concluding that the Council should consider it in its Housing Economic Land

Availability Assessment (HELAA), where further technical assessment will be undertaken to confirm the site's sustainability, suitability and deliverability.

- 1.4 This submission should be read alongside the JTP Masterplan vision document, which sets out the appropriateness of the site for residential development.
- 1.5 This document is set out in the following sections:
 - Site and Surrounding Area;
 - Planning Policy Context;
 - Housing Land Position;
 - Urban Capacity;
 - Release of Green Belt Land;
 - Promotion Strategy to Date;
 - Sustainability Credentials of the Site; and
 - Conclusion.
- 1.6 In preparing the Call for Sites submission, we conducted research of publicly available planning records and visited the site.

2.0 Site and Surrounding Area

Site

- 2.1 The site, as seen in Figure 2, is broadly regular in nature and measures circa 5.3 hectares (13 acres). It is made up of several parcels of land lying immediately north of, and adjoining, the village of Colney Heath.
- 2.2 The western boundary comprises the High Street, The Cock Public House and a cluster of residential dwellings fronting High Street. To the east is Roundhouse Farm and a row of residential dwellings fronting Fair View, whilst the northern boundary is delineated by a Public Right of Way (PROW), with open land further north. Along the southern boundary is a linear group of light industrial and commercial businesses, with Roestock Lane further south.

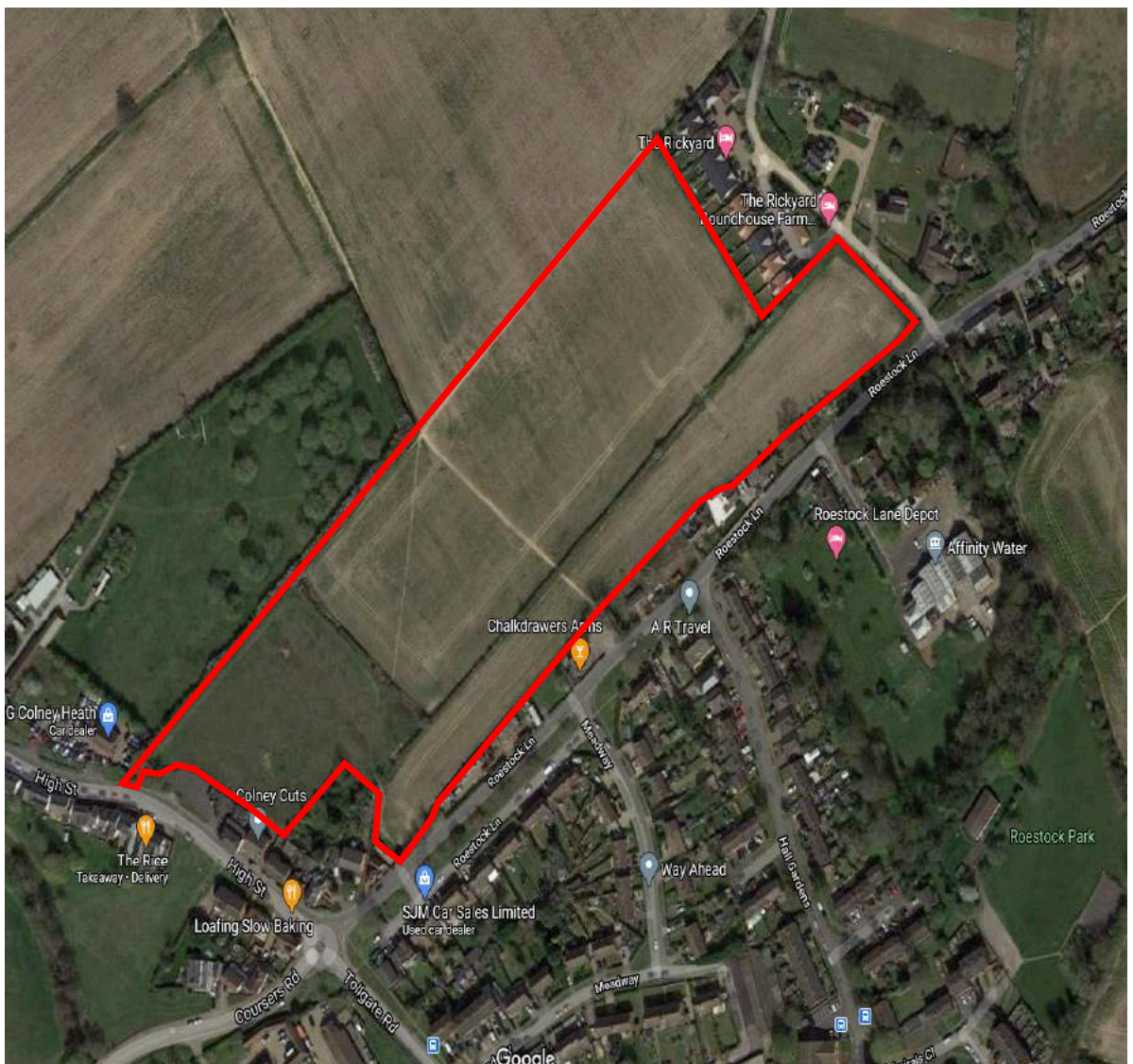


Figure 2 – Aerial Photograph of Site

2.3 The entire site lies within the Metropolitan Green Belt as seen in Figure 3 below.

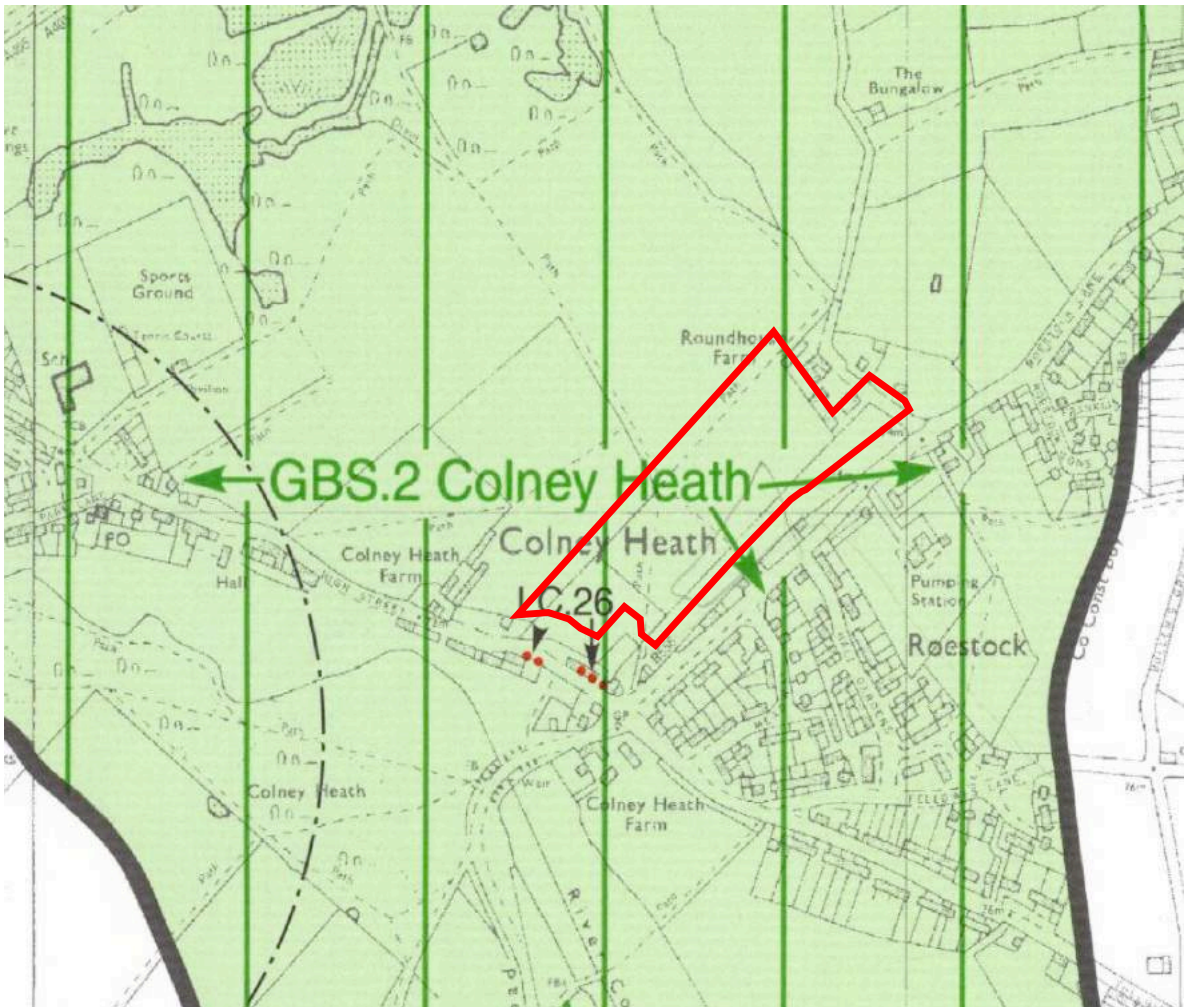


Figure 3 – Site within Metropolitan Green Belt

2.4 Apart from the above, there are no development plan designations which would inhibit the proposed development of the site.

2.5 As can be seen from Figure 4 below, there are several PROWs, which border or dissect the site, namely:

- PROW 24 – Footpath
- PROW 45 – Footpath
- PROW 46 – Footpath
- PROW 47 – Footpath
- PROW 51 – Restricted Bridleway

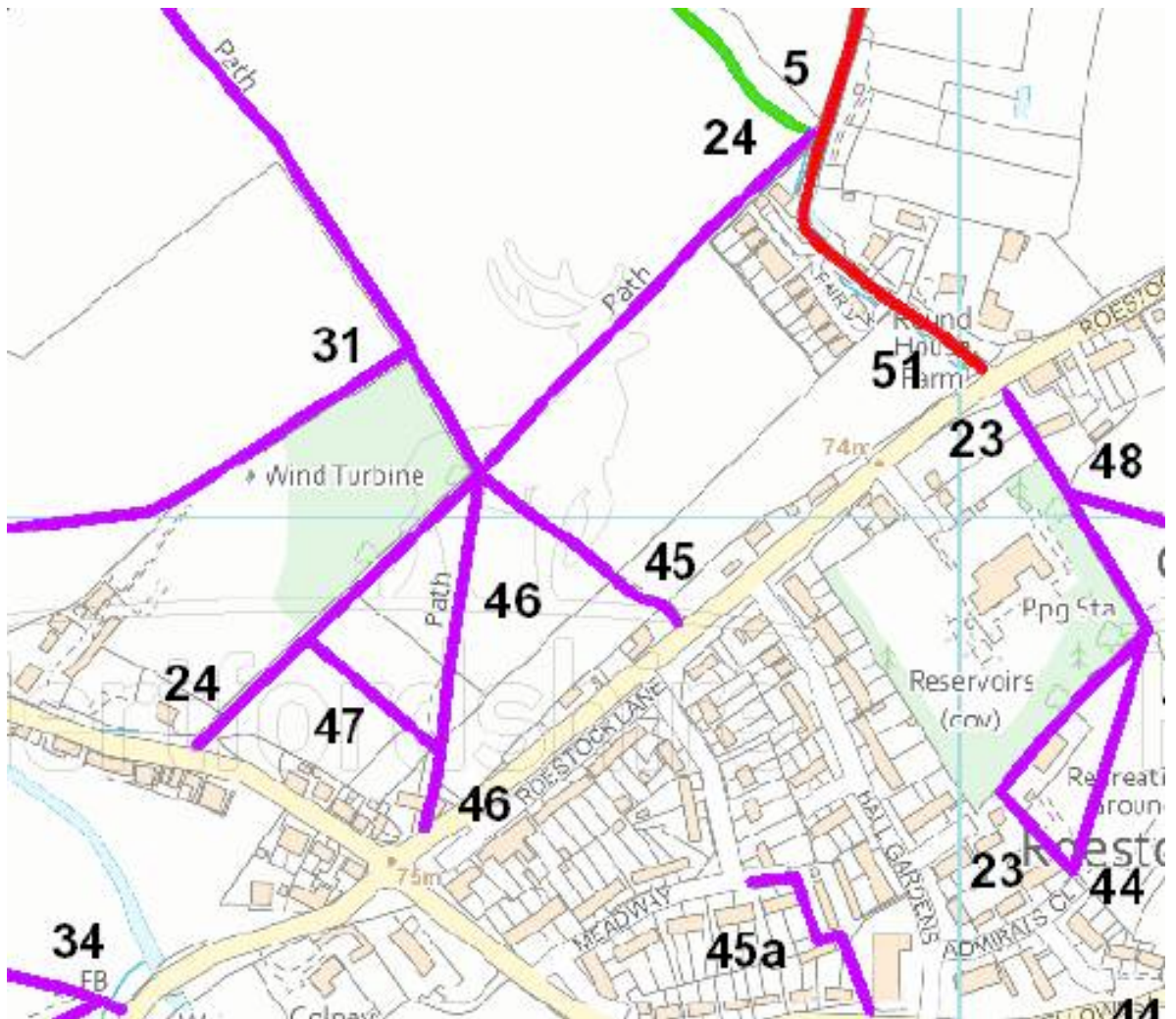


Figure 4 – PROWs at Site

- 2.6 Our masterplan will commit to incorporating all PROWs as part of any future development of the site.
- 2.7 The site falls entirely within Flood Zone 1, which is the lowest risk of flooding (land having a less than 1 in 1,000 annual probability of river or sea flooding) and is identified as an area of 'very low risk' from surface water flooding, meaning it has a chance of flooding of less than 0.1%. A flood map of the site is produced at Figure 5 below.



Figure 5 – Flood Map of Site

Surrounding Area

- 2.8 The site is located within the civil parish and electoral ward of Colney Heath, which lies within St Albans City and District Council’s administrative boundary.
- 2.9 The adopted policy map shows the village of Colney Heath as having 3 separate built-up areas in the vicinity of High Street, Tollgate Road, Roestock Lane and Bullens Green Lane. Two ‘Local Shopping Facilities’ (LC.26), as identified by Policy 55 of the adopted Local Plan, are located within Colney Heath. These facilities (15 and 8-16 High Street) are in close proximity to the site and provide small scale retail services designed to cater for the daily needs of local residents.
- 2.10 The village of Sleafshyde is around 1 km north of the site, in the vicinity of North Orbital Road (A414), whilst the town of Hatfield is approximately 2.4 km north-east. London Colney is located about 3.5 km south-west of the site and the site lies circa 5.4 km south west of St Albans City Centre.
- 2.11 The site is surrounded by a variety of uses including residential, retail, leisure and agricultural. There are several amenities and facilities within a 1 km radius, namely: Colney Heath School & Nursery, Treasure Tots Pre-School, Colney Heath Football Club, St Mark’s Church, Colney Heath Village Hall and Colney Heath Post Office. It should also be noted that Nicholas Breakspeare Catholic School, serving Years 7-13, is just 2.4 km away, on Colney Heath Lane.

- 2.12 Colney Heath Local Nature Reserve (which contains Colney Heath Lakes), Roestock Park, Recreation Ground, Red Hall Wood and other green spaces are all within 1 km of the site.
- 2.13 There closest bus stops are is located on High Street and Roestock Lane circa 1-minute walk from the site, with frequent services to and from St Albans, Sandridge and Colney Heath. In addition, other bus stops are within a 1 km radius of the site; these provide services to and from Brookmans Park, Potters Bar and Colney Heath.
- 2.14 The closest railway stations (Welham Green and Hatfield) are within 3.5 km of the site. They provide frequent services to London, Manchester, Welwyn Garden City, Cambridge, Royston and Letchworth Garden City.
- 2.15 Whilst the proposed development of the site will provide new or improved community and transport infrastructure, the above information confirms the site is well located in relation to a range of amenities, facilities, services and transport services, already associated with Colney Heath village.
- 2.16 The site could readily be developed as a sympathetic sustainable edge of settlement extension to the existing built-up part of Colney Heath.

3.0 Planning Policy Context

3.1 In assessing the development potential of the site, we reviewed the planning policy context which applies to the site and its surrounding area. Accordingly, this section of the Call for Sites submission provides a brief overview of the relevant planning policy documents.

Development Plan

3.2 The key Development Plan documents are:

- City and District of St Albans Local Plan Review (saved policies) 1994; and
- Policy Map 4.

3.3 The following policies are most applicable to the principle of development at the site:

- Policy 1: Metropolitan Green Belt; and
- Policy 2: Settlement Strategy.

3.4 These policies do not support the proposal to develop the site, however, the adopted Local Plan dates back to 1994 and is considered very outdated and unfit for purpose, given its existence for 27 years void of updated supported evidence. In accordance with Paragraph 31 of the NPPF, the existing Local Plan should be replaced by a new Local Plan that is underpinned by relevant up-to-date evidence, which addresses the development needs of the District.

St Albans City and District Local Plan 2020-2038

3.5 Paragraph 33 of the National Planning Policy Framework (NPPF) (2019) states that '*Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy.*'

3.6 Accordingly, St Albans City and District Council set about preparing a new Local Plan covering the period 2020 to 2036. This emerging Local Plan was submitted to the Secretary of State on 29th March 2019. However, following intervention letters from the Secretary of State, St Albans Council opted to withdraw the emerging Local Plan 2020-2036.

3.7 As present, St Albans City and District Council is in the process of preparing a new Local Plan covering an 18-year period between 2020-2038. Paragraph 22 of the NPPF sets a requirement for LPAs to adopt policies in Local Plans, which '*look ahead over a minimum 15 year period*'. As such, St Albans City and District Council must adopt the new Local Plan by 2023 in order to meet the 15-year requirement. Once adopted, it is expected that the new St Albans Local Plan will replace the existing Local Plan.

3.8 Appendix 1 provides the latest published detailed timescales for adoption of the new St Albans Local Plan. A summary of the key proposed dates is as follows:

- Call for Sites: January – March 2021
- Regulation 18 Consultation: January – February 2022

- Regulation 19 Consultation (Pre-Submission Consultation): November – December 2022
- Submission to Secretary of State: Spring/Summer 2023
- St Albans Local Plan Examination in Public: Summer/Autumn 2023
- Adoption: End 2023

3.9 The 'Call for Sites' consultation is the first step in creation of the new St Albans Plan. It is an early opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 15-20 years. It is understood that the site suggestions submitted will be used to inform the preparation of the new Local Plan 2020-2038. As such, this submission responds to the Call for Sites consultation in promoting the site for future development.

Supplementary Planning Guidance

3.10 The following Supplementary Planning Guidance documents are relevant to the site:

- Design and Layout of New Housing – Advice Leaflet No.1 1998;
- Affordable Housing SPG 2004; and
- Revised Parking Policies and Standards 2002.

Colney Heath Neighbourhood Plan

3.11 Colney Heath Parish Council successfully applied for and received Neighbourhood Plan Area Designation covering Colney Heath Civil Parish. However, we understand the Parish Council have as yet not advanced the Colney Neighbourhood Plan.

4.0 Housing Land Position

Context

- 4.1 The NPPF, at Paragraph 17, makes clear that each local authority must include strategic policies in the Development Plan to address priorities for the development and use of land in its area. Paragraph 20 stipulates said strategic policies should, *inter alia*, set out an overall strategy and make sufficient provision for housing.
- 4.2 Strategic policies should provide a clear strategy for bringing sufficient land forward at a sufficient rate to address objectively assessed needs and anticipate and respond to long-term requirements, including allocating sufficient sites to deliver the strategic priorities of the area.
- 4.3 Paragraph 59 of the NPPF highlights the Government's objective of significantly boosting the supply of homes by ensuring that a sufficient amount and variety of land can come forward where it is needed. Strategic policy-making authorities, such as St Albans City and District Council, should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period (Paragraph 65, NPPF).
- 4.4 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.
- 4.5 In accordance with Paragraph 73 of the NPPF, LPAs are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old.
- 4.6 The supply of specific deliverable sites should include a buffer of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan; or
 - c) 20% where there has been significant under deliver of housing over the previous three years.
- 4.7 Within this context, St Albans City and District Council is required to identify and fully meet the objectively assessed housing needs for the administrative area covered by the new Local Plan.
- 4.8 To date, the new St Albans Local Plan has not identified the objectively assessed housing need figure for the Council's administrative area.

Housing Delivery Test

- 4.9 The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the area of each LPA. The HDT measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. It is intended that the Secretary of State will publish the HDT results for each local authority in England every November.

- 4.10 Where the HDT indicates that delivery has fallen below 95% of the LPA's housing requirement over the previous three years, the LPA must prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years.
- 4.11 The 2020 HDT (published January 2021) sets out the following for St Albans Council:

Area Name	Total Number of Homes Required 2017 - 2020	Total Number of Homes Delivered 2017 - 2020	2020 Measurement	2020 Consequence
St Albans	2,372	1,493	63%	Presumption in favour of sustainable development

- 4.12 The HTD measurement for St Albans is 63%, meaning the Council was only able to deliver 63% of its housing requirements over the past 3 years and as such, the "presumption in favour of sustainable development" is applicable (though not to Green Belt land).
- 4.13 It is clear that St Albans have a serious issue with meeting their housing delivery targets and will need to identify available, suitable and deliverable sites quickly.

Housing Land Supply Position

- 4.14 In December 2020, St Albans City and District Council published their latest Authority Monitoring Report (AMR), which reflects the situation as of 31st March 2020; it doesn't include subsequent information before the date of publication. The monitoring period of the AMR covers 1st April 2019 to 31st March 2020.
- 4.15 The AMR, seen at Appendix 2, confirms there is no definitive Development Plan housing target/requirement for the District and the Council has not yet decided how to calculate local housing need. This position is based on a Court of Appeal Decision regarding Sewell Park, St Albans on 12 December 2013 (Hunston), where the judges stated that the decision maker must rely on using "the most up-to-date figures" for "full objectively assessed needs" on which to base 5-year housing supply calculations.
- 4.16 However, the judges did not stipulate which method should be used to calculate local housing need and the Council has chosen to wholly reserve its position until its new Local Plan is adopted.
- 4.17 Accordingly, the Council have assessed local housing need based on two approaches:
- Approach 1 relies on the standard method for calculating local housing need, as set out in the 2019 PPG. This equates to a requirement for 893 new dwellings per annum, for the period 2020-2030. **Approach 1 confirms the Council is only able to demonstrate 2.4 years' supply of deliverable housing sites.**
 - Approach 2 relies on the 2014 household projection figures published by the Department of Communities and Local Government July 2016. This equates to a requirement for 638 new

dwellings per annum, for the period 2020-2030. **Approach 2 confirms the Council is only able to demonstrate 3.4 years' supply of deliverable housing sites.**

- 4.18 Despite the proposed approaches, it is clear that the Council's housing land supply position falls below the 5-year requirement including the relevant 20% buffer.

Radlett Strategic Rail Freight Interchange

- 4.19 In order to meet the then housing requirement, the withdrawn St Albans Local Plan 2020-2036 relied on the delivery of housing through several larger sites. One of these larger potential development sites is the former Radlett aerodrome, known as the Radlett Strategic Rail Freight Interchange. This site was granted planning consent in 2014 by the then Secretary of State for a Strategic Rail Freight Interchange.
- 4.20 Despite this, the Council allocated circa 2,300 dwellings at the Radlett Strategic Rail Freight Interchange site, as part of the St Albans City and District Local Plan 2020-2036. However, Inspectors Louise Crosby and Elaine Worthington, in their post-hearing letter, raised concerns that the Council failed to engage constructively and actively with neighbouring authorities regarding the Radlett Strategic Rail Freight Interchange. The Inspectors outlined that the location of the Radlett Strategic Rail Freight Interchange was the only realistic option and there was robust and compelling evidence to demonstrate that.
- 4.21 As a consequence, the Council had a shortfall in their then housing requirement of at least 2,300 dwellings, due to the Radlett Strategic Rail Freight Interchange being brought forward for its consented use rather than housing. That housing deficit then needed to be met elsewhere in the District on a number of smaller sites.
- 4.22 Paragraph 68 of the NPPF states that *"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."*
- 4.23 The Council's previous approach of only selecting larger sites to address the then housing requirement was clearly flawed, as was proved at the St Albans City and District Local Plan 2020-2036 examination. Relying on larger sites, such as the Radlett Strategic Rail Freight Interchange is not a panacea in addressing housing need.
- 4.24 We encourage the Council to allocate smaller sites for residential development, such as Land at Round House Farm, Colney Heath.

5.0 Urban Capacity

- 5.1 Delivering the number of new homes required across St Albans' administrative area and within the proposed time period (2020-2038) needs to be considered in the context of local environmental constraints.
- 5.2 It is recognised that the Metropolitan Green Belt covers a significant proportion of St Albans District and is a major planning constraint to bringing forward land for development. In addition, many parts of the District are affected by areas of high flood risk, nature reserves, woodland, parks and gardens, Sites of Special Scientific Interest (SSSI) and heritage assets.
- 5.3 These constraints limit the opportunities for identifying and bringing forward suitable sites for housing development within the existing built-up area of St Albans District and makes delivery of the housing requirement impossible if there is a reliance on brownfield urban sites.
- 5.4 The Council is unlikely to find any further urban capacity within the District because the overwhelming majority of urban land has been built on. If urban land was available in St Albans then this would already have been identified for housing, in order to meet housing requirements. In addition, the Metropolitan Green Belt boundaries are tightly drawn and restrict much needed development from coming forward.
- 5.5 As such, in order for St Albans Council to meet the objectively assessed housing requirement for the District, the release of Metropolitan Green Belt land will be absolutely necessary. This necessity should be considered within the context of the Development Plan, which dates back to 1994, the past housing requirements, the future housing requirements and the Council's previous failed strategy of only identifying larger sites, such as Radlett Strategic Rail Freight Interchange, for residential dwellings.

6.0 Release of Green Belt Land

Green Belt Context

- 6.1 The Government attaches great importance to Green Belts, with the fundamental aim of Green Belt Policy being to prevent urban sprawl by keeping land permanently open. The Green Belt serves five purposes, namely:
- to check unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another
 - to assist in safeguarding the countryside from encroachment;
 - to prevent the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 6.2 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'Very Special Circumstances'. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 6.3 Notwithstanding the above, Government policy (Paragraph 136, NPPF) indicates that Green Belt boundaries can be altered through the preparation of local plans. However, proposed alterations should only be made where exceptional circumstances are fully evidenced and justified.
- 6.4 Before concluding whether exceptional circumstances exist to justify changes to Green Belt boundaries, the LPA should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. We await publication of an Urban Capacity Study in this stead.
- 6.5 Notwithstanding, it is our conclusion that the result of an urban capacity within St Albans will find that the majority of potential brownfield sites have been built on and therefore no significant urban capacity exists, meaning that Green Belt sites will need to be released in order to meet the required housing needs of the District.
- 6.6 It is understood the Council are undertaking a number of studies in support of the new St Albans Local Plan 2020-2038. It is expected that a Green Belt Assessment/Review, which covers every parcel of Metropolitan Green Belt land in St Albans District, will be appraised to identify potential sites that could be released to accommodate future development. This Green Belt Assessment/Review should replace the 2013 Green Belt Review Purposes Assessment and the 2014 Green Belt Review Sites & Boundaries Study.

Findings of Green Belt Review: Purposes Assessment 2013

- 6.7 St Albans City and District Council, alongside Dacorum Borough Council and Welwyn Hatfield Borough Council, commissioned Sinclair Knight Merz (SKM) to produce a joint 'Green Belt Review Purposes Assessment' to appraise the "*various functions of different areas of Green Belt... to inform the future planning strategies of each authority*". For St Albans Council, the Assessment was

specifically produced to “inform the emerging Local Plan and to meet NPPF requirements in the context of recent Inspector’s decisions at Local Plan examinations.”

6.8 The 2013 Green Belt Review Purposes Assessment divided Green Belt land into various strategic parcels. As seen in Figure 6 below, the site, its surrounding area and Colney Heath Village, fall entirely within Strategic Parcel 34.

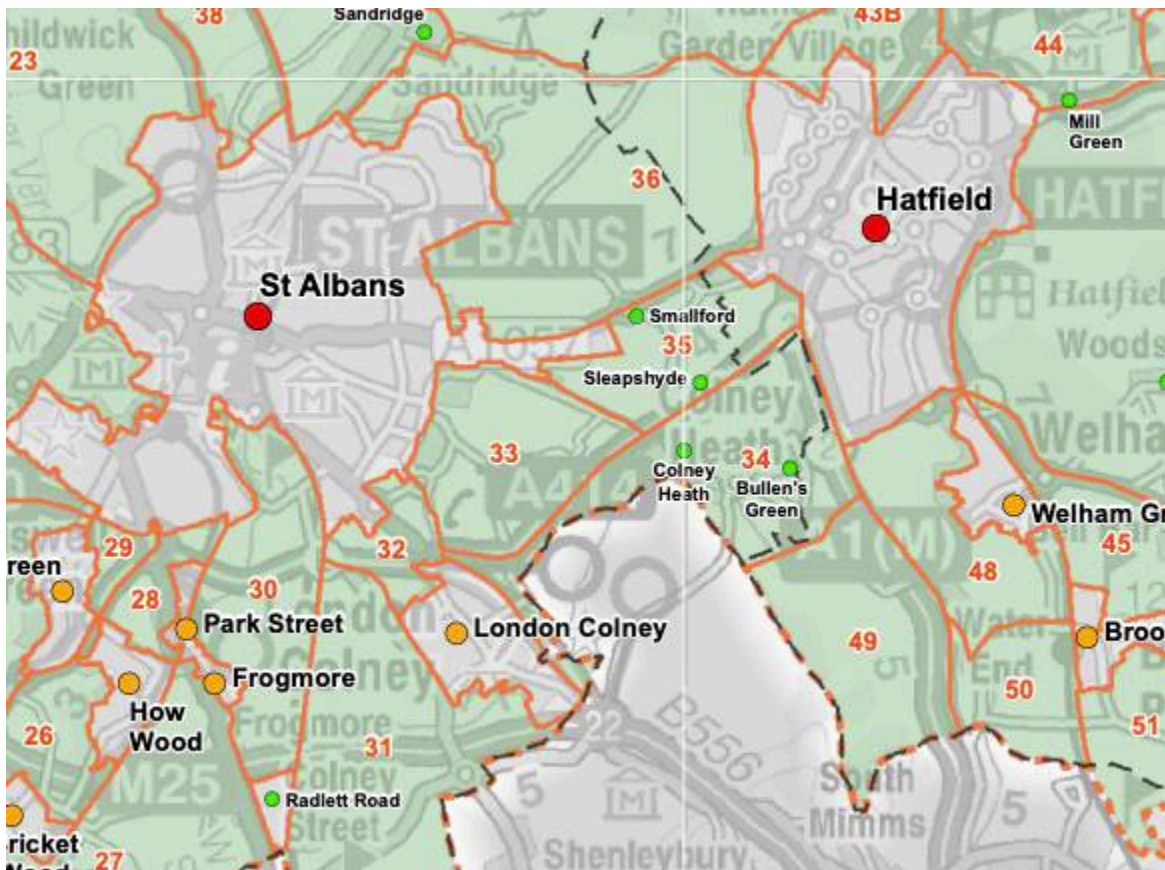


Figure 6 – SKM Strategic Green Belt Parcel of the Site

6.9 The Green Belt Purposes Assessment examined Strategic Parcel 34’s contribution – this is set out in the table below:

Strategic Parcel	To check the unrestricted sprawl of large built-up areas	To prevent neighbouring towns from merging	To assist in safeguarding the countryside from encroachment	To prevent the setting and special character of historic towns	To maintain existing settlement pattern
34	The parcel is located away from large built-up	The parcel does not fully separate neighbouring 1st	The parcel displays typical rural and countryside	The parcel adjoins London Colney and	The parcel provides a range of gaps. It

	<p>areas of London, Luton and Dunstable and Stevenage. It does not form a connection with a wider network of parcels to restrict sprawl.</p> <p>The parcel's contribution to this purpose is limited/none.</p>	<p>tier settlements. However, it contributes with GB33, 35 and 36 towards the strategic gap between St Albans and Hatfield. As a whole, the gap contains some built development and ribbon development associated to 3rd tier settlements in the Green Belt. Overall, any minor reduction in the gap would be unlikely compromise the separation of 1st tier settlements in physical or visual terms, or overall visual openness.</p> <p>The parcel's contribution to this purpose is partial.</p>	<p>characteristics, especially to the south, in medium sized arable fields with hedgerow boundaries, sheep pasture and substantial riverine wetland habitats along the Colne, and areas of heath and semi natural grassland which are locally important at Colney Heath. Tyttenhanger Park and Hall is located to the south. There is evidence of linear built development in the north part of the parcel which contains Colney Heath and Bullens Green. The A1(M) is also a major urban influence which is audibly intrusive. Levels of openness are generally high especially to the south due to an absence of built development.</p> <p>The parcel's contribution to this purpose is significant.</p>	<p>Sleapshyde conservation areas however visual connection or views are limited by local routes and wooded areas. Tyttenhanger Park the setting of the Hall is encircled by sand and gravel working and mounds of overburden and spoil, with associated conveyor belts and plant at present but future restoration should remedy this impact in countryside character.</p> <p>The parcel's contribution to this purpose is partial.</p>	<p>provides the primary local gap between Hatfield (1st) and London Colney (2nd) and contributes with parcels GB33 to GB36 and GB43B to the overall gap with St Albans. The gap is large at 4.3km but contains ribbon development at Colney Heath (3rd) and Bullens End (3rd). The gap to the south to Colney Heath is 2.6km and well maintained (relatively free of development) however the gap to the north is more built up and narrower at 1.7km. Therefore, any reduction in the gaps would compromise the separation of settlements in physical and visual terms to the north, and local levels of visual openness. A minor reduction to the south would lead to a less significant impact.</p> <p>The parcel's contribution to this purpose is significant.</p>
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- 6.10 SKM's high level assessment concluded the principal function of Strategic Parcel 34 is to provide a "significant contribution towards safeguarding the countryside and maintaining the existing settlement pattern (providing gap between Hatfield and London Colney). Partial contribution towards preventing merging (of St Albans and Hatfield) and preserving the setting of London Colney, Sleafshyde and Tyttenhanger Park. Overall, the parcel contributes significantly towards 2 of the 5 Green Belt purposes."
- 6.11 Paragraph 9.2 of the Green Belt Review Purposes Assessment suggests next steps and recommends further consideration of land identified as contributing least towards Green Belt purposes. Strategic Parcels which have been assessed as contributing least to the four national Green Belt purposes should be subject to further consideration by each planning authority in respect of wider issues, relating to infrastructure capacity, sustainability and landscape issues.
- 6.12 Despite SKM's conclusion, as seen above, Strategic Parcel 34 did not comprise one of the eight strategic sub-areas that contributed the least to the purposes of the Green Belt. However, we believe Strategic Parcel 34 should have been identified as one of the eight strategic sub-areas that contributed least to the purposes of the Green Belt.
- 6.13 It is clear from the Green Belt Purposes Assessment that Strategic Parcel 34 would not contribute to checking the unrestricted sprawl of large built-up areas, only has a partial contribution to preventing neighbouring towns from merging and only has a partial contribution towards preventing the setting and special character of historic towns.
- 6.14 Consequently, it is our conclusion that the site, if released from the Metropolitan Green Belt and developed for housing, will not result in urban sprawl into the countryside and would not cause harm to the openness of the Metropolitan Green Belt, when viewed within the context of the three built-up areas of Colney Heath Village.

Findings of Green Belt Review: Sites & Boundaries 2014

- 6.15 Further to the 2013 Green Belt Purposes Assessment, St Albans City and District Council commissioned SKM to undertake a 'Green Belt Review: Sites & Boundary' report, which provides a detailed assessment of the eight identified strategic sub-areas within St Albans District. These eight strategic sub-areas were assessed as contributing least towards the five Green Belt purposes, as per the 2013 Green Belt assessment.
- 6.16 The main purpose of the 2014 study was to identify potential parcels for potential release from the Green Belt for future development. This would, in turn, inform the then emerging St Albans Local Plan 2020-2036. Critically, the small-scale sub-areas identified in the 2013 Green Belt Assessment, and also recommended for further assessment, did not fall within the scope of the subsequent 2014 Green Belt Sites & Boundaries Study.
- 6.17 The site was not included in the 2014 Assessment, despite not significantly contributing to all 5 purposes of the Green Belt.

Conclusion

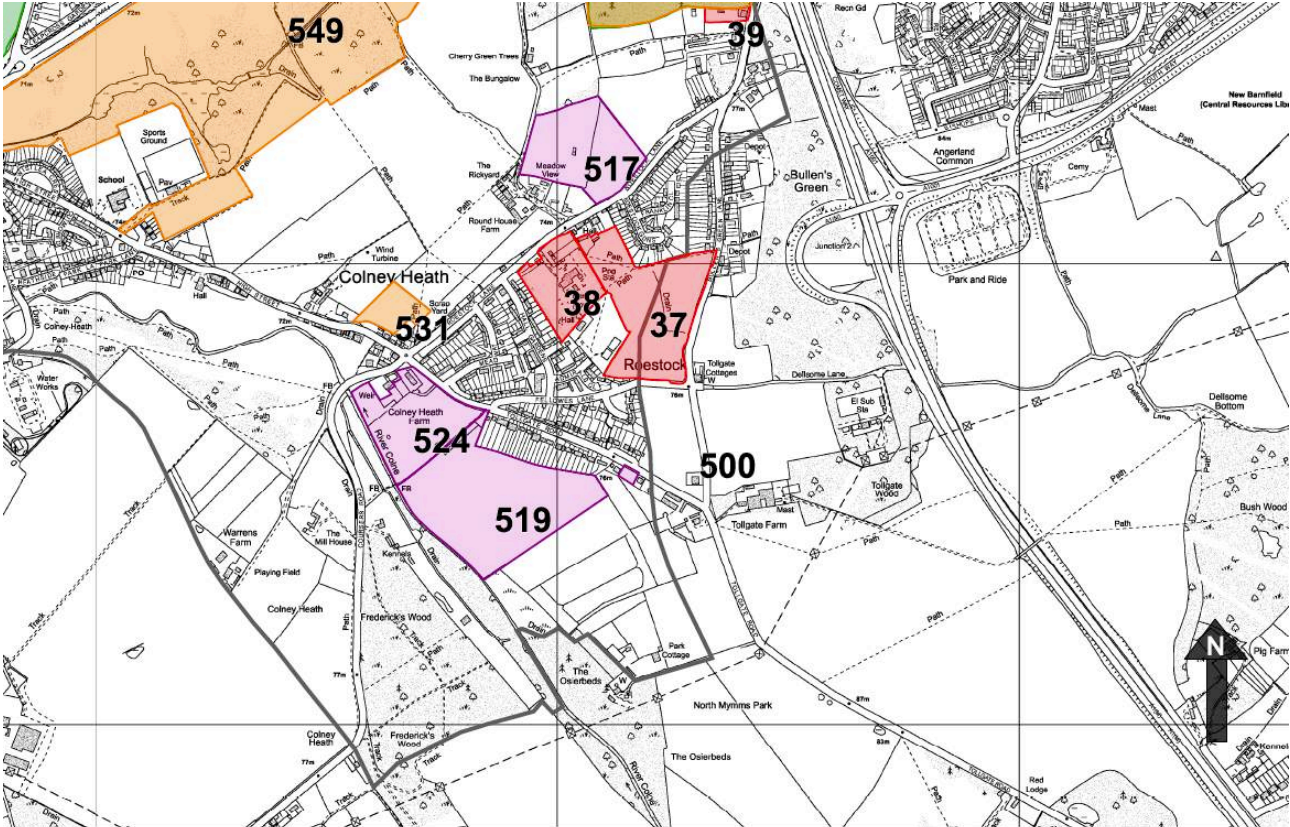
- 6.18 Upon review of the latest Green Belt Studies, we concur that St Albans City and District Council should carry out further detailed assessment of Strategic Parcel 34, in order to assess the

contributions to the purposes of the Green Belt. The subsequent findings should be used to inform preparation of the new St Albans Local Plan 2020-2038.

- 6.19 Notwithstanding, we believe the site should be released for development because:
- it does not function to check the unrestricted sprawl of large built-up areas;
 - it does not function to prevent neighbouring towns merging into one another;
 - it does not function to preserve the setting and character of historic towns;
 - it does not assist in urban regeneration, by encouraging the recycling of derelict and other urban land within St Albans District.
 - its development would not result in harm to the openness of the Green Belt, within the context of the 3 built-up areas of Colney Heath village;
 - there is no significant urban capacity within St Albans District; and
 - the release of Green Belt land is the only realistic way for the Council to address its housing needs.
- 6.20 We consider that the above points culminate in ‘very special circumstances’ that clearly outweigh the presumption against inappropriate development in the Green Belt. Any potential limited harm that might arise from redeveloping the site within the context of the 5 purposes for including land within the Green Belt is clearly outweighed by allocating the site for residential development and therefore, justifies the release of this site from the Metropolitan Green Belt.
- 6.21 Accordingly, the proposed release of the site for future development will not undermine the purposes or strategic function of the wider Metropolitan Green Belt. The site would play a key role in contributing to meeting the objectively assessed needs for St Albans District by supporting future sustainable development.

7.0 Promotion Strategy to Date

7.1 Evidence from St Albans Council’s website confirms that part of the site, as seen in Figure 7, was promoted previously. The Council’s Strategic Housing Land Availability Assessment (SHLAA), which dates back to 2009, confirms the site was promoted in 2018.



Surrounds

Key

- SHLAA Site Submissions 2018
- SHLAA Site Submissions 2017
- SHLAA Update 2016
- SHLAA 2009
- SHLAA 2009 Completion
- Interim 2009-2016



Figure 7 – Part of Site Previously Promoted

St Albans Strategic Housing Land Availability Assessment (SHLAA) Update 2018

7.2 Part of the site (Ref: 531: Land at High Street, Colney Heath), which measures circa 0.6 ha was promoted for development. It is understood that Planning Officers only assessed strategic sites that were “capable of accommodating residential development of a minimum of circa 500 dwellings or 12 hectares of development land”.

- 7.3 As such, it would appear that St Albans Council have not assessed the development potential and suitability of the part of the site that was submitted as part of the 2018 Call for Sites consultation.
- 7.4 Paragraph 68 of the NPPF states that *“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.”*
- 7.5 The Council’s previous approach of only selecting larger sites to address the then housing requirement is clearly flawed, as was proved at the St Albans City and District Local Plan 2020-2036 examination. Relying on larger sites, such as the Radlett Strategic Rail Freight Interchange is not a silver bullet.
- 7.6 We encourage the Council to allocate smaller sites for residential development, such as Land at Round House Farm, Colney Heath.

8.0 Sustainability Credentials of the Site

8.1 According to Paragraph 8 of the NPPF, the purpose of planning is to contribute to the achievement of sustainable development. This means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- Economic Objective –
 - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- Social Objective –
 - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- Environmental Objective –
 - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

8.2 The above objectives have been used to guide this Call for Sites submission document along with the accompanying Masterplan and Concept Document. In proposing the site's suitability for future development, our client has carried out several assessments aimed at appraising whether the site would contribute to the achievement of sustainable development. A summary of these assessments is set out below.

Noise

8.3 The proposed residential development will not generate excessive noise. However, consideration will need to be given existing noise generators on future residents, most likely from vehicle movements on the surrounding roads, namely: High Street, Roestock Lane and Roundhouse Farm. There is also the possibility of some noise generation from existing activities associated with the light industrial land to the south of the site, fronting Roestock Lane. Suitable mitigation – potentially in the form of additional planting – would be proposed where necessary.

Air Quality

8.4 The site is not located within any of the three declared Air Quality Management Areas affecting St Albans City and District. Notwithstanding, careful consideration will be given to any impacts on air quality in the local area, with emissions minimised as far as possible through the promotion of sustainable modes of transport.

Heritage

8.5 The site is not within or close to any Conservation Area and there are no listed buildings on-site. The closest listed heritage assets are on High Street, namely: Grade II 'London Coal Duty Marker on Colney Heath, 20 metres from Road, Opposite Cock Inn' and Grade II 'Queens Head Public House'.

8.6 Whilst separated by built form and trees, our client is keen to ensure that special care will be paid to conserving the setting of these heritage assets.

Contamination

8.7 Given the largely undeveloped nature of the site, there are unlikely to be any major sources of contamination. However, further consideration of ground conditions will be given to determine the presence of any contamination, especially considering the light industrial uses immediately south of the site.

Ecology

8.8 The accompanying Ecological Report found the following:

- The site consists of scattered trees, scrub, ditches, hedgerow, bare ground, improved grassland, and arable;
- No protected species or evidence of protected species were found on site at the time of the survey;
- The site provides **negligible** potential for badger, due to the lack of suitable habitat;
- The site provides a **low** potential for common reptiles and amphibians in the log pile found on site. This feature has the potential to act as refugia and or hibernaculum;
- The site provides **moderate** potential for Great Crested Newts in the established ditches found to the south western and south eastern boundaries of the site. In addition, the log pile on site has the potential to act as refugia and or hibernaculum;
- The mature ash tree found on site provides **high** potential for roosting bats due to a number of suitable potential roosting features and access points found across the tree; and
- The trees, scrub and hedgerow habitats provide **high** potential for breeding birds.

8.9 It recommended:

- **Badger** – No further surveys are necessary; however, if any badger setts are found throughout works, all works must stop, and advice sought;
- **Bats** – Presence/likely absence surveys will be required (three surveys, at least two weeks apart), with two surveyors to cover the mature ash tree; two of these surveys must be undertaken between May to August;
- **Breeding Birds** - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on site to ensure the scattered trees, scrub, and hedgerow are not occupied by breeding birds, prior to removal. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use;

- **Great Crested Newts** – Assuming the ditches along the boundaries of the site, hold water until the end of May, it is recommended that an eDNA survey be performed in order to establish if GCN are present; and
- **Reptiles** - No further survey is necessary; however, a qualified ecologist will need to supervise the clearance of log pile found on site.

Flood Risk

- 8.10 As above, the site is located in Flood Zone 1 as shown on the Gov.uk flood maps. This is defined as land with a ‘low probability’ of flooding, having a less than 1 in 1,000 annual probability. Notwithstanding, the site measures more than 1 ha and a Flood Risk Assessment will be submitted in support of any future development. In addition, series of Sustainable Drainage Systems will be considered to manage potential surface water runoff.

Landscape

- 8.11 St Albans Council will not grant permission for any development what would adversely affect the high landscape quality in Landscape Character Area 1 (Upper Lea Valley, Chadwickbury and Gorhambury) and Landscape Character Area 2 (Shenley Ridge).
- 8.12 The site does not fall within any Landscape Conservation Area, as identified within Policy 104: Landscape Conservation of the St Albans Local Plan 1994.

Utilities

- 8.13 Consideration will be given to the site’s ability to connect to other existing utilities in the area – such as water, gas and electricity – with a particular focus on providing new housing with super-fast broadband to assist with home-working, entrepreneurialism and general sustainability. Initial high-level searches have indicated that there are no known impediments that would prevent the requisite utilities being delivered to the site.

Transport

- 8.14 The accompanying Transport Appraisal accords with Hertfordshire County Council’s (HCC)’s assessment of sites based on compliance with Local Transport Plan 4 (LTP4), which seeks to maximise accessibility by active modes over travel by private car, whilst implementing demand management measures that should reduce the need to travel and/or travel more sustainably.
- 8.15 The Appraisal assessed the accessibility of the site location and concluded the site can be readily accessed by all modes of transport. It also identified opportunities for associated improvements to local highway infrastructure where these are necessary to improve site accessibility.

Availability

- 8.16 The site is being promoted for development by Edit Land – an independent and experienced property developer with a successful track record of delivering quality developments that are expressive and challenge expectations. They have considerable experience in providing desirable homes in London and the surrounding commuter belt.

- 8.17 The site is within a single freehold ownership and is available for development at the earliest timescale within the defined plan period.
- 8.18 Should an allocation be forthcoming, Edit Land will look to submit a planning application for the whole site at the earliest opportunity with the intention of commencing development as soon as feasible.

Suitability

- 8.19 Subject to the site's release from the Metropolitan Green Belt release, it offers a suitable location for suitable edge of settlement semi-rural development given its ability to form a sustainable and natural extension to Colney Heath. There are no major physical constraints to development and any environmental impacts can be adequately mitigated.
- 8.20 As above, the site does not function to check the unrestricted sprawl of large built-up areas, does not function to prevent neighbouring towns merging into one another, does not function to preserve the setting and character of history towns and does not assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Deliverability

- 8.21 Annex 2: Glossary of the NPPF makes clear that in order to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
- 8.22 Our assessment concludes that the site is capable of delivering circa 150 dwellings and green space, based on 31 dwellings per hectare. The developer is keen to bring the site forward and as seen above, has undertaken various assessments to support the future development. It is in a single ownership, has no physical or environmental constraints that would prevent development and can be easily serviced in terms of transport and utilities infrastructure. The site is therefore considered to be eminently viable and deliverable to meet the pressing housing requirements within St Albans District.

Scheme Benefits

- 8.23 There are several benefits which would arise as a direct result of bringing the site for development.

Economic –

- It is well established that the Government considers housing development to be an important economic driver. It creates much needed jobs, both directly and indirectly, and contributes to both the local and wider economy.
- Furthermore, it is also clear that housing growth and investment does bring significant growth implications for the construction sector. The proposal will provide a construction project for local contractors, builders and associated tradesmen.
- It is recognised that investment in housing will drive economic growth with every £1m of new house building output supporting 12 net jobs (seven direct and five indirect) as well as apprenticeship opportunities (Laying the Foundations: A Housing Strategy for England. HM Government, 2011).
- New Homes Bonus will be paid to the Council.
- Residents of the development will contribute to the local economy of Colney Heath through localised spending when accessing facilities, services, amenities and transport along with socialising.

- Enhanced digital connectivity to support economic productivity in a post-Covid world by facilitating and promoting entrepreneurialism and home working.

Social –

- Delivery of circa 150 new homes of varying types and sizes to meet current and future demographic needs.
- The proposed development will support and contribute to a strong vibrant and healthy community providing a supply of new housing stock to meet local needs.
- Provision of affordable housing across the site.
- The proposal will help to reinforce social cohesion in the local community by retaining some family connections and allowing local access to needed accommodation.
- The location of the site facilitates the ability for future residents to reside in close proximity to Colney Heath High Street. As such, the proposed development will contribute to supporting social links through a well-designed, high quality-built environment.
- The proposal will adopt the principles of local design guidance and produce a distinctive and visually attractive development.
- Early and meaningful engagement with local residents to provide better outcomes for all.

Environmental –

- The site does not significantly contribute to the 5 purposes of Green Belt land.
- Enhanced accessibility to the countryside and public open spaces.
- Effective management and improvement of ecological assets with the potential for a net gain in biodiversity.
- The use of Sustainable Drainage Systems.
- The promotion of sustainable modes of travel alongside enhanced connections to public transport.
- Electric vehicle charging points.
- The potential for a zero-carbon development through the use of sustainable construction methods.
- The new buildings will utilise materials which are energy efficient.
- The site is not subject to any formal landscape designation, is not high-grade agricultural land and is not at an unacceptable risk of flooding.

9.0 Conclusion

- 9.1 The evidence confirms that St Albans City and District Council will need to find a significant quantum of land for housing development in the near future. This is because the Council's Development Plan is woefully out-of-date, the Council's housing land supply position falls below the 5-year requirement including the relevant 20% buffer and the Council has failed the Housing Delivery Test.
- 9.2 In addition to the above, the Council failed to adequately address the then objectively assessed housing needs and utilised a flawed approach (only allocating larger sites, such as Radlett Strategic Rail Freight Interchange, for housing) for the withdrawn St Albans Local Plan 2020-2036, meaning that saved policies from the 1994 Local Plan are still being relied upon in 2021.
- 9.3 However, the creation of the new St Albans Local Plan 2020-2038 presents the ideal opportunity for the Council to address the development requirement and identify the housing land it needs for the next planning period.
- 9.4 A significant proportion of the District is covered by the Metropolitan Green Belt, however, as outlined in Appendix 3, the Council concedes that:
- "It is likely that to meet development requirements consideration will need to be given to releasing land from the Green Belt."*
- 9.5 It is recognised that the site is wholly within the Metropolitan Green Belt and only through removal of this designation will development become possible. As set out in Paragraph 136 of the NPPF, the release of Green Belt land can only occur through the preparation or updating of Local Plans.
- 9.6 The release of Green Belt land should promote sustainable patterns of development and in accordance with Paragraph 138 of the NPPF, identify ways in which the impact of removing land from the Green Belt can be offset through, *inter alia*, accessibility of remaining Green Belt land.
- 9.7 As outlined above, the site is well placed, given its location adjacent to the existing built-up area of Colney Heath village and easily accessibility to a range of facilities, services, amenities and transport services.
- 9.8 In our view, there is an excellent opportunity to release the site from the Metropolitan Green Belt, and have it reallocated for development as a sympathetic sustainable edge of settlement extension to the existing built-up part of Colney Heath. Furthermore, the site is well located to public transport services and there are opportunities to enhance the environmental quality of – and access to – the surrounding countryside; as well as the various other economic, social and environmental benefits highlighted previously.
- 9.9 Furthermore, work done to date by the Council's consultants confirms the site does not make a significant contribution to all 5 purposes of the Green Belt. This conclusion is borne out by our own inspection of the site.
- 9.10 There are very few opportunities to identify land within the built-up area of St Albans District for redevelopment or intensification; a such, developing the site as an urban extension would be appropriate in terms of sustainability.



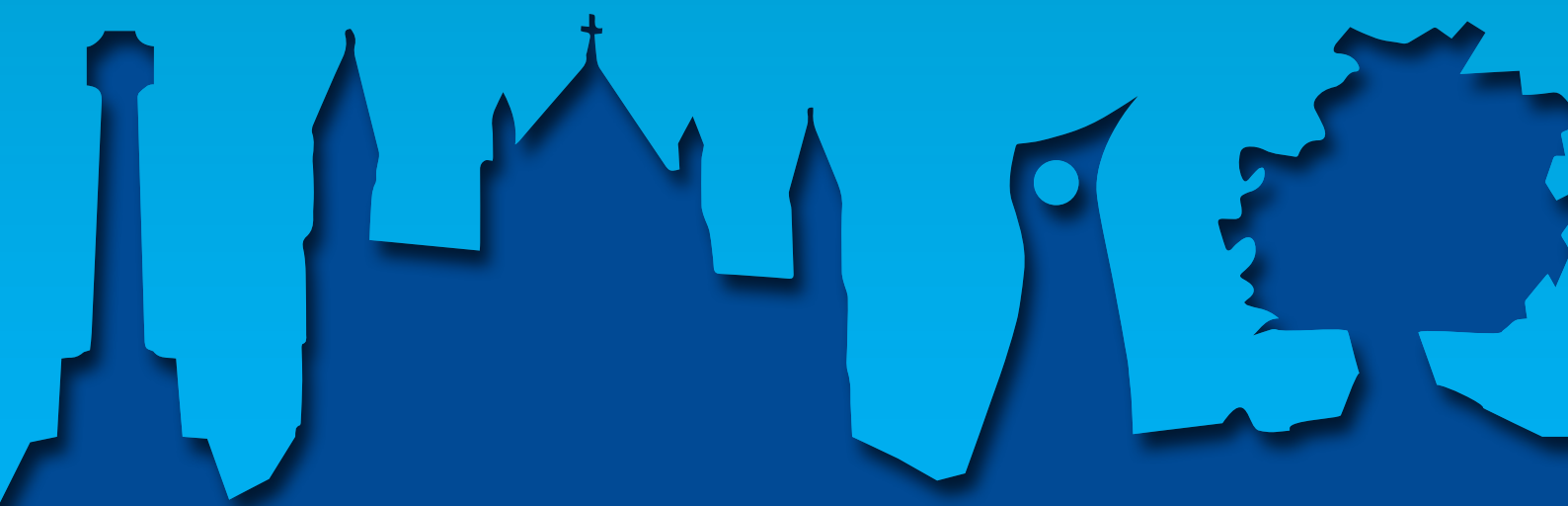
9.11 It is therefore recommended that the site be released from the Green Belt as part of the new St Albans Local Plan 2020-2038, in order to contribute towards sustainable development objectives.



Appendix 1: St Albans City & District Council Local Development Scheme 2020-2028

St Albans City & District Council Local Development Scheme 2020-2023

Published: January 2021



St Albans
City & District Council

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Introduction

1.1 The Council is embarking on preparing a new Local Plan 2020-2038. The new Local Plan 2020-2038 will replace the District Local Plan Review 1994. The Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008 and Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS) as part of the plan-making process. This document seeks to fulfill this requirement.

What is the Local Development Scheme (LDS) and what must it include?

1.2 The LDS sets out the Council's timetable for the production of Development Plan Documents (DPDs), including key production and public consultation stages. This enables the community, businesses, landowners/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 participate. The LDS must specify:

- a. the local development documents which are to be development plan documents;
- b. the subject matter and geographical area to which each development plan document is to relate;
- c. which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- d. any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 29; and
- e. the timetable for the preparation and revision of the development plan documents.

1.3 These requirements are reiterated in the National Planning Practice Guidance on 'Plan-Making' paragraph 003 ID: 61-003-20190315.

What period does the Local Development Scheme (LDS) Cover?

1.4 This LDS covers the period from 2020 to 2023. It updates the previous LDS published by St Albans City and District Council which covered the period from 2017-2020.

What development plan documents are being prepared?

1.5 Development Plan Documents 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 and the National Planning Practice Guidance. Development Plan Documents are:

- 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. The new Local Plan 2020-2038 will replace the District Local Plan Review 1994.

- Neighbourhood Plans are not compulsory, however when duly prepared they are a statutory document that forms part of the statutory 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 this 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 City and District Council. More information can be found on the Council's webpage⁽¹⁾.

Consultation

1.6 There are no statutory consultation requirements stipulated for the preparation of a Local Development Scheme. The Secretary of State has the power to direct the Council to make such amendments to the LDS as they think appropriate for purposes of ensuring full and effective coverage (both geographically and with regard to subject matter) of the authority's area by the development plan document (taken as a whole) for that area.

How can I view the Local Development Scheme (LDS)?

1.7 Due to COVID-19, currently the LDS can only be viewed via the Council's website or provided by email.

Current Statutory Development Plan

2.1 The Statutory Development Plan deals with spatial issues - relating to land use and physical development. It seeks to co-ordinate and plan for a range of activities likely to affect space, including housing, employment, transport, historic and natural environment, education, health, and shopping. It also plays a key role in integrating other policies and programs from across the Council and other government departments and agencies whose activities contribute to place shaping. It takes the form of a set of Development Plan Documents (DPDs) that together form the statutory basis for determining planning applications for the District.

Current Statutory Development Plan

2.2 The statutory development plan is the set of Development Plan Documents that together form the statutory basis for determining planning applications for the District.

2.3 On publication of this Local Development Scheme in November 2020, the statutory development plan comprises:

- Saved policies of the District Local Plan Review 1994
- The Hertfordshire Minerals Local Plan 2007

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

- The Hertfordshire Waste Core Strategy and Development Management Policies 2012
- The Hertfordshire Waste Site Allocations 2014
- Harpenden Neighbourhood Plan 2019

Emerging Development Plan

3.1 This Local Development Scheme is updating, the now out of date, Local Development Scheme (2017-2020). A new program to deliver a range of Development Plan Documents (DPDs) is set out in this section, and these will comprise the statutory Development Plan once adopted.

The Emerging Statutory Development Plan

3.2 By the end of 2023 the statutory development plan would comprise:

- The Local Plan 2020-2038
- 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

Local Plan Proposed Timescales

3.3 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. Below provides indicative timescales for delivering a new Local Plan.

3.4 The new Local Plan will set out the overall development strategy for the period to 2038 for the District. It will include strategic policies as well as broad locations for strategic housing and employment development and infrastructure. It will provide the strategic policy framework for potential Neighbourhood Plans. This document will also set out the development management policies and site allocations and will also include Policies Maps. The Policies Map will be updated to reflect the policies in the new Local Plan, including any changes to their extent.

Local Development Scheme 2020-2023

	New Local Plan Evidence Base and Duty to Cooperate	Regulation 18 Consultation	Regulation 19 Pre - Submission Consultation	Submission	Examination	Adoption
Local Plan	December 2020	January / February 2022	November / December 2022	Spring / Summer 2023	Summer / Autumn 2023	End 2023

3.5 When completed, the new Local Plan 2020-2038 will comprise a single document, containing site allocations and development management policies in addition to strategic policies covering the development of the District. Some aspects of this timetable are not within the control of the Council, particularly the timing of the Examination Hearing and the length of time the Inspector takes to consider matters and issue their report.

South West Hertfordshire Joint Strategic Plan

3.6 Over the next three years and beyond the Council will also be working with neighbouring authorities on South West Hertfordshire Joint Strategic Plan. Joint working between neighbouring authorities continues to be encouraged by Government. This involves working together to provide the homes, jobs and infrastructure where people want to live.

3.7 In Spring 2018, St Albans, Dacorum, Hertsmere, Three Rivers, and Watford Councils gave formal endorsement to begin work on a Joint Strategic Plan (JSP) for South West Hertfordshire. Work on the JSP will progress in alignment to an agreed Statement of Common Ground (SoCG). This is currently being prepared by the joint authorities.

3.8 Each council will still be responsible for preparing its own Local Plan, but the JSP will provide the platform to consider how the challenges of growth in the wider South West Hertfordshire area can be addressed longer term (i.e. 2036 to 2050).

3.9 By working together, the South West Hertfordshire Councils will also be in a stronger position to deliver, and better fund essential local transport links, health services and educational facilities that local people want to see alongside new homes and jobs.

3.10 Preparation of the Joint Strategic Plan will take place alongside the local plans being undertaken by each respective council. This will provide a platform to consider the growth challenges in the wider South West Hertfordshire area can be addressed in the long term.

	Regulation 18: Issues and Options Consultation	Regulation 18: Preferred Options Consultation	Regulation 19: Publication Plan Consultation	Submission	Examination	Adoption
South West Hertfordshire Joint Strategic Plan	Mid 2021	Mid 2022	Mid 2023	End 2023	Early 2023	2024

Supplementary Planning Documents (SPDs)

3.11 Supplementary Planning Documents (SPDs) provide guidance and more detail on the application of Local Plan policies. Since the publication of the Planning Act 2008, such documents no longer need to be included in the LDS before they can be prepared. This provides considerable flexibility for the preparation of such documents as and when necessary.

Evidence Base

3.12 A range of technical studies have been, and are being prepared, to use as the evidence base to support production of the Local Plan 2020-2038 and Joint Strategic Plan (JSP). The evidence base work will include:

- Sustainability Appraisal
- Habitat Regulations Assessment
- Green Belt Review
- South West Hertfordshire Local Housing Need Assessment (September 2020)
- Housing Employment Land Availability Assessment
- South West Hertfordshire Economic Study Update (2019)
- South West Hertfordshire Retail and Leisure Study (2018)
- Infrastructure Delivery Plan
- Transport Assessments
- Playing Pitch Strategy
- Strategic Flood Risk Assessment
- Green Infrastructure Study including Open Space
- Gypsy and Travellers Study (2019)
- Heritage Impact Assessment

Resources, Monitoring and Review

Resources

4.1 The Council attaches high priority to the expeditious delivery of both the St Albans City and District Council Local Plan 2020-2038 and the South West Hertfordshire Joint Strategic Plan process. Work on the Local Plan 2020-2038 will be undertaken by the Spatial Planning and Design Team. Evidence based work will be mix of in house delivery and external consultancy commissions.

4.2 Despite financial stringency the Council will maintain the necessary mainstream funding. Budgets will continue to be reviewed on an annual basis and appropriate provision made. Opportunities for additional funding sources such as grants from the Government's will also be pursued. Some 'pump-priming' funding has also been secured from Government to help take forward the Joint Strategic Plan. This has initially been used to fund consultancy support and a Project Director, but further funding will be required in due course from both Government and Council budgets. This is to support the completion of the South West Hertfordshire Joint Strategic Plan through to adoption.

Monitoring and Review

4.3 Progress on the preparation of Development Plan Documents and Supplementary Planning Documents will be monitored annually through the Authority Monitoring Report (AMR). This report will:

- Specify how the Council is performing against the timescales set out within the Local Development Scheme and make changes to the timetable as may be required;
- Provide information on the extent to which adopted policies are achieving their intended goals;
- Propose updates to the Local Development Scheme - in particular new Supplementary Planning Documents as may be considered necessary.

4.4 This Local Development Scheme effectively outlines the work programme the Council intends to undertake on its Local Plan over the next three years.



Appendix 2: St Albans City & District Council Authority Monitoring Report 2020



St Albans City and District

Authority's Monitoring Report 2020

(April 2019 to March 2020)

Monitoring the 'saved' policies in the City and District of St Albans
District Local Plan Review 1994 (Adopted 30 November 1994)

December 2020 (Base Date 31.03.2020)



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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 2020 and generally does not include subsequent information (available before the date of publication in December 2020). The general monitoring period in this AMR is from 1 April 2019 to 31 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 ¹ for St Albans City and District (SACD) is the District Local Plan Review 1994 ² (Adopted 30 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 ³. The current statutory Development Plan for SACD is made up of the following five documents:
- District Local Plan Review 1994 (Saved Policies) ^{2 3}
 - Harpenden Neighbourhood Plan 2018-2033 (Made February 2019) ⁴
 - Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (Adopted November 2012) ⁵
 - Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (Adopted July 2014) ⁶
 - Hertfordshire Minerals Local Plan Review 2002-2016 (Saved Policies) (Adopted March 2007) ⁷
- 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. This plan was withdrawn from examination in November 2020. Therefore, the AMR for 2019/2020 is focused on monitoring the 'saved' policies in the District Local Plan Review 1994.
- 1.5 Since the publication of the National Planning Policy Framework ⁸ (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.

Legal and Regulatory Requirements

- 1.6 The requirement to prepare a Monitoring Report each year originated in the Planning and Compulsory Purchase Act 2004 (Part 2, Section 35). This requirement was amended by the Localism Act 2011 (Part 6, Chapter 1, Section 113). Section 113 of the Localism Act 2011 requires every local planning authority to prepare a monitoring



report. Section 35 of the Planning and Compulsory Purchase Act 2004, subsection (2) (as amended by the Localism Act 2011) states:

(2) [Every local planning authority must prepare reports containing] such information as is prescribed as to—

(a) the implementation of the local development scheme;

(b) the extent to which the policies set out in the local development documents are being achieved.

Section 35 of the Planning and Compulsory Purchase Act 2004, subsection (3) (as amended by the Localism Act 2011) states:

(3) [A report under subsection (2) must—

(a) be in respect of a period—

(i) which the authority considers appropriate in the interests of transparency,

(ii) which begins with the end of the period covered by the authority's most recent report under subsection (2), and

(iii) which is not longer than 12 months or such shorter period as is prescribed;]

(c) be in such form as is prescribed;

(d) contain such other matter as is prescribed.

Section 35 of the Planning and Compulsory Purchase Act 2004, subsection (4) (as amended by the Localism Act 2011) states:

[(4) The authority must make the authority's reports under this section available to the public.]

1.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out regulations for Authorities' Monitoring Reports. Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 states:

34.—(1) A local planning authority's monitoring report must contain the following information—

(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;

(b) in relation to each of those documents—



- (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;*
- (ii) the stage the document has reached in its preparation; and*
- (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and*

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

(2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—

(a) identify that policy; and

(b) include a statement of—

(i) the reasons why the local planning authority are not implementing the policy; and

(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.

(4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.

(5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's



monitoring report must contain the information specified in regulation 62(4) of those Regulations.

(6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

(7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.

(8) In this regulation "neighbourhood development order" has the meaning given in section 61E of the Town and Country Planning Act 1990.

Neighbourhood Planning

- 1.8 The Localism Act 2011 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. As set out in Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (section 4), the AMR will report any neighbourhood development plans that have been made by the Council.
- 1.9 Following a 'Yes' vote at referendum on 7 February 2019, the Harpenden Neighbourhood Plan ⁴ was made at Full Council on 20 February 2019. This covers the neighbourhood area of Harpenden Town and Harpenden Rural Parish. The made Harpenden Neighbourhood Plan now forms part of the Development Plan for SACD and is a material consideration in deciding planning applications in the neighbourhood area.
- 1.10 Once approved, other Neighbourhood Plans will form part of the Development Plan for SACD. Further details of documents for Neighbourhood Planning and the made Harpenden Neighbourhood Plan can be found on the Neighbourhood Planning page ⁹ of the Council's Planning Policy website.



Local Development Scheme

- 1.11 The Planning and Compulsory Purchase Act 2004 (Chapter 5, Part 2, Section 15) requires each local planning authority to prepare and maintain a Local Development Scheme (LDS). A LDS sets out a timetable (often a three year work programme) for the preparation of Development Plan Documents. As set out in Section 35 of the Planning and Compulsory Purchase Act 2004, subsection (2) (as amended by the Localism Act 2011), the AMR is required to report on the implementation of the LDS.
- 1.12 As the previously submitted draft Local Plan was withdrawn from examination in November 2020, the former LDS will also be withdrawn. It is intended that a new LDS will be published in January 2020, outlining the timetable for the production of a new Local Plan. A draft LDS covering the period from 2020 to 2023 was considered at the Council's Planning Policy Committee Meeting on 8 December 2020¹¹. As set out in Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (sections 1(a) and 1(b)), the AMR will in future report on the new LDS timetable. Furthermore, subsequent AMRs will report the stage the new Local Plan has reached in its preparation.

Duty to Co-operate

- 1.13 In accordance with the Localism Act 2011, 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. As set out in Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (section 6), the AMR is required to report where the Council has co-operated with other local planning authorities or bodies. A summary of the Council's work on DtC is reported in the AMR.
- 1.14 In the context of SADC, current Duty to Co-operate bodies are considered in the table below. However, these may be updated in future to include additional bodies as necessary.

Figure 1: SADC Current 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



Neighbouring & Nearby Local Planning Authorities	Prescribed Bodies
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

- 1.15 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 the DtC.
- 1.16 The Council is aware of its Duty to Co-operate with neighbouring and nearby local planning authorities and prescribed bodies. The Council is working closely with four neighbouring authorities (Dacorum Borough Council, Hertsmere Borough Council, Three Rivers District Council and Watford Borough Council) as part of the South West Hertfordshire (SW Herts) area. The five authorities and Hertfordshire County Council have commenced work on a Joint Strategic Plan (JSP) for the South West Hertfordshire area⁰. It is intended that the SW Herts JSP will set the strategic framework and priorities across the area, within which individual local plans will be prepared, covering some strategic matters such as housing, employment and infrastructure. The SW Herts group of authorities agreed a Memorandum of Understanding for strategic planning in February 2018 and are in the process of preparing a Statement of Common Ground, which will be published in due course.



2 Monitoring Framework

- 2.1 The AMR Monitoring Framework, as shown below, sets out core measures and indicators of progress in implementation of the current adopted Local Plan. Specifically, these are the 'saved' policies in the District Local Plan Review 1994 and where relevant, policies in the NPPF.

Figure 2: AMR Monitoring Framework

Policy Topic	Measures / Indicators	Target
Housing	1 – Net additional dwellings completed	NPPF standard methodology (for relevant period)
	2 – Five year land supply (estimated dwelling numbers)	Five year land supply against NPPF standard methodology (for relevant period)
	3 – Number / percentage of additional dwellings built on previously developed land	No target set
	4 – Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split	No target set
	5 – Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split	No target set
	6 – Number / Percentage of gross dwellings completed as affordable	200 affordable dwellings per annum / 35%
	7 – Affordable housing completions by type	No target set
Gypsies, Travellers and Travelling Show People	8 – Net additional pitches	No target set
Employment Land	9 – 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 Article 4 Directions employment areas lost to non-employment uses
	10 – New employment development land (hectares) immediately available (outline permission)	No target set



Policy Topic	Measures / Indicators	Target
Centres for Retail, Services and Leisure	11 – Change in retail / service / leisure floor space stock (by centre / frontage and by type - retail / food and drink / other services)	No target set
Transport Strategy	12 – Journeys to work by modal choice (measured at census dates, or by local survey if available)	No target set
Metropolitan Green Belt	13 – Area of Green Belt (Hectares)	No target set

- 2.2 The statutory annual Authority’s 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

- 2.3 Each topic is measured below with results and a target achievement for the previous monitoring year 2019/20. 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

1 – Net additional dwellings completed

Settlement Category	Net Additional Dwellings Completed	Percent of Total (%)
Towns (excluded from the Green Belt)	275	63
Specified Settlements (excluded from the Green Belt)	19	4
Green Belt Settlements (located within the Green Belt)	0	0
Metropolitan Green Belt	143	33
Overall Total	437	100

Target: NPPF standard methodology (for relevant period)

437 Net additional dwellings completed

NPPF standard methodology based target of 893 dwellings per annum for 2019/2020 not met

2 – Five year land supply (estimated dwelling numbers)

Year	Estimated Dwellings
2020/21	355
2021/22	368
2022/23	724
2023/24	668
2024/25	497
Total	2,612

Target: Five year land supply against NPPF standard methodology (for relevant period)

Five year land supply (2020/21 to 2024/25) = 2,612 dwellings

1) NPPF Standard Methodology:

Five year land supply at 893 new dwellings per annum + 20% Buffer = 2.4 years

2) 2014-based ONS Household Projections:

Five year land supply at 638 new dwellings per annum + 20% Buffer = 3.4 years

NPPF standard methodology based target of 893 new dwellings per annum not met

2014-based ONS Household Projections based target of 638 new dwellings per annum not met



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

Net Additional Dwellings	Previously Developed Land			Greenfield	Total
	New Build	Conversions	Total	New Build	
Number	123	236	359	78	437
Percentage	28	54	82	18	100

No Target Set

359 additional dwellings (net) / 82% of additional dwellings (net) built on previously developed land

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

Tenure / Sector	Bed Size				Total	Percent of All Sectors
	1 Bed	2 Bed	3 Bed	4+ Bed		
Affordable Rent						
No. of dwellings completed	6	11	4	0	21	4
Percent (%)	29	52	19	0	100	
Social Rent						
No. of dwellings completed	5	2	0	0	7	2
Percent (%)	71	29	0	0	100	
Subsidised Home Ownership						
No. of dwellings completed	0	2	1	0	3	1
Percent (%)	0	67	33	0	100	
Total Affordable Housing (Affordable Rent, Social Rent & Subsidised Home Ownership)						
No. of dwellings completed	11	15	5	0	31	7
Percent (%)	35	48	16	0	100	
Market Housing						
No. of dwellings completed	167	91	66	116	440	93
Percent (%)	38	21	15	26	100	
All Sectors (Affordable & Market)						
No. of dwellings completed	178	106	71	116	471	100
Percent (%)	38	23	15	25	100	

N.B. Unknown bed size for 4 dwellings (gross)



No Target Set

Dwelling Completions (Market): 1 Bed (38%), 2 Bed (21%), 3 Bed (15%), 4+ Bed (26%)

Dwelling Completions (Affordable): 1 Bed (35%), 2 Bed (48%), 3 Bed (16%), 4+ Bed (0%)

Dwelling Completions (All Sectors): 1 Bed (38%), 2 Bed (23%), 3 Bed (15%), 4+ Bed (25%)

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

Dwelling Type	Number of Dwellings Completed (Gross)			Market / Affordable Split (%)	
	Market Housing	Affordable Housing	Total	Market Housing (%)	Affordable Housing (%)
Detached House	78	1	79	99	1
Semi-Detached House	62	0	62	100	0
Terraced House	41	7	48	85	15
Bungalow	7	0	7	100	0
Apartment (Flat / Maisonette)	227	23	250	91	9
Studio	25	0	25	100	0
Mobile or Temporary Dwelling	3	0	3	100	0
Total	443	31	474	93	7

N.B. Dwelling equivalent for 1 dwelling (gross)

No Target Set

6 – Number / Percentage of gross dwellings completed as affordable

	Total Affordable Housing	Total Private Housing	Total
Number of gross dwellings completed	31	443	474
Percentage of gross dwellings completed (%)	7	93	100

N.B. Tenure type of 1 additional dwelling (gross) unknown

Target: 200 affordable dwellings per annum / 35% of gross dwellings completed as affordable

31 gross affordable dwellings completed / 7% of gross dwellings completed as affordable

Target Not Met



7 – Affordable housing completions by type

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Subsidised Ownership	
Number of gross dwellings completed	21	7	3	31
Percentage of gross dwellings completed (%)	68	22	10	100

No Target Set

22% Social Rent / 68% Affordable Rent / 10% Subsidised Ownership

Policy Topic: Gypsies, Travellers and Travelling Show People

8 – Net additional pitches

Net Additional Pitches

16 net additional pitches granted planning permission by the Planning Inspectorate (allowed on appeal) in 2019/2020 monitoring year:

- Tullochside Farm, Redbourn (10 pitches, permission reference 5/2018/2725)
- Nuckies Farm, Colney Heath (6 pitches, permission reference 5/2018/0048)

No Target Set



Policy Topic: Employment Land

9 – 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)							Total	Lost to Non-Employment (Non-B) Uses
		B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution			
Article 4 Directions - Employment Areas	Gain	0	0	0	0	0	0	0	0	
	Loss	54	0	0	0	0	0	54	54	
	Net	-54	0	0	0	0	0	-54	-54	
Rest of District	Gain	9	740	0	133	0	0	882	0	
	Loss	100	300	0	344	0	202	946	499	
	Net	-91	440	0	-211	0	-202	-64	-499	
Total	Gain	9	740	0	133	0	0	882	0	
	Loss	154	300	0	344	0	202	1,000	553	
	Net	-145	440	0	-211	0	-202	-118	-553	

Target: No employment floor space on Article 4 Directions employment areas lost to non-employment uses

54 square metres of employment floor space lost to non-employment (non-B) uses in Article 4 Directions employment areas.

Target Not Met

10 – New employment development land (hectares) immediately available (outline permission)

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m ²)
B1	Business	0.193	2,300
B1 (a)	Offices	1.325	10,491
B1 (b)	Research and Development	0.055	3,698
B1 (c)	Light Industry	0.000	377
B2	General Industry	0.304	2,023
B8	Storage and Distribution	0.000	332,508
Total		1.877	351,397

No Target Set

N.B. None of the immediately available employment land includes outline permissions



Policy Topic: Centres for Retail, Services and Leisure

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

Location	Retail / Service / Leisure Use Class Floor Space (m ²)								
	Floor Space	A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	B1(a) Offices	D2 Assembly & Leisure	Total
St Albans City Centre	Gain	490	10	133	100	0	564	0	1,297
	Loss	3,578	0	133	0	0	0	0	3,711
	Net	-3,088	10	0	100	0	564	0	-2,414
Harpenden Town Centre	Gain	0	0	0	0	0	0	0	0
	Loss	146	0	0	0	0	76	0	222
	Net	-146	0	0	0	0	-76	0	-222
Rest of District	Gain	0	0	0	0	104	176	1,225	1,505
	Loss	1,586	0	472	0	0	224	2,278	4,560
	Net	-1,586	0	-472	0	104	-48	-1,053	-3,055
Total	Gain	490	10	133	100	104	740	1,225	2,802
	Loss	5,310	0	605	0	0	300	2,278	8,493
	Net	-4,820	10	-472	100	104	440	-1,053	-5,691

No Target Set



Policy Topic: Transport Strategy

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

St Albans District – Mode of Travel to Work	Percent of Trips (%)	
	2015	2018
Bus	0.0	1.7
Car as driver	56.6	54.9
Car as passenger	3.2	3.8
Cycle	2.5	7.2
Motorcycle	0.7	0.0
Other	0.0	0.0
Train	32.9	21.3
Tube	0.4	0.8
Walk	3.7	10.3
Total (%)	100.0	100.0

No Target Set

Sources: Hertfordshire County Travel Survey 2015 (Table D.35) ^{27 28} and 2018 (Table D.27) ²⁹

Policy Topic: Metropolitan Green Belt

13 – Area of Green Belt (Hectares)

District Area of Green Belt (Hectares)

13,140 hectares (to nearest 10 hectares)

No Target Set



Housing

Policy Topic: Housing

1 – Net additional dwellings completed

- 3.1 During the monitoring year 2019/20, a total of 475 (gross) dwellings were completed with a total of 38 demolitions, resulting in 437 (net) completions. The table below shows the number of dwellings and percentage of the overall total completed in each settlement. The settlement hierarchy is based on saved policies in the current adopted local plan, the District Local Plan Review 1994. Specifically, Saved Policy 1 – Metropolitan Green Belt and Saved Policy 2 – Settlement Strategy. The majority of development takes place in St Albans.
- 3.2 It is important to note that the methodology used to survey and record housing completions for the 2019/20 monitoring year has been partially modified, due to restrictions which came into force by national Government as a result of the Coronavirus (COVID-19) pandemic in March 2020. HCC undertake annual primary housing monitoring site surveys, on behalf of SADC, to record residential permissions and the number of dwellings which have been granted, started and completed. Government lockdown restrictions required HCC to suspend their housing monitoring site surveys in March 2020. Given these exceptional circumstances, HCC utilised secondary desk-based assessments of residential permissions to complete its housing monitoring surveys and record the number of dwellings completed in the 2019/20 monitoring year. This included obtaining data from external sources to record housing completions such as: Council Tax, Valuation Office Agency, Ordnance Survey, Post Office and applicant's agents. Consequently, due to the limitations associated with secondary external data, the figure for net additional dwellings completed in the 2019/20 monitoring year may differ to a small extent, compared with primary site surveys.
- 3.3 0 (net) dwellings (C2 Use Class) were included in the total net completions figure for the monitoring year 2019-20. The Government published updated Planning Practice Guidance (PPG) on 'Housing for older and disabled people' ¹³ on 26 June 2019. Additional updates to the PPG on 'Housing supply and delivery' ¹⁴ were published on 22 July 2019. 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 2020 baseline Housing Trajectory. A dwelling equivalent ratio of 1.8 has been applied to care homes in C2 Use Class and 2.5 to student accommodation. This is shown in Appendix 1 (see non-conventional permissions).
- 3.4 The overall figure of 437 net additional dwellings completed for 2019/2020 is lower than the MHCLG figure of 893 dwellings per annum calculated using the standard methodology.



Table 1: Net Additional Dwellings Completed, by Settlement Category / Settlement (2019 – 2020)

Policy Reference	Settlement Category / Settlement	Net Additional Dwellings Completed	Percent of Total (%)
Towns (excluded from the Green Belt)		275	63
T.1	St Albans	217	50
T.2	Harpenden	58	13
Specified Settlements (excluded from the Green Belt)		19	4
SS.1	Bricket Wood	-1	<-1
SS.2	Chiswell Green	5	1
SS.3	How Wood	2	<1
SS.4	London Colney	2	<1
SS.5	Park Street/Frogmore	0	0
SS.6	Redbourn	4	1
SS.7	Wheathampstead	7	2
Green Belt Settlements (located within the Green Belt)		0	0
GBS.1	Annables, Kinsbourne Green	0	0
GBS.2	Colney Heath (3 parts)	0	0
GBS.3	Folly Fields	0	0
GBS.4	Gustard Wood	0	0
GBS.5	Lea Valley Estate	1	<1
GBS.6	Radlett Road (Frogmore)	0	0
GBS.7	Sandridge	-1	<-1
GBS.8	Sleapshyde	0	0
GBS.9	Smallford	0	0
Metropolitan Green Belt		143	33
Overall Total		437	100

- 3.5 A historic table which includes net additional dwelling completions can be seen at Appendix 2, Historic Table 4 (see Dwelling Completions (Net), Annual Total). The data covers the period from when the District Local Plan Review 1994 was first adopted to present, from 1994/95 to 2019/20.

2 - Five year land supply (estimated dwelling numbers)

- 3.6 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.



- 3.7 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 housing 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’) ⁸.
- 3.8 **Approach 1** - The Government’s consultation proposals within the ‘Technical consultation on updates to national planning policy and guidance method’ ¹⁵ published on 26 October 2018, sets out a standard methodology for the calculation of local housing need. The standard method for assessing local housing need is also set out in Planning Practice Guidance on ‘Housing and economic needs assessment’ ¹⁶, updated in July 2019. It involves applying a formula consisting of three steps. First, 2014 based household projection figures ¹⁷ are used to calculate average annual household growth in the District over the ten year period from 2020 to 2030 (638 dwellings) as the set baseline. Second, the most recent District median workplace-based affordability ratio ¹⁸ for 2019 (16.09) is applied as an adjustment to take account of affordability. Third, a cap of 40% above the projected annual average household growth for the District over the ten year period 2020-2030 in step one is applied to limit the level of any increase the authority faces. Using these inputs, the standard method gives an outcome for the District of an average of **893 new households / dwellings per annum**.
- 3.9 **Approach 2** - The 2014 based household projection figures ¹⁷ 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 annual average of **638 new households / dwellings per annum** for the period 2020-2030.
- 3.10 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 new Local Plan.
- 3.11 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 ⁸. 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.
- 3.12 Results from the 2019 Housing Delivery Test for SACD ¹⁹ (published in February 2020) indicated a HDT measurement of 63%. This result was calculated for the period 2016-17 to 2018-19, with 1,397 net homes delivered against the HDT housing requirement of 2,219 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 ⁸ has been applied to the Council’s 5 year housing land supply calculation. In accordance with NPPF 2019 paragraph 75, the Council prepared the St Albans Housing Delivery Test Action Plan 2020 ²⁰ 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.



3.13 The Council has updated its 5 year housing land supply schedule and considers that, at a baseline date of 1 April 2020 and including the relevant 20% buffer, there is approximately:

Approach 1 (5 year housing land supply): 2.4 years supply

Approach 2 (5 year housing land supply): 3.4 years supply

3.14 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 ⁸.

3.15 Details of the currently anticipated housing trajectory that makes up the housing land supply position from 2020 to 2036 is set out below and in further detail at Appendix 1.



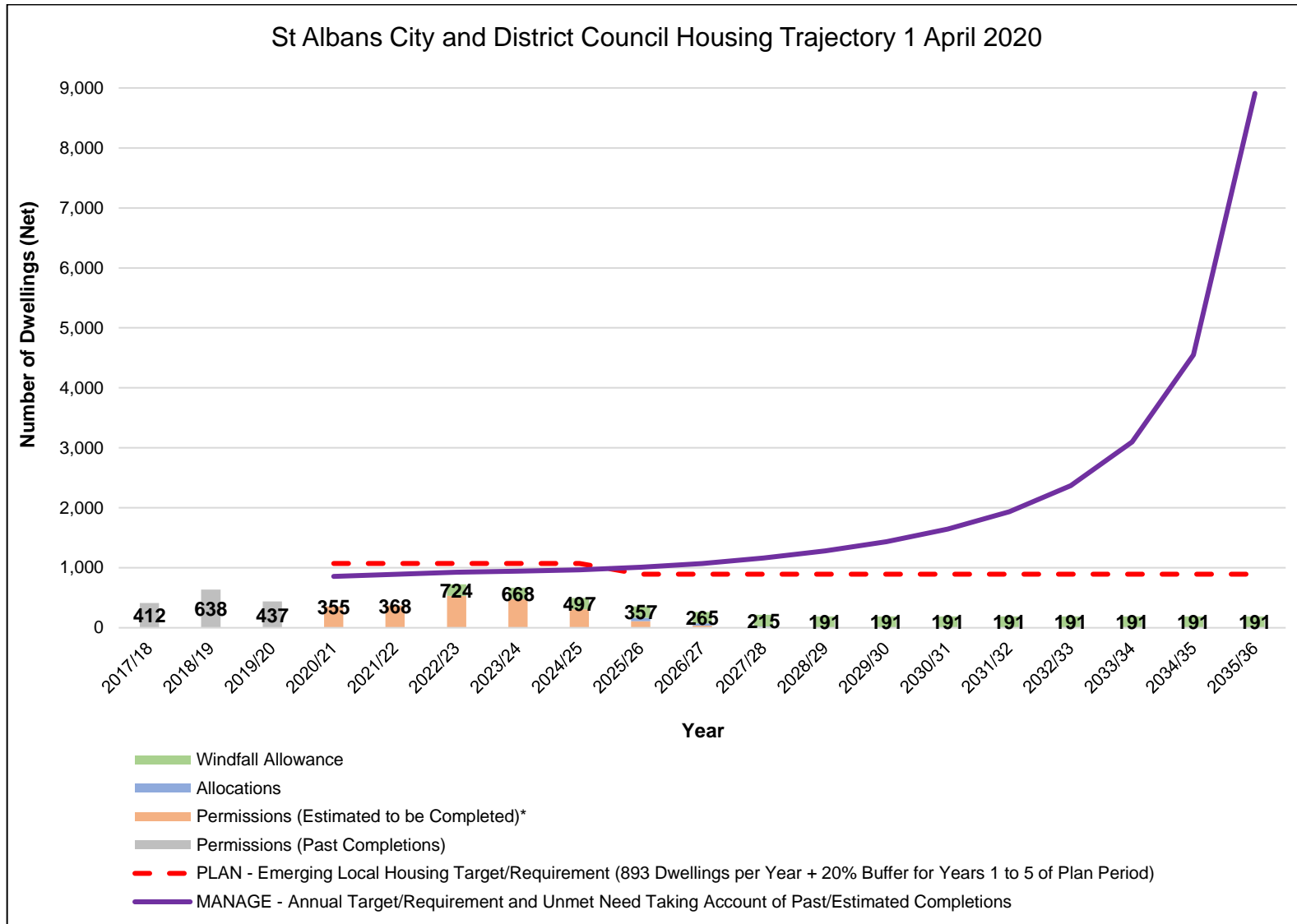
Table 2: Housing Trajectory Data (1 April 2020)

Year	2017/18	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	
Permissions (Past Completions)	412	638	437																	1,487	
Total Estimated Completions (Permissions*, Allocations & Windfall Allowance)				355	368	724	668	497	357	265	215	191	191	191	191	191	191	191	191	4,977	
Cumulative Completions (Total Past Completions & Total Estimated Completions)	412	1,050	1,487	1,842	2,210	2,934	3,602	4,099	4,456	4,721	4,936	5,127	5,318	5,509	5,700	5,891	6,082	6,273	6,464	6,464	
PLAN - Emerging Local Housing Target/Requirement (893 Dwellings per Year + 20% Buffer for Years 1 to 5 of Plan Period)				1,072	1,072	1,072	1,072	1,072	893	893	893	893	893	893	893	893	893	893	893	893	15,183
MONITOR - Number of Dwellings Above or Below the Cumulative Target/Requirement				770	66	-282	-686	-1,261	-1,797	-2,425	-3,103	-3,805	-4,507	-5,209	-5,911	-6,613	-7,315	-8,017	-8,719	-8,719	
MANAGE - Annual Target/Requirement and Unmet Need Taking Account of Past/Estimated Completions				856	889	927	942	965	1,008	1,073	1,162	1,281	1,437	1,644	1,935	2,371	3,097	4,551	8,910		

*5% discount on un-started permissions for small sites (1 to 4 dwellings)



Figure 3: Chart of Housing Trajectory (1 April 2020)



*5% discount on un-started permissions for small sites (1 to 4 dwellings)



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

- 3.16 The majority of housing development in the District takes place on previously developed land (PDL), with a variety of previous uses. For 2019/20, a total of 359 additional dwellings (net) were built on PDL, accounting for 82% of total net additional dwellings built in the monitoring year. Only 18% of net additional dwelling completions during 2019-20 were not built on previously developed land. Employment land (B Use Classes) was the greatest contributor during the 2019/20 monitoring year, representing over half (54%) of the existing land use of net additional dwellings completed. No target is set for the number / percentage of additional dwellings built on previously developed land.

Table 3: Additional Dwellings (Net) Built on Previously Developed Land (2019 – 2020)

Previous Use Class	Number of Additional Dwellings Built (Net)					Percent of Total (%)
	Previously Developed Land			Greenfield		
	New Build	Conversions	Total	New Build	Total	
A - Retail/Services (A1, A2, A3, A4, A5)	0	8	8	0	8	2
B - Employment (B1, B1(a), B1(b), B1(c), B2, B8)	44	192	236	0	236	54
C3 Residential	12	26	38	14	52	12
C - Other Housing (C1, C2, C4)	39	0	39	0	39	9
D1 Non-Residential Institutions	20	4	24	15	39	9
Sui Generis	0	0	0	1	1	<1
Agricultural	0	0	0	6	6	1
Other (D2 & Mixed Use)	8	6	14	42	56	13
Total	123	236	359	78	437	100
Percent of Total (%)	28	54	82	18	100	

- 3.17 Future AMRs will monitor the previous use class of additional dwellings with reference to the updated Use Classes Order, which came into force on 1 September 2020.
- 3.18 A historic table outlining gross dwelling completions on previously developed land can be seen at Appendix 2, Historic Table 3. The data covers the period from 2001/02 to 2019/20.



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

- 3.19 For housing size in 2019/20, provision across all housing sectors illustrated that 1 bedroom dwellings represented the largest size group with 38% of gross dwelling completions. 4+ bedroom dwellings accounted for the second largest size group, representing 25% of gross dwelling completions. This was followed by 2 bedroom dwellings (23% of gross dwelling completions), with 3 bedroom dwellings accounting for the smallest size group (15% of gross dwelling completions). Market housing represented the majority of gross dwelling completions for all sizes of housing, compared with affordable housing. No target is set in the AMR monitoring framework for the size of housing completed.

Table 4: Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces), on Market / Affordable Split (2019 – 2020)

Tenure / Sector	Bed Size				Total	Percent of All Sectors
	1 Bed	2 Bed	3 Bed	4+ Bed		
Affordable Rent						
No. of dwellings completed	6	11	4	0	21	4
Percent (%)	29	52	19	0	100	
Social Rent						
No. of dwellings completed	5	2	0	0	7	2
Percent (%)	71	29	0	0	100	
Subsidised Home Ownership						
No. of dwellings completed	0	2	1	0	3	1
Percent (%)	0	67	33	0	100	
Total Affordable Housing (Affordable Rent, Social Rent & Subsidised Home Ownership)						
No. of dwellings completed	11	15	5	0	31	7
Percent (%)	35	48	16	0	100	
Market Housing						
No. of dwellings completed	167	91	66	116	440	93
Percent (%)	38	21	15	26	100	
All Sectors (Affordable & Market)						
No. of dwellings completed	178	106	71	116	471	100
Percent (%)	38	23	15	25	100	

N.B. Unknown bed size for 4 dwellings (gross)



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

- 3.20 There is no target set in the AMR Monitoring Framework for the type of housing completed. The highest proportion of dwelling completions were for apartments (including flats and maisonettes) amounting to 53% of total (gross) dwelling completions in the District. Detached houses represented the second highest proportion of dwelling completions, accounting for 17% of the District's total (gross) dwelling completions. This was followed by semi-detached houses (13% of total gross dwelling completions), terraced houses (10% of total gross dwelling completions), studios (5% of total gross dwelling completions), bungalows (1% of total gross dwelling completions) and mobile or temporary dwellings (less than 1% of total gross dwelling completions). Market housing represented the majority of gross dwelling completions for all types of housing, compared with affordable housing.

Table 5: Dwelling Completions (Gross) by Dwelling Type, on Market / Affordable Split (2019 – 2020)

Dwelling Type	Number of Dwellings Completed (Gross)			Market / Affordable Split (%)	
	Market Housing	Affordable Housing	Total	Market Housing (%)	Affordable Housing (%)
Detached House	78	1	79	99	1
Semi-Detached House	62	0	62	100	0
Terraced House	41	7	48	85	15
Bungalow	7	0	7	100	0
Apartment (Flat / Maisonette)	227	23	250	91	9
Studio	25	0	25	100	0
Mobile or Temporary Dwelling	3	0	3	100	0
Total	443	31	474	93	7

N.B. Dwelling equivalent for 1 dwelling (gross)

6 – Number / Percentage of gross dwellings completed as affordable

- 3.21 Out of the 475 gross dwellings completed in 2019/20, 31 dwellings (7%) were affordable. Of the affordable homes completed, 74% were apartments (23 dwellings), 23% were terraced houses (7 dwellings) and 3% were detached houses (1 dwelling). The current adopted local plan target of 200 affordable dwellings per annum is set out in the District Local Plan Review 1994, Saved Policy 7A – Affordable Housing in Towns and Specified Settlements. The current adopted local plan affordable housing target is therefore not met. Additionally, the Council's Supplementary Planning Guidance on Affordable Housing ⁹ (2004) outlines that the Council will seek, by negotiation, a target of 35% affordable units on suitable sites. The current adopted local plan affordable housing percentage target is also not met.



Table 6: Gross Dwelling Completions – Affordable Housing and Market Housing (2019 – 2020)

	Total Affordable Housing	Total Private Housing	Total
Number of gross dwellings completed	31	443	474
Percentage of gross dwellings completed (%)	7	93	100

N.B. Tenure type of 1 additional dwelling (gross) unknown

- 3.22 A historic table illustrating net affordable housing completions through District Local Plan Review 1994 saved policies can be seen at Appendix 2, Historic Table 4. It refers to Saved Policy 7A – Affordable Housing in Towns and Specified Settlements and Saved Policy 8 – Affordable Housing in the Metropolitan Green Belt. The data covers the period from when these saved policies were first adopted in the current adopted local plan to present, from 1994/95 to 2019/20.

7 – Affordable housing completions by type

- 3.23 Out of the total of 31 gross affordable dwellings completed in 2019/20, the majority were for affordable rent, representing 68% of affordable gross dwelling completions. This was followed by social rent (22% of affordable gross dwellings completions) and subsidised home ownership (10% of affordable gross dwellings completions). No target is set in the AMR monitoring framework for the type of affordable housing completed.

Table 7: Gross Dwelling Completions, by Affordable Housing Type (2019 – 2020)

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Subsidised Ownership	
Number of affordable gross dwellings completed	21	7	3	31
Percentage of affordable gross dwellings completed (%)	68	22	10	100



Table 8: Affordable Housing Completions (Gross), by Planning Permission (2019 – 2020)

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings Completed (Gross)
5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans	Affordable Rent	17
5/2017/1550	Building Research Establishment, Bucknalls Lane, Garston	Affordable Rent	4
		Subsidised Ownership	3
5/2018/2591	22-24 Marlborough Road, St Albans	Social Rent	7
Total Affordable Dwellings Completed (Gross)			31

3.24 As at 1 April 2020, a total of 509 affordable dwellings (gross) have been granted planning permission and are yet to be completed. Just under half (47%) of the affordable housing commitments are for affordable rent (240 dwellings), with 29% for subsidised ownership (145 dwellings) and 24% for social rent (124 dwellings).

Table 9: Affordable Dwellings (Gross) with Planning Permission to be Completed (at 1 April 2020)

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings to be Completed (Gross)
5/2013/2589	Oaklands College, Smallford Campus, Hatfield Road, St Albans	Affordable Rent	72
		Subsidised Ownership	49
5/2015/0990	Land at Harperbury Hospital, Harper Lane, Shenley	Affordable Rent	28
		Social Rent	22
		Subsidised Ownership	22
5/2015/1713	Beaumont School and land to north of Winches Farm, Hatfield Road, St Albans	Affordable Rent	18
		Social Rent	8
5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane, Hemel Hempstead	Affordable Rent	43
		Subsidised Ownership	14
5/2017/0778	Linley Court, Valley Road, St Albans	Social Rent	28



Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings to be Completed (Gross)
5/2017/1149	Car Park, Grosvenor Road, St Albans	Subsidised Ownership	9
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	Affordable Rent	26
		Subsidised Ownership	11
5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	Affordable Rent	4
5/2018/1319	Land adj. to 179 - 187 High Street, London Colney	Social Rent	4
5/2018/1925	Civic Centre Opportunity Site (South), Victoria Street, St Albans	Affordable Rent	20
		Subsidised Ownership	10
5/2018/2080	Land adj. Beaumont School, Oakwood Drive, St Albans	Affordable Rent	9
		Subsidised Ownership	5
5/2018/2118	Former HSBC Training Centre, Smug Oak Lane, Bricket Wood	Affordable Rent	10
		Subsidised Ownership	12
5/2018/3132	Mereden Court, Tavistock Avenue, St Albans	Social Rent	18
5/2019/0955	Radio Nurseries, 54 & 64a Oaklands Lane, Smallford	Subsidised Ownership	3
5/2019/0971	2 Upper Lattimore Road, St Albans	Social Rent	3
5/2019/1845	Former Westfield Allotment Site, Beeching Close, Harpenden	Affordable Rent	2
		Social Rent	12
		Subsidised Ownership	10
5/2019/2322	Nicholas House, Cairns Close, St Albans	Affordable Rent	8
5/2019/2365	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	Social Rent	4
Total Affordable Rent Dwellings to be Completed			240
Total Social Rent Dwellings to be Completed			124
Total Subsidised Ownership Dwellings to be Completed			145
Total Affordable Housing Dwellings to be Completed			509



Policy Topic: Gypsies, Travellers and Travelling Show People

8 – Net additional pitches

- 3.25 There are several existing Gypsy and Traveller sites in St Albans District. HCC's Gypsy Service ²¹ manages and maintains accommodation for Gypsy and Traveller families on three permanent sites in the District, located at: Barley Mow (Tyttenhanger), Ver Meadows (Redbourn) and Watling Street (Park Street). These three sites have previously been granted permanent planning permission and include a total of 40 residential pitches, with a total capacity for 80 caravans. HCC funds its Gypsy Service through rent collections at these sites. The three Gypsy and Traveller sites in the District managed by HCC are categorised and listed in the table below:

Table 10: Public Gypsy and Traveller Sites with Permanent Planning Permission Managed by HCC (1 April 2020)

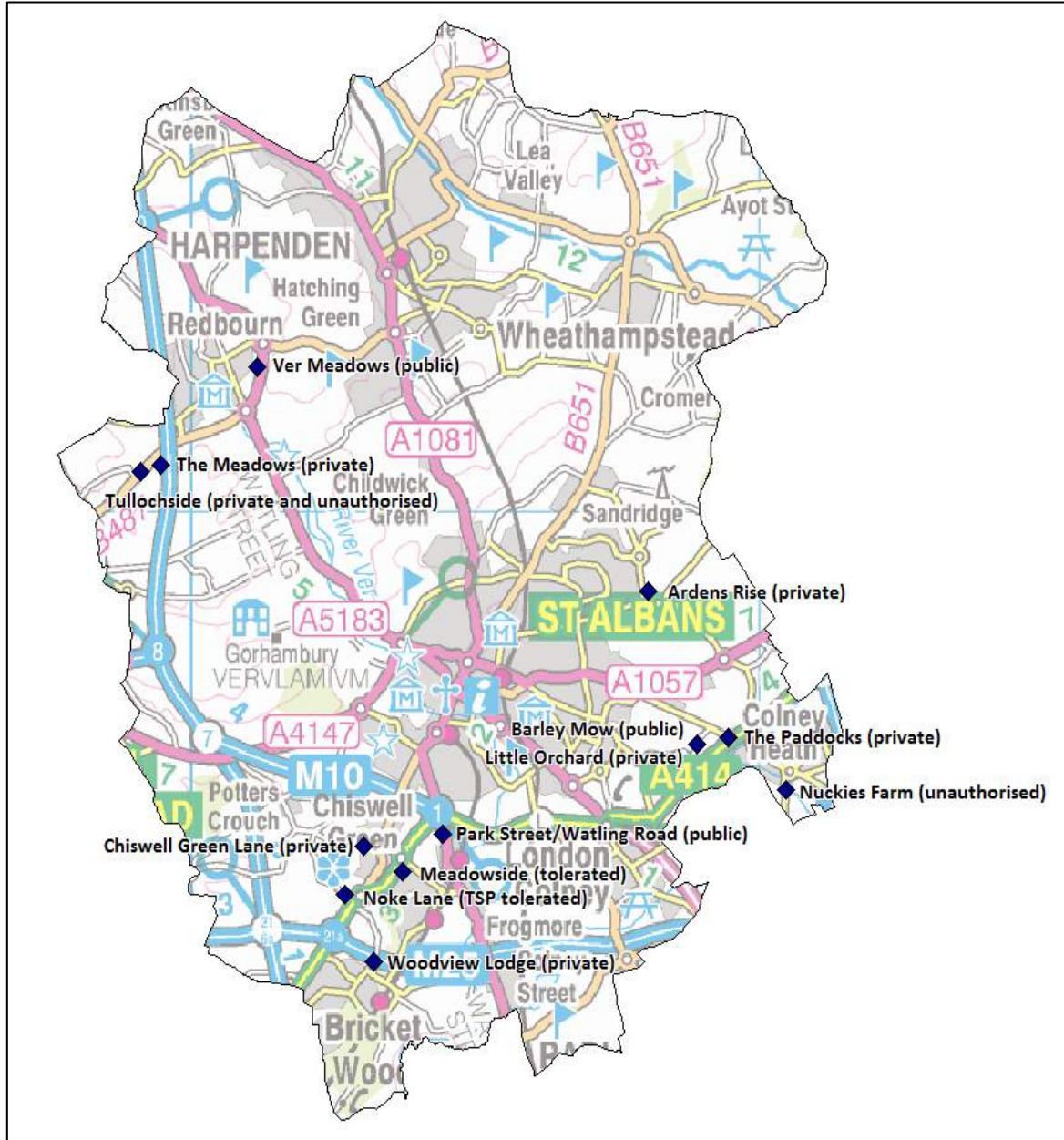
Planning Permission Reference Number(s)	Site Name	Number of Pitches			Total Caravan Capacity
		Residential	Transit	Total	
5/1992/1357 5/1987/0335 5/1985/1712	The Barley Mow, Barley Mow Lane, Tyttenhanger Green	15	0	15	30
5/1987/0338	Ver Meadows, Redbourn Bypass, Redbourn	15	0	15	30
5/1990/1009 5/1987/0336	Watling Street, Park Street	10	0	10	20
Total		40	0	40	80

Sources: SADC Planning Application History and HCC Gypsy Service ²¹



3.26 A map illustrating the geographical distribution of existing Gypsy and Traveller sites in the District can be seen below:

Figure 4: Distribution of Existing Gypsy and Traveller Sites in St Albans District



Source: SADC Gypsy and Traveller Accommodation Assessment (GTAA) Update January 2019 ²²



- 3.27 No target is set in the AMR monitoring framework for net additional pitches. In the 2019/2020 monitoring year, the Planning Inspectorate granted planning permission for a total of 16 net additional pitches (of which no more than 8 would be static pitches) at two existing Gypsy and Traveller sites in the District (both permissions were allowed on appeal). No target is set in the monitoring framework for the provision of pitches for Gypsies, Travellers and Travelling Show People. Planning permission was granted for a residential caravan site for 5 Gypsy families totalling 10 caravans/mobiles homes (of which no more than 5 would be static caravans/mobile homes) at Tullochside Farm, Redbourn (permission reference 5/2018/2725). Moreover, planning permission was also granted at Nuckies Farm, Colney Heath (permission reference 5/2018/0048) for a residential Gypsy caravan site comprising the stationing of a total of 6 caravans/mobile homes (of which no more than 3 would be static caravans/mobile homes).
- 3.28 In addition, several private Gypsy and Traveller sites in the District are licensed by the Council's Housing Department and have previously been granted permanent planning permission (either by SADC as the Local Planning Authority or allowed on appeal by the Planning Inspectorate). As at 1 April 2020, a total of 65 pitches were recorded at four private licensed Gypsy and Traveller sites in the District with permanent planning permission, comprising 28 static/mobile pitches and 37 tourer pitches. Data on the number and types of pitches is sourced from the Council's annual caravan count undertaken in January 2020. Details of these sites are included in the table below:

Table 11: Private Licensed Gypsy and Traveller Sites with Permanent Planning Permission (1 April 2020)

Planning Application Reference Number(s)	Site Name	Number of Static / Mobile Pitches Recorded	Number of Tourer Pitches Recorded	Total Number of Pitches Recorded
5/2008/1995 5/2009/0578 5/2015/0767 5/2015/2756	Arden's Rise, House Lane, St Albans	13	5	18
5/1988/0958 5/1988/0959 5/1988/0960 5/1988/0961 5/1988/0962 5/1988/0963 5/1988/2363 5/1991/0632 5/1991/0633 5/1991/0634 5/1991/0635 5/1998/0568 5/2002/1718	The Paddocks, Colney Heath Lane, Colney Heath	6	7	13
5/2002/1791 5/2010/2087 5/2018/2725	Tullochside Farm, Hemel Hempstead Road, Redbourn	5	24	29
5/1978/0058 5/1981/0151 5/1989/1187 5/1994/0173 5/1998/1488 5/1999/0852 5/2000/1975 5/2005/1871	Noke Nurseries, Noke Lane, Chiswell Green	4	1	5
Total		28	37	65

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (January 2020)



3.29 Furthermore, there are several Gypsy and Traveller sites in the District which have been granted permanent planning permission that are not licensed by the Council's Housing Department. As at 1 April 2020, a total of 35 pitches were recorded in the annual caravan count at four unlicensed Gypsy and Traveller sites with permanent planning permission, which included 25 static/mobile pitches and 10 tourer pitches. It is important to note that the number of pitches recorded at some sites in the caravan count, may differ from the number of pitches granted permanent planning permission. For instance, Woodview Lodge has permanent planning permission granted at appeal for a total of 11 pitches, although a total of 16 pitches were recorded at this site in the January 2020 caravan count. Additionally, the number of static/mobile pitches recorded in the January 2020 caravan count at 73 Chiswell Green Lane is estimated to be higher than the number of static/mobile pitches granted permanent planning permission. Further data relating to these sites is set out in the table below:

Table 12: Unlicensed Gypsy and Traveller Sites with Permanent Planning Permission (1 April 2020)

Planning Application Reference Number(s)	Site Name	Number of Static / Mobile Pitches Recorded	Number of Tourer Pitches Recorded	Total Number of Pitches Recorded
5/2006/1574 5/2012/1364 5/2018/0048	Nuckies Farm, Coursers Road, Colney Heath	3	3	6
5/1985/1712 5/1987/0335 5/1992/1357	Little Orchard, Barley Mow Lane, Colney Heath	1	3	4
5/2002/1846	73 Chiswell Green Lane, Chiswell Green	7	2	9
5/2002/1287 5/2008/2522 5/2014/2418 5/2015/0665	Woodview Lodge, Lye Lane, Bricket Wood	14	2	16
Total		25	10	35

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (January 2020)

3.30 As at 1 April 2020, there is one additional Gypsy and Traveller site in the District which is not licensed by the Council's Housing Department and does not have permanent planning permission. A total of 4 pitches were observed at Meadowside in Chiswell Green in the annual caravan count, comprising two static/mobile pitches and two tourer pitches. Detail of this site is included in the table below:



Table 13: Unlicensed Gypsy and Traveller Sites without Permanent Planning Permission (1 April 2020)

Site Name	Number of Static / Mobile Pitches Recorded	Number of Tourer Pitches Recorded	Total Number of Pitches Recorded
Meadowside, North Orbital Road, Chiswell Green	2	2	4
Total	2	2	4

Source: SADC Housing Department Caravan Count (January 2020)

- 3.31 Until adoption of a new Local Plan, evidence from the recent Gypsy and Traveller Accommodation Needs Assessment (GTANA) ²² may be useful for the consideration of relevant planning applications.
- 3.32 The St Albans City and District Council GTANA was first completed in September 2015, with an update in 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.
- 3.33 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.
- 3.34 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.
- 3.35 MHCLG published an updated Planning Policy for Traveller Sites (PPTS) ²³ paper in August 2015. This updated the March 2012 document of the same name. 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

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

- 5.1 For the monitoring year 2019/2020, a small total net loss of 118 square metres of employment (B Use Class) floor space stock was recorded in the District. The total employment floor space net change figure included a gross gain of 882 square metres and a gross loss of 1,000 square metres of B Use Class floor space. A modest net loss of 54 square metres of employment floor space was observed in the District’s employment areas, where national permitted development rights for changes of use from office, light industrial, storage and distribution to residential are withdrawn under Article 4 Directions. Therefore, the target of no employment floor space on Article 4 Directions employment areas lost to non-employment uses has not been met. Meanwhile, a net loss of 499 square metres of B Use Class floor space was recorded in the rest of the District. The gross loss of 1,000 square metres of employment floor space includes 553 square metres lost to non-employment (non-B Use Class) uses.
- 5.2 With reference to the specific types of employment floor space stock, total net losses occurred for three out of the six B Use Classes. A net loss of 145 square metres of Business B1 Use Class floor space was recorded, with 54 square metres lost in Employment areas and 91 square metres lost in the rest of the District. Further net losses of 211 square metres of floor space for Light Industry B1(c) Use Class and 202 square metres of floor space for Storage and Distribution B8 Use Class were observed in the rest of the District.
- 5.3 In contrast, a total net gain of 440 square metres of Offices B1(a) Use Class floor space was observed in the rest of the District, with no changes in floor space stock for Research & Development B1(b) Use Class and General Industry B2 Use Class.
- 5.4 Future AMRs will monitor employment floor space stock with reference to the updated Use Classes Order. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. It amends the previous Town and Country Planning (Use Classes) Order 1987 (as amended).



Table 14: Change in Employment (B Use Class – B1 / B2 / B8) Floor Space Stock, by Type (Office / Industrial / Warehousing) and by Main Employment Location (2019 – 2020)

	Floor Space	Employment (B Use Class) Floor Space (m ²)							Lost to Non-Employment (Non-B) Uses
		B1 Business	B1(a) Offices	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total	
Article 4 Directions - Employment Areas	Gain	0	0	0	0	0	0	0	0
	Loss	54	0	0	0	0	0	54	54
	Net	-54	0	0	0	0	0	-54	-54
Rest of District	Gain	9	740	0	133	0	0	882	0
	Loss	100	300	0	344	0	202	946	499
	Net	-91	440	0	-211	0	-202	-64	-499
Total	Gain	9	740	0	133	0	0	882	0
	Loss	154	300	0	344	0	202	1,000	553
	Net	-145	440	0	-211	0	-202	-118	-553

- 5.5 A historic table outlining employment (B Use Classes) floor space gains and losses in the District can be seen in Appendix 2, Historic Table 1. The data covers the period from 2004/05 to 2019/20. In addition, a historic table illustrating floor space gains and losses for employment (B Use Classes) in employment/regeneration areas designated in the District Local Plan Review 1994 can be seen in Appendix 2, Historic Table 2. The data covers the period from 2004/05 to 2019/20.

10 – New employment development land (hectares) immediately available (outline permission)

- 5.6 As at 1 April 2020, 1.877 hectares of new employment development land (B Use Classes) is immediately available in the District, with 351,297 square metres of employment land (B Use Classes) granted permission remaining outstanding. None of the immediately available employment land includes outline permissions, as all permissions have either been granted full planning permission (including reserved matters) or given prior approval. Most of the available employment land is located at the Radlett Strategic Rail Freight Interchange (SRFI) site in Park Street for Storage and Distribution B8 Use Class uses, which covers 331,665 square metres. The SRFI is a major scheme in the Green Belt granted by the Secretary of State (planning permissions 5/2009/0708 and 5/2016/3006). However, land at the site is primarily owned by HCC. Excluding the SRFI, the total immediately available area of employment land decreases to 19,732 square metres. Over half of the outstanding employment floor space is for use as Offices with 10,491 square metres or 1.3 hectares of new B1(a) Use Class land immediately available. A detailed list of new immediately available employment land can be seen in Appendix 3.



Table 15: Employment Land Availability by Type – Use Classes B1, B1(a), B1(b), B1(c), B2 and B8 (1 April 2020)

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m ²)
B1	Business	0.193	2,300
B1 (a)	Offices	1.325	10,491
B1 (b)	Research and Development	0.055	3,698
B1 (c)	Light Industry	0.000	377
B2	General Industry	0.304	2,023
B8	Storage and Distribution	0.000	332,508
Total		1.877	351,397

- 5.7 Future AMRs will also monitor employment land availability with reference to the updated Use Classes Order, which came into force on 1 September 2020.
- 5.8 The map and accompanying table below shows the remaining employment areas allocated in the current adopted Local Plan, and employment areas with Article 4 Directions. These accommodate the majority of business premises in the District. In nine areas, national permitted development rights for changes of use from office / light industrial / storage and distribution to residential are withdrawn under Article 4 Directions. There are nineteen remaining allocated employment areas in the District Local Plan Review 1994, under Saved Policy 20 – Development in Employment Areas. Historically, employment land in the District has been lost to other uses, particularly housing. Changes in planning regulations to permit changes of use from B1a office use class to C3 residential use class under Prior Approval has led to further loss. Designated employment areas in the current adopted Local Plan and employment areas with Article 4 Directions will generally be protected from loss to other uses.



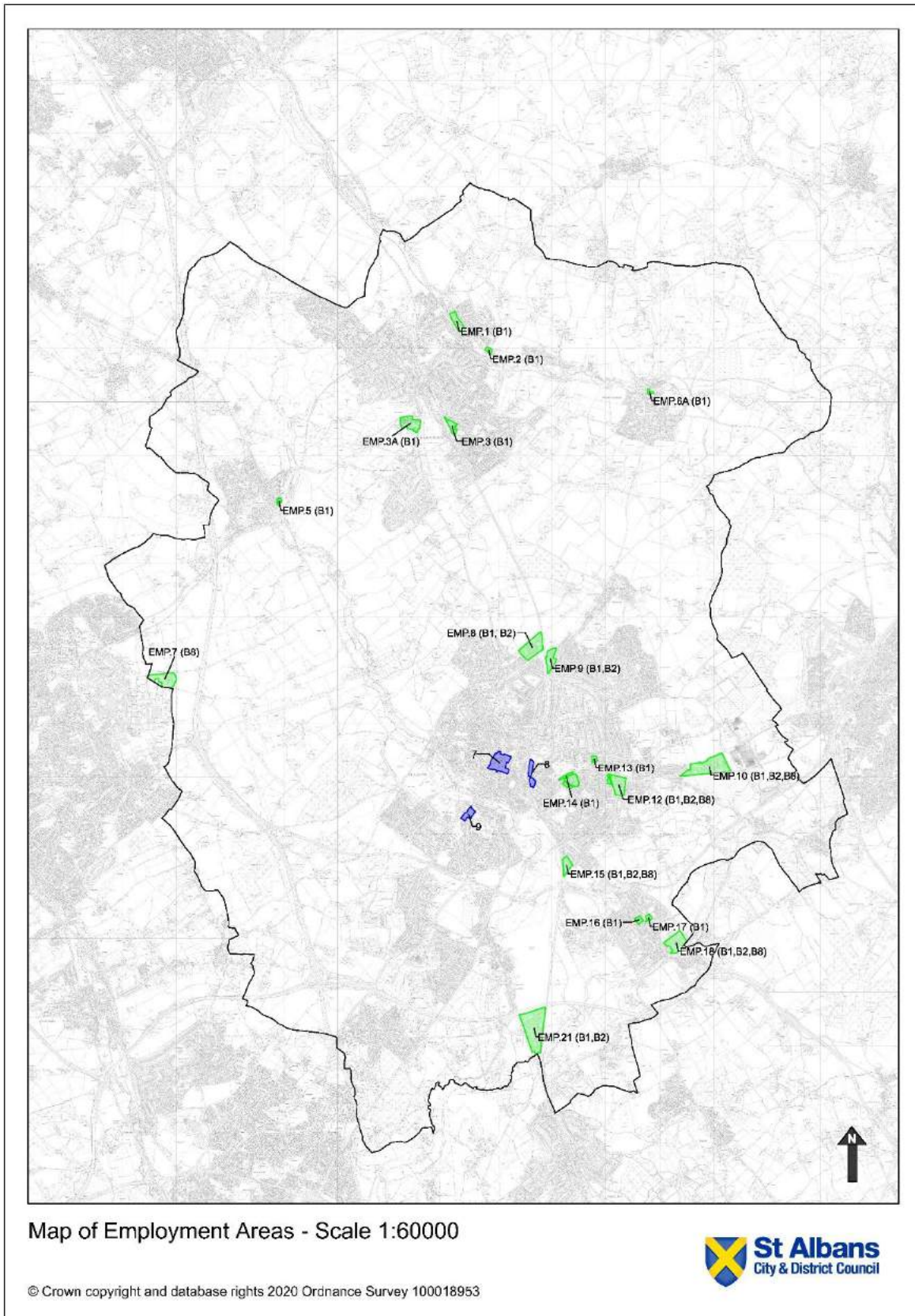
Figure 5: Key to Map of Employment Areas

Employment Areas	
Article 4 Directions – Employment Areas	
Note: National permitted development rights for changes of use from office / light industrial / storage and distribution to residential are withdrawn under Article 4 Directions. Referred to in AMR as Article 4 Directions Areas.	
1	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans (EMP.10)
2	Brick Knoll Park (part east of Ashley Road), St Albans (EMP.12)
3	Coldharbour Lane, Harpenden (EMP.1)
4	North Orbital Trading Estate, Napsbury Lane, St Albans (EMP.15)
5	Porters Wood/Soothouse Spring, St Albans (EMP.8)
6	Southdown Industrial Estate, Southdown Road, Harpenden (EMP.3)
7	St Albans City Core, St Albans
8	St Albans City Station, St Albans
9	St Albans Abbey Station, St Albans
District Local Plan Review 1994 – Employment Areas	
Remaining allocated employment areas in District Local Plan Review 1994 (Saved Policy 20 – Development in Employment Areas)	
EMP.1	Coldharbour Lane, Harpenden
EMP.2	Batford Mill Industrial Estate, Harpenden
EMP.3	Southdown Industrial Estate, Southdown Road, Harpenden
EMP.3A	Rothamsted Experimental Station (Rothamsted Research), Harpenden
EMP.5	Redbourn Industrial Park, Redbourn
EMP.6A	Station Road, Wheathampstead
EMP.7	North of Buncefield, Hemel Hempstead
EMP.8	Porters Wood/Soothouse Spring, St Albans
EMP.9	Council Depot and Adjoining Land, St Albans Road, Sandridge
EMP.10	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans
EMP.12	Brick Knoll Park, Ashley Road, St Albans
EMP.13	Executive Park and Adjoining Land, Hatfield Road, St Albans
EMP.14	Camp Road/Campfield Road, St Albans
EMP.15	North Orbital Trading Estate, Napsbury Lane, St Albans
EMP.16	Wellington Road, London Colney
EMP.17	The Hertfordshire Business Centre, Alexander Road, London Colney
EMP.18	Riverside Estate, London Colney
EMP.20	Watling Street, Frogmore
EMP.21	Colney Street Industrial/Warehousing Estate, Colney Street

N.B. District Local Plan Review 1994 Employment Areas: EMP.4 The Mill, East Common (Redbourn), EMP.6 Codicote Road (Wheathampstead), EMP.11 Longacres, Hatfield Road (St Albans) and EMP.19 Former Halsey's Sawmill, Barnet Road (London Colney) are no longer monitored. These previous four allocated employment areas have been converted to residential uses.



Figure 6: Map of Employment Areas



Prior Approval – Office to Residential

- 5.9 The introduction of permitted development rights for conversion from office to residential use has resulted in considerable loss of office B1(a) use class floor space in the District over previous years. Completions and permissions based on office to residential Prior Approvals for the last monitoring year (2019-2020) are listed below. Completed conversions have been relatively high over the past year with 147 dwellings converted from office to residential use. Known office floor space loss for the previous year is approximately 20,417 square metres. A further loss of 7,885 square metres of B1(a) use class floor space could take place from un-started office to residential Prior Approvals which are yet to be completed. This includes the potential conversion of office floor space to 107 residential (C3 Use Class) dwellings.

Table 16: Office to Residential – Prior Approvals Started and Completed (2019-2020)

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings Completed in Year	Number of Dwellings Outstanding	Total B1(a) Offices Floor Space Lost (m ²)
5/2013/1382	Target House, 257-263 High Street, London Colney	10	1	1	1,022
5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood	48	18	0	665
5/2016/1990	ASR House, Arden Grove, Harpenden	16	16	0	763
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	15	6	1,303
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	1	3	210
5/2016/3422	Ziggurat House, Grosvenor Road, St Albans	125	35	0	9,953
5/2017/0489	Old Exchange House, Marford Road, Wheathampstead	4	4	0	114



Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings Completed in Year	Number of Dwellings Outstanding	Total B1(a) Offices Floor Space Lost (m ²)
5/2018/2612 5/2017/2360 5/2017/2329	Hertfordshire House, Civic Close, St Albans	26	26	0	1,322
5/2017/3623	48 The Hill, Wheathampstead	3	3	0	108
5/2018/0177	Abbott House, Everard Close, St Albans	90	28	0	4,957
Total		347	147	10	20,417
Total Office to Residential Prior Approvals Completed in 2019/2020		147 dwellings			
Total B1(a) Offices Floor space lost to Residential Use from Completed Prior Approvals		20,417m²			

Table 17: Office to Residential – Prior Approvals with Permission to be Completed (1 April 2020)

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings to be Completed	Total B1(a) Offices Floor Space to be Lost (m ²)
5/2013/1382	Target House, 257-263 High Street, London Colney	10	1	1,022
5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	7	880
5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	12	12	787
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	6	1,303
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	3	210
5/2017/0699	Media House, 2 Sandridge Park, Porters Wood, St Albans	6	6	337
5/2017/0704	Alban House, 12 Parkway, Porters Wood, St Albans	4	4	226



Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings to be Completed	Total B1(a) Offices Floor Space to be Lost (m ²)
5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4	4	167
5/2017/3015	60 Victoria Street, St Albans	9	9	360
5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27	27	1,028
5/2017/3252	62-72 Victoria Street, St Albans	18	18	912
5/2017/3287	113 London Road, St Albans	4	4	250
5/2017/3622	1 Marlborough Park, Southdown Road, Harpenden	4	4	238
5/2019/1211	3 Waxhouse Gate, High Street, St Albans	1	1	84
5/2019/3189	Ground Floor Rear Office, 117 Hatfield Road, St Albans	1	1	81
Total		139	107	7,885
Total Office to Residential Prior Approvals with Permission		139 dwellings		
Total Office to Residential Prior Approvals with Permission Outstanding at 1 April 2020		107 dwellings		
Total B1(a) Offices Floor space to be Lost to Residential Use from Prior Approvals with Permission Outstanding		7,885m²		

Business Floor Space Stock

- 5.10 As at 31 March 2020, the Valuation Office Agency (VOA) recorded a total of 200,000 square metres of office sector floor space in the District, along with a total of 416,000 square metres of industrial sector floor space. Between 2000/01 and 2019/20, a reduction of 28,000 square metres of office sector floor space was observed in the District; industrial sector floor space stock decreased by 23,000 square metres during the same period. The table below shows the most recent VOA data on Business (B Use Class) floor space provision from 2000/01 to 2019/20.



Table 18: Business (B Use Classes – B1a, B1b, B1c, B2 / B8) Floor Space Stock Change (2000/01 – 2019/20)

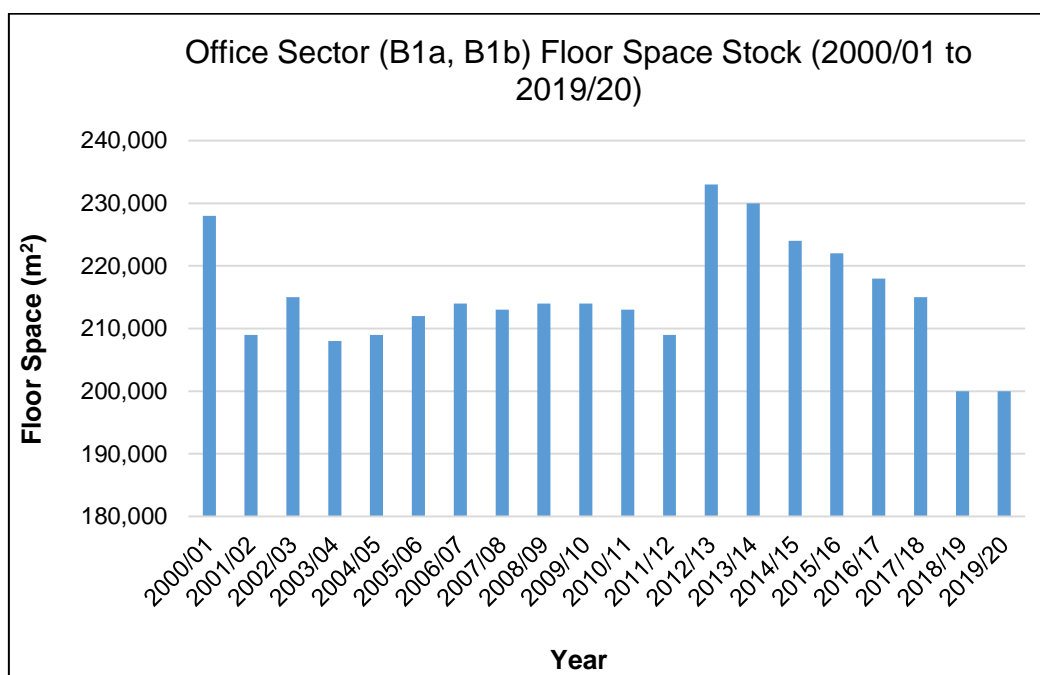
Year	Total Floor Space (m ²)		
	Office Sector (B1a, B1b)	Industrial Sector (Including Warehousing) (B1c, B2, B8)	Total
2000/01	228,000	439,000	667,000
2001/02	209,000	437,000	646,000
2002/03	215,000	456,000	671,000
2003/04	208,000	453,000	661,000
2004/05	209,000	446,000	655,000
2005/06	212,000	432,000	644,000
2006/07	214,000	434,000	648,000
2007/08	213,000	431,000	644,000
2008/09	214,000	417,000	631,000
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	397,000	621,000
2015/16	222,000	402,000	624,000
2016/17	218,000	404,000	622,000
2017/18	215,000	404,000	619,000
2018/19	200,000	404,000	604,000
2019/20	200,000	416,000	616,000
2000/01 to 2019/20 Change	-28,000	-23,000	-51,000

Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2020 (VOA) ²⁴²⁴

- 5.11 The chart below illustrates a graphical representation of office sector floor space stock change between 2000/01 and 2019/20. A significant decline in office floor space is observed in the District from 2012/13 to 2018/19.



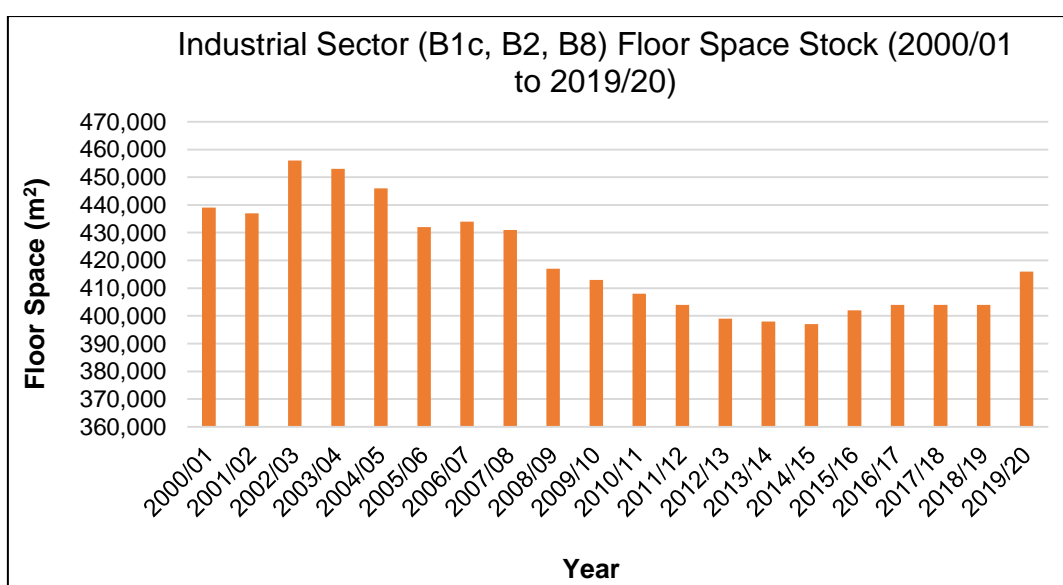
Figure 7: Chart of Office Sector (Use Classes B1a, B1b) Floor Space Stock Change (2000/01 – 2019/20)



Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2020 (VOA) ²⁴

- 5.12 The chart below demonstrates floor space stock change in the industrial sector (including warehousing) between 2000/01 and 2019/20. A notable decrease in industrial sector floor space is recorded in the District from 2002/03 to 2014/15, with a small increase occurring over the previous five years.

Figure 8: Chart of Industrial Sector (Use Classes B1c, B2, B8) Floor Space Stock Change (2000/01 – 2019/20)



Source: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2020 (VOA) ²⁴



- 5.13 The table below combines the estimated floor space stock of both office sector (Use Classes B1a and B1b) and industrial sector (Use Classes B1c, B2 and B8) published by the VOA in July 2020 and employment floor space stock data recorded from the most recent monitoring period, 2019/2020. This is combined to establish an estimate of business floor space stock in the District at 1 April 2020.

Table 19: Employment (B Use Classes – B1a, B1b, B1c, B2 / B8) Floor Space Stock Estimate at 1 April 2020

Year	VOA Business Floor Space Stock 2020 (m ²)			AMR Employment Floor Space Stock Change 2019-2020 (m ²)		
	Office Sector (B1a, B1b)	Industrial Sector (B1c, B2, B8)	Total	Office (B1a, B1b)	Industrial (B1c, B2, B8)	Total
2019/20	200,000	416,000	616,000	440	-413	27

Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2020 (m ²)			
Date	Office Sector (B1a, B1b)	Industrial Sector (B1c, B2/B8)	Total
1 April 2020	200,440	415,587	616,027

Sources: Non-Domestic Rating – Stock of Properties including Business Floorspace, 2020 (VOA) ²⁴ and AMR 2020 Change in Employment Floor Space Stock 2019-2020 (Table 14)

- 5.14 With reference to the business floor space estimates above for 1 April 2020, a small increase in office sector floor space has been calculated. In previous years, a decline in office stock occurred due to pressures from permitted development rights involving the conversion of office space to residential use. This has stabilised in recent years, following the introduction of Article 4 Directions in March 2018 withdrawing permitted development rights for changes of use from office to residential in several employment areas. In addition, several existing office to Residential prior approvals have been completed or are near completion, whilst other permissions may lapse. On the other hand, a small decrease in industrial sector floor space has been calculated.



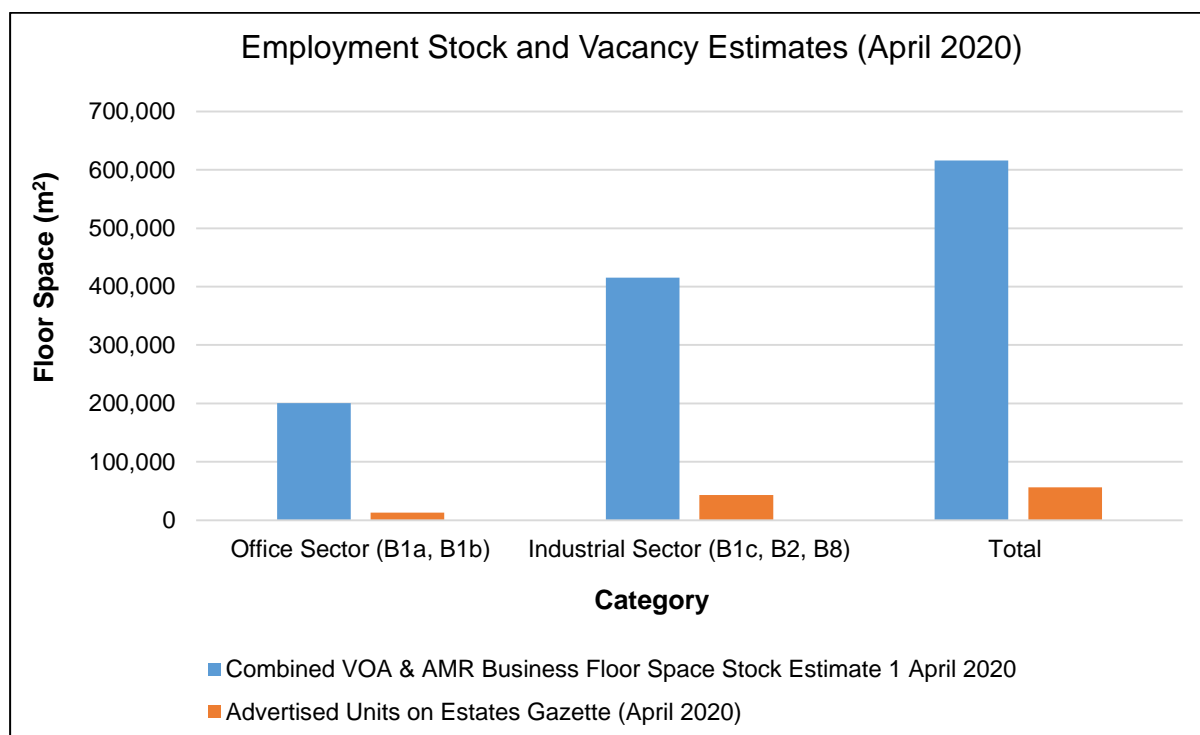
- 5.15 The table and chart below show employment floor space stock and estimated vacancy rates, using data from business floor space estimates in the table above. Data reveals a vacancy rate of 6.5% for the office sector and a vacancy rate of 10.4% for the industrial sector, with a total vacancy rate of 9.1% for both sectors.

Table 20: Employment (B Use Classes – B1a, B1b, B1c, B2 / B8) Stock and Vacancy Estimates (April 2020)

Category	Floor Space (m ²)		
	Office Sector (B1a, B1b)	Industrial Sector (B1c, B2, B8)	Total
Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2020	200,440	415,587	616,027
Advertised Units on Estates Gazette (April 2020)	13,080	43,278	56,358
Vacancy Rate (%)	6.5	10.4	9.1

Sources: AMR Employment Floor Space Stock Estimate at 1 April 2020 (Table 19) and Property Link – Estates Gazette (April 2020) ²⁵

Figure 9: Chart of Employment (B Use Classes – B1a, B1b, B1c, B2 / B8) Stock and Vacancy Estimates (April 2020)



Sources: AMR Employment Floor Space Stock Estimate at 1 April 2020 (Table 19) and Property Link – Estates Gazette (April 2020) ²⁵



Policy Topic: Centres for Retail, Services and Leisure

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

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

- 6.2 For the monitoring year 2019/2020, a total net loss of 5,691 square metres of retail, services and leisure floor space stock was recorded in the District. This included total net losses of retail, service and leisure floor space stock in St Albans City Centre (net loss of 2,414 square metres), Harpenden Town Centre (net loss of 222 square metres) and the rest of the District (net loss of 3,055 square metres).
- 6.3 In terms of the types of retail, services and leisure floor space stock, there was an overall net loss of 4,820 square metres of Shops A1 Use Class floor space in the District, with a net loss of 3,088 square metres in St Albans City Centre, a net loss of 146 square metres in Harpenden Town Centre and a net loss of 1,586 square metres in the rest of the District. Additionally, a net loss of 472 square metres of Restaurants and Cafes A3 Use Class floor space was recorded in the District, with the net losses occurring in the rest of the District. Furthermore, the District observed a net loss of 1,053 square metres of Assembly and Leisure D2 Use Class floor space, which was located in the rest of the District.
- 6.4 In contrast, net gains of other types of retail, services and leisure floor space stock were recorded in the District. St Albans City Centre observed net gains of 10 square metres of Financial & Professional Services A2 Use Class floor space, 100 square metres of Drinking Establishments A4 Use Class floor space and 564 square metres of Offices B1 (a) Use Class floor space. In addition, a net gain of 104 square metres of Hot Food Takeaways A5 Use Class floor space was recorded in the rest of the District.
- 6.5 Future AMRs will monitor retail / service / leisure floor space stock with reference to the updated Use Classes Order, which came into force on 1 September 2020.



Table 21: Change in Retail / Service / Leisure Floor Space Stock, by Centre / Frontage and by Type – Retail / Food and Drink / Other Services (2019 – 2020)

Location	Retail / Service / Leisure Use Class Floor Space (m ²)								
	Floor Space	A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishment	A5 Hot Food Takeaways	B1(a) Offices	D2 Assembly & Leisure	Total
St Albans City Centre	Gain	490	10	133	100	0	564	0	1,297
	Loss	3,578	0	133	0	0	0	0	3,711
	Net	-3,088	10	0	100	0	564	0	-2,414
Harpenden Town Centre	Gain	0	0	0	0	0	0	0	0
	Loss	146	0	0	0	0	76	0	222
	Net	-146	0	0	0	0	-76	0	-222
Rest of District	Gain	0	0	0	0	104	176	1,225	1,505
	Loss	1,586	0	472	0	0	224	2,278	4,560
	Net	-1,586	0	-472	0	104	-48	-1,053	-3,055
Total	Gain	490	10	133	100	104	740	1,225	2,802
	Loss	5,310	0	605	0	0	300	2,278	8,493
	Net	-4,820	10	-472	100	104	440	-1,053	-5,691

6.6 For policy and monitoring purposes retail, services and leisure centres are divided into a hierarchy of four categories of centres in accordance with the shopping hierarchy in the current adopted local plan. District Local Plan Review 1994, Saved Policy 51 – Shopping and Services Uses, Overall Strategy sets out the District's existing retail, services and leisure centres hierarchy:

- **A) Minor Sub-Regional Centre:** St Albans City Centre
- **B) Minor District Centre:** Harpenden Town Centre
- **C) Neighbourhood Centres:** 7 Centres
- **D) Local Centres:** 26 Centres

6.7 Retail monitoring surveys of retail, services and leisure centres in the District were undertaken in June 2019 for the previous year's AMR 2019. Due to government restrictions as a result of the Covid-19 pandemic in March 2020, retail monitoring surveys for this year's AMR 2020 were delayed and took place in August 2020.

6.8 Future AMRs will monitor use classes and vacancies in the District's retail, services and leisure centres, with reference to the updated Use Classes Order. This came into force on 1 September 2020.



- 6.9 Even though the retail sector has generally declined in recent years, performance of St Albans City Centre and Harpenden Town Centre remains relatively strong. In 2019, monitoring surveys recorded 46 vacant units out of a total of 612 units in both centres, representing a vacancy rate of over 7%. The number of vacancies in St Albans City Centre and Harpenden Town Centre in 2020 rose to 69 vacant units, leading to a vacancy rate of over 11%.
- 6.10 The tables below shows St Albans City Centre and Harpenden Town Centre, with the number of vacant units and number of units for each retail, services and leisure use class.

Table 22: Minor Sub-Regional Centre & Minor District Centre – St Albans City Centre & Harpenden Town Centre Retail / Service / Leisure Frontages, Vacant Units (August 2020)

Minor Sub-Regional Centre / Minor District Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
			A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
St Albans City Centre	440	55	276	61	59	4	15	4	21
Harpenden Town Centre	172	14	102	26	23	4	8	1	8
Total	612	69	378	87	82	8	23	5	29

- 6.11 Monitoring surveys indicate a substantial rise in the number of vacant units in St Albans City Centre between 2019 and 2020. In June 2019, 38 vacant units were recorded out of a total of 440 units, representing a vacancy rate of under 9%. The number of monitored vacant units increased noticeably to 55 units in August 2020, leading to a vacancy rate of over 12% in St Albans City Centre. Frontages with relatively high numbers of vacancies include Christopher Place, The Maltings and 2-34 Holywell Hill.
- 6.12 District Local Plan Review 1994, Saved Policy 52 – Shopping Development in St Albans City Centre sets out the Primary Shopping Frontages, Secondary Shopping Frontages and Class ‘A’ Frontages in St Albans City Centre. Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and percentage use class for St Albans City Centre are included below:



Table 23: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Vacant Units (August 2020)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
PSF 1	3-37 Chequer Street	107	13	1	9	3	1	0	0	0	0
PSF 2	2A-38 Chequer Street	159	19	3	9	5	2	0	1	1	1
PSF 3	Christopher Place (inner courtyard only)	212	21	6	17	0	3	0	0	0	1
PSF 4	3-21 French Row	54	8	1	6	0	2	0	0	0	0
PSF 5	1-13 George Street	76	11	2	8	0	3	0	0	0	0
PSF 6	18-28 George Street	85	13	2	12	0	1	0	0	0	0
PSF 7	The Maltings	462	46	7	39	3	2	0	0	0	2
PSF 8	1-37 Market Place	135	18	0	14	1	3	0	0	0	0
PSF 9	6-38 Market Place	88	11	0	8	1	1	0	0	0	1
PSF 10	1-57 St Peters Street	183	18	3	16	0	1	0	0	0	1
PSF 11	2-20 High Street	67	7	0	4	2	1	0	0	0	0
PSF 12	3-33 High Street	107	14	3	11	0	3	0	0	0	0
Total		1,735	199	28	153	15	23	0	1	1	6



Table 24: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Percentage Use Class (August 2020)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
PSF 1	3-37 Chequer Street	107	13	69	23	8	0	0	0	0
PSF 2	2A-38 Chequer Street	159	19	47	26	11	0	5	5	5
PSF 3	Christopher Place (inner courtyard only)	212	21	81	0	14	0	0	0	5
PSF 4	3-21 French Row	54	8	75	0	25	0	0	0	0
PSF 5	1-13 George Street	76	11	73	0	27	0	0	0	0
PSF 6	18-28 George Street	85	13	92	0	8	0	0	0	0
PSF 7	The Maltings	462	46	85	7	4	0	0	0	4
PSF 8	1-37 Market Place	135	18	78	6	17	0	0	0	0
PSF 9	6-38 Market Place	88	11	73	9	9	0	0	0	9
PSF 10	1-57 St Peters Street	183	18	89	0	6	0	0	0	6
PSF 11	2-20 High Street	67	7	57	29	14	0	0	0	0
PSF 12	3-33 High Street	107	14	79	0	21	0	0	0	0
Total		1,735	199	77	8	12	0	1	1	3

N.B. Numbers may not add up to one hundred percent due to rounding



Table 25: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Vacant Units (August 2020)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
SSF 1	1-39 Catherine Street	75	11	1	6	1	2	0	1	0	1
SSF 2	6-28 Catherine Street & 93 St Peters Street	59	7	0	4	0	1	0	1	1	0
SSF 3	Heritage Close (All)	68	8	2	6	0	2	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	1	0	7	1	1	0	0	3
SSF 7	2-34 Holywell Hill	98	15	4	6	5	4	0	0	0	0
SSF 8	1-9 London Road	83	5	0	4	1	0	0	0	0	0
SSF 9	2-46 London Road	107	18	2	10	4	1	0	1	0	2
SSF 10	61-85 St Peters Street	119	13	3	8	2	3	0	0	0	0
SSF 11	1 Spencer Street	20	1	0	1	0	0	0	0	0	0
SSF 12	1-11 The Colonnade, Verulam Road/Upper Dagnall Street	70	6	2	2	0	3	0	0	0	1
Total		773	96	15	47	20	17	1	3	1	7



Table 26: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Percentage Use Class (August 2020)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
SSF 1	1-39 Catherine Street	75	11	55	9	18	0	9	0	9
SSF 2	6-28 Catherine Street & 93 St Peters Street	59	7	57	0	14	0	14	14	0
SSF 3	Heritage Close (All)	68	8	75	0	25	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	0	58	8	8	0	0	25
SSF 7	2-34 Holywell Hill	98	15	40	33	27	0	0	0	0
SSF 8	1-9 London Road	83	5	80	20	0	0	0	0	0
SSF 9	2-46 London Road	107	18	56	22	6	0	6	0	11
SSF 10	61-85 St Peters Street	119	13	62	15	23	0	0	0	0
SSF 11	1 Spencer Street	20	1	100	0	0	0	0	0	0
SSF 12	1-11 The Colonnade, Verulam Road/Upper Dagnall Street	70	6	33	0	50	0	0	0	17
Total		773	96	49	21	18	1	3	1	7

N.B. Numbers may not add up to one hundred percent due to rounding



Table 27: Minor Sub-Regional Centre – St Albans City Centre Class 'A' Frontages, Vacant Units (August 2020)

Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
AF1	41-63 Catherine Street	10	1	7	2	0	0	0	0	1
AF2	6-14 Hatfield Road	4	0	2	0	2	0	0	0	0
AF3	61-63 Lattimore Road & 80/80A Victoria Street	5	0	3	0	0	0	1	0	1
AF4	13-29 London Road & 1-9 Marlborough Road	9	1	4	4	0	0	1	0	0
AF5	67-89 London Road	7	0	4	0	1	0	1	0	1
AF6	92-164 London Road	30	1	16	1	5	1	6	1	0
AF7	113-117 London Road & 1-6 Francis Court	5	3	0	3	1	0	0	1	0
AF8	4 St Peters Street-Forrester House & 1-9 Victoria Street	14	0	6	8	0	0	0	0	0
AF9	Lockey House - 30 St Peters Street	7	2	2	4	0	0	0	0	1
AF10	95-101A St Peters Street	5	0	1	1	1	0	1	0	1
AF11	109-117 St Peters Street	4	0	4	0	0	0	0	0	0
AF12	4A-24 Spencer Street	3	0	1	0	1	0	0	0	1
AF13	1-13 Verulam Road	5	1	3	0	2	0	0	0	0
AF14	2-6 Victoria Street	3	0	2	1	0	0	0	0	0
AF15	Victoria Parade & 95-143 Victoria Street	16	1	11	2	1	0	0	0	2
AF16	126 Victoria Street - Horn Of Plenty Public House	3	0	1	0	0	2	0	0	0
AF17	145-161 Victoria Street	10	2	6	0	3	0	1	0	0
AF18	1-7 Waddington Road	5	0	3	0	2	0	0	0	0
	Total	145	12	76	26	19	3	11	2	8



- 6.13 District Local Plan Review 1994, Saved Policy 53 – Shopping Development in Harpenden Town Centre sets out the Primary Shopping Frontages, Secondary Shopping Frontages and Class ‘A’ Frontages in Harpenden Town Centre.
- 6.14 Monitoring surveys indicate a slight increase in the number of vacant units in Harpenden Town Centre between 2019 and 2020. In June 2019, 8 vacant units were recorded out of a total of 172 units, representing a vacancy rate of under 5%. The number of monitored vacant units rose to 14 units in August 2020, leading to a vacancy rate of over 8% in Harpenden Town Centre. A relatively high number of vacant units were recorded in the Secondary Shopping Frontage at 4-6 Church Green & 52-104 High Street, with 4 vacant units observed in August 2020.
- 6.15 Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and use class percentage for Harpenden Town Centre are included below:

Table 28: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Vacant Units (August 2020)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
PSF 1	1-3 Church Green & 2B-10 Leyton Road	90	13	0	11	1	1	0	0	0	0
PSF 2	1-31 High Street	179	17	1	11	2	1	1	0	0	2
PSF 3	18-50 High Street	104	15	0	8	6	0	0	1	0	0
PSF 4	The Leys (between High Street and Leyton Road)	57	3	1	1	2	0	0	0	0	0
PSF 5	1-11 Leyton Road & 12-18 Church Green Row	96	7	1	6	1	0	0	0	0	0
PSF 6	2-16 High Street, 1-3 Leyton Green Road	93	9	1	4	2	2	1	0	0	0
Total		619	64	4	41	14	4	2	1	0	2



Table 29: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Percentage Use Class (August 2020)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
PSF 1	1-3 Church Green & 2B-10 Leyton Road	90	13	85	8	8	0	0	0	0
PSF 2	1-31 High Street	179	17	65	12	6	6	0	0	12
PSF 3	18-50 High Street	104	15	53	40	0	0	7	0	0
PSF 4	The Leys (between High Street and Leyton Road)	57	3	33	67	0	0	0	0	0
PSF 5	1-11 Leyton Road & 12-18 Church Green Row	96	7	86	14	0	0	0	0	0
PSF 6	2-16 High Street, 1-3 Leyton Green Road	93	9	44	22	22	11	0	0	0
Total		619	64	64	22	6	3	2	0	3

N.B. Numbers may not add up to one hundred percent due to rounding

Table 30: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Vacant Units (August 2020)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
SSF 1	4-6 Church Green & 52-104 High Street	196	27	4	16	1	5	1	2	1	1
SSF 2	33-61 High Street	152	24	1	17	2	1	1	1	0	2
SSF 3	12-14 Leyton Road	19	2	0	1	1	0	0	0	0	0
SSF 4	2A-34 Station Road	138	20	2	10	5	4	0	1	0	0
SSF 5	1-17A Station Road	77	11	1	7	1	2	0	1	0	0
Total		582	84	8	51	10	12	2	5	1	3



Table 31: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Percentage Use Class (August 2020)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
SSF 1	4-6 Church Green & 52-104 High Street	196	27	59	4	19	4	7	4	4
SSF 2	33-61 High Street	152	24	71	8	4	4	4	0	8
SSF 3	12-14 Leyton Road	19	2	50	50	0	0	0	0	0
SSF 4	2A-34 Station Road	138	20	50	25	20	0	5	0	0
SSF 5	1-17A Station Road	77	11	64	9	18	0	9	0	0
Total		582	84	61	12	14	2	6	1	4

N.B. Numbers may not add up to one hundred percent due to rounding

Table 32: Minor District Centre – Harpenden Town Centre Class 'A' Frontages, Vacant Units (August 2020)

Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
AF1	65-73 High Street	7	0	4	1	1	0	0	0	1
AF2	1-12 Harding Parade, Station Road	9	1	3	1	2	0	2	0	1
AF3	1A-3 & 2-4 Vaughan Road and 1-3 Clayton House	8	1	3	0	4	0	0	0	1
Total		24	2	10	2	7	0	2	0	3



- 6.16 District Local Plan Review 1994, Saved Policy 54 – Shopping Development in Neighbourhood Centres sets out the Primary Shopping Frontages and Class 'A' Frontages in the District's seven Neighbourhood Centres.
- 6.17 Monitoring surveys reveal a rise in the number of vacant units in the District's Neighbourhood Centres between 2019 and 2020. In June 2019, 19 vacant units were recorded out of a total of 251 units, representing a vacancy rate of over 7%. The number of monitored vacant units increased to 26 units in August 2020, leading to a vacancy rate of over 10% in Neighbourhood Centres. A relatively high number of vacant units were observed in Fleetville Neighbourhood Centre in St Albans, with 11 vacant units recorded in August 2020.
- 6.18 Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and use class percentage of the District's Neighbourhood Centres are included below:



Table 33: Neighbourhood Centres – Primary Shopping Frontages, Vacant Units (August 2020)

Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
						A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	120-126 & 127-137 Southdown Road; 1-7 & 2-8 Piggotshill Lane	154	27	2	17	1	2	0	3	0	4
NC.2	Redbourn	68-80 High Street	56	4	2	4	0	0	0	0	0	0
NC.3	Wheathampstead	2-36 and 17-39 High Street; Mill Walk	208	21	1	12	3	2	1	2	0	1
NC.4	Verulam Estate (St Albans)	Ermine Close (all)	74	2	0	2	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	193-219 Hatfield Road & Co-op (Morrison's) Supermarket	173	15	0	12	0	2	0	0	0	1
NC.6	The Quadrant (Marshalswick, St Albans)	11-51 The Quadrant	125	21	2	18	1	2	0	0	0	0
NC.7	London Colney	Co-op Supermarket Haseldine Road; 152-166 & 184-196 High Street	231	14	1	10	2	0	0	1	1	0
Total			1,021	104	8	75	7	8	1	6	1	6



Table 34: Neighbourhood Centres – Primary Shopping Frontages, Percentage Use Class (August 2020)

Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	120-126 & 127-137 Southdown Road; 1-7 & 2-8 Piggotshill Lane	154	27	63	4	7	0	11	0	15
NC.2	Redbourn	68-80 High Street	56	4	100	0	0	0	0	0	0
NC.3	Wheathampstead	2-36 and 17-39 High Street; Mill Walk	208	21	57	14	10	5	10	0	5
NC.4	Verulam Estate (St Albans)	Ermine Close (all)	74	2	100	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	193-219 Hatfield Road & Co-op (Morrison's) Supermarket	173	15	80	0	13	0	0	0	7
NC.6	The Quadrant (Marshalswick, St Albans)	11-51 The Quadrant	125	21	86	5	10	0	0	0	0
NC.7	London Colney	Co-op Supermarket Haseldine Road; 152-166 & 184-196 High Street	231	14	71	14	0	0	7	7	0
Total			1,021	104	72	7	8	1	6	1	6

N.B. Numbers may not add up to one hundred percent due to rounding



Table 35: Neighbourhood Centres – Class 'A' Frontages, Vacant Units (August 2020)

Policy Reference	Neighbourhood Centre	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	2-16 Grove Road; 114-119 Southdown Road	9	1	6	1	1	0	0	0	1
NC.2	Redbourn	17-19, 51-83, 22-30, 48-66 & 82-86 High Street	20	3	10	4	2	0	2	1	1
NC.3	Wheathampstead	1-9 Station Road	5	1	4	0	1	0	0	0	0
NC.5	Fleetville (St Albans)	2 Clarence Road; 59-61 & 62-68 Stanhope Road; 39-101, 109-191, 223-227, 144- 156, 180-226 & 248-258 Hatfield Road	80	11	33	10	9	2	14	2	10
NC.6	The Quadrant (Marshalswick, St Albans)	1-10 & 53-72 The Quadrant; 1-9 Wycombe Place	20	1	8	5	1	0	3	0	3
NC.7	London Colney	1-17 Haseldine Road; 170 High Street - White Horse PH	13	1	5	0	2	1	2	1	2
Total			147	18	66	20	16	3	21	4	17

6.19 District Local Plan Review 1994, Saved Policy 55 – Local Shopping Facilities sets out the retail / service / leisure frontages in the District's Local Centres.



- 6.20 Monitoring surveys highlight an increase in the number of vacant units in the District's Local Centres between 2019 and 2020. In June 2019, 6 vacant units were recorded out of a total of 160 units, representing a vacancy rate of under 4%. The number of monitored vacant units rose to 15 units in August 2020, leading to a vacancy rate of over 9% in Local Centres. A relatively high number of vacant units were observed in the Local Centre at 399-421 & 444 Hatfield Road in St Albans, with 4 vacant units recorded in August 2020.
- 6.21 Tables outlining the retail / service / leisure use class mix and number of vacant units in the District's Local Centres by settlement, are included below:

Table 36: Towns – St Albans Local Centres: Retail / Service / Leisure Frontages, Vacant Units (August 2020)

Policy Reference	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
LC.1	8-26 High Oaks	10	0	7	0	0	0	2	0	1
LC.2	35-41A Abbey Avenue	5	0	4	0	0	0	0	0	1
LC.3	23-39A Vesta Avenue & 1-3 Watling View	11	2	5	0	1	0	3	1	1
LC.4	28-38 Abbots Avenue West	5	2	4	0	0	0	1	0	0
LC.5	St Brelades Place, Jersey Farm	8	0	5	0	1	0	2	0	0
LC.6	2-36 Beech Road	11	0	6	0	0	0	3	2	0
LC.8	15-23 Central Drive	5	0	4	0	1	0	0	0	0
LC.9	38-52 New House Park	8	0	3	1	0	0	3	1	0
LC.10	399-421 & 444 Hatfield Road	11	4	5	3	1	0	1	0	1
LC.11	211-217 & 243-249 Camp Road	1	0	1	0	0	0	0	0	0
LC.12	191-205 Cell Barnes Lane	6	0	5	0	0	0	1	0	0
LC.13	1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, Hill End	7	0	4	0	0	0	1	0	2
Total		88	8	53	4	4	0	17	4	6

N.B. District Local Plan Review 1994, Saved Policy 55 - Local Shopping Facilities: Local Centre LC.7 19-23 & 40-42 Sandridge Road (St Albans) no longer monitored, as entire frontage has been converted to residential uses.



Table 37: Towns – Harpenden Local Centres: Retail / Service / Leisure Frontages, Vacant Units (August 2020)

Policy Reference	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
LC.14	381-397 Luton Road	5	1	2	1	0	0	0	0	2
LC.15	95-105 Luton Road	3	0	3	0	0	0	0	0	0
LC.16	50-54 Westfield Road	3	0	3	0	0	0	0	0	0
LC.17	121-125 & 138-146 Lower Luton Road	3	0	2	0	0	0	1	0	0
LC.18	103-107 Station Road	3	0	3	0	0	0	0	0	0
Total		17	1	13	1	0	0	1	0	2



Table 38: Specified Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units (August 2020)

Policy Reference	Specified Settlement	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
LC.19	London Colney	1-5 Shenley Lane	2	0	0	0	1	0	1	0	0
LC.20	Bricket Wood	81-97 Old Watford Road	6	1	4	0	0	0	2	0	0
LC.21	Bricket Wood	95-127 Oakwood Road	9	0	7	1	0	0	0	0	1
LC.22	Bricket Wood	19-27 Blackboy Wood	2	1	1	0	1	0	0	0	0
LC.23	Chiswell Green	2A Tippendell Lane; 301-305, 337 & 192-204 Watford Road	10	1	6	1	1	0	1	0	1
LC.24	How Wood	2-30 How Wood	13	1	10	1	0	0	2	0	0
LC.25	Park Street	69-71, 68-76 & Land South of 84 Park Street; 1-2 Park Street Lane	8	1	2	0	0	1	2	0	3
Total			50	5	30	3	3	1	8	0	5



Table 39: Green Belt Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units (August 2020)

Policy Reference	Green Belt Settlement	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
					A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
LC.26	Colney Heath	15 & 8-16 High Street	5	1	3	1	0	0	1	0	0
Total			5	1	3	1	0	0	1	0	0

- 6.22 District Local Plan Review 1994, Saved Policy 58 – Major Retail Development Outside Existing Town Centres outlines that out-of-town shopping will be permitted at three areas in the District. Two of these out of centre retail / services areas are currently used for out-of-town shopping, located at Griffiths Way, St Albans and Barnet Road, London Colney. A third out of centre retail / service area is located at Alban Park / Acrewood Way, Hatfield Road, St Albans. Although these three out of centre retail / service areas are not included in the current adopted local plan's shopping hierarchy, they continue to be monitored in the AMR.
- 6.23 Monitoring surveys reveal that the number of vacant units in the District's out of centre retail / service areas decreased between 2019 and 2020. In June 2019, 2 vacant units were recorded out of a total of 25 units, representing a vacancy rate of 8%. The number of monitored vacant units declined to zero units in August 2020, leading to a vacancy rate of 0% in the District's out of centre retail / service areas.
- 6.24 A table outlining the retail / service / leisure use class mix and number of vacant units in the District's three out of centre retail / service areas, are included below:



Table 40: Out of Centre Retail / Service Area – Retail / Service Frontages, Vacant Units (August 2020)

Town / Specified Settlement	Out of Centre Retail / Service Area	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units						
				A1 Shops	A2 Financial & Professional Services	A3 Restaurants & Cafes	A4 Drinking Establishments	A5 Hot Food Takeaways	Sui Generis	Mixed / Other
St Albans	Alban Park / Acrewood Way, Hatfield Road	9	0	7	0	0	0	0	2	0
St Albans	St Albans Retail Park, Griffiths Way	9	0	7	0	0	0	1	0	1
London Colney	Colney Fields Shopping Park, Barnet Road	7	0	7	0	0	0	0	0	0
Total		25	0	21	0	0	0	1	2	1



Miscellaneous

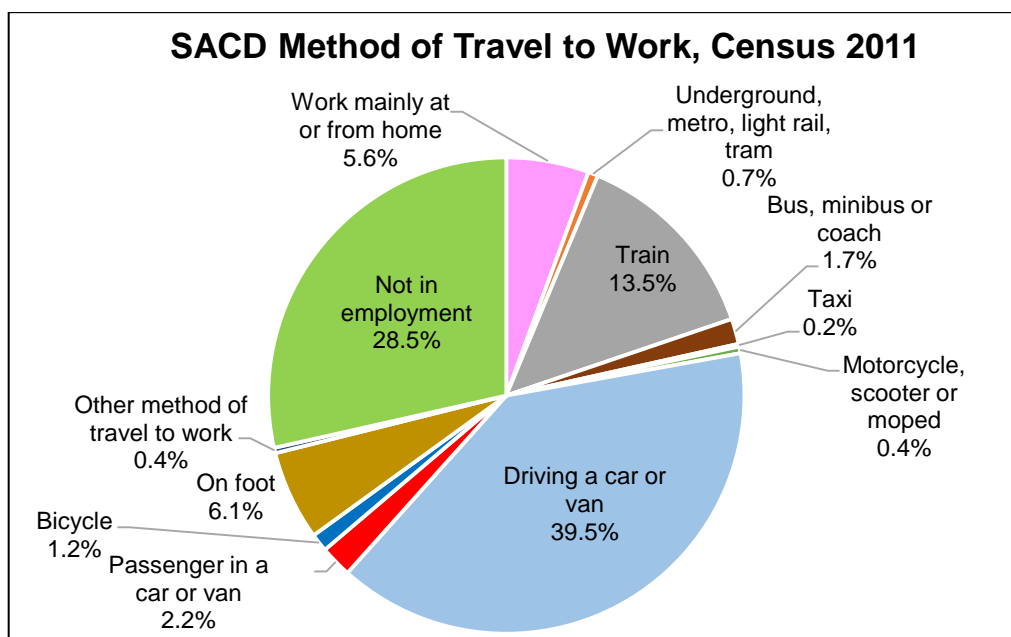
Policy Topic: Transport Strategy

- 6.1 At present, an overall transport strategy is not included in the saved policies of the current adopted local plan. However, the District Local Plan Review 1994 outlines that the Council will generally encourage the use of public transport. This is set out in Saved Policy 36A – Location of New Development in Relation to Public Transport Network.

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

- 6.2 The overall aim of the emerging 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 2011 Census indicates that in the District over 40% of journeys to work are taken by car, van or taxi compared to 15% by public transport (train, underground and bus) and 7% by bicycle or on foot. Even though the use of public transport seems low, in the rankings St Albans District scores quite highly for train journeys to work for national local authorities, with a 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 after 2021.

Figure 10: Chart of SACD Method of Travel to Work, Census 2011



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Source: Census 2011 data, Table QS701EW - Method of travel to work (ONS, Nomis) ²⁶



Table 41: SACD Method of Travel to Work, Census 2011

Method of Travel to Work	Number of People	Percent (%)
Work mainly at or from home	5,599	5.6
Underground, metro, light rail, tram	673	0.7
Train	13,489	13.5
Bus, minibus or coach	1,724	1.7
Taxi	186	0.2
Motorcycle, scooter or moped	449	0.4
Driving a car or van	39,425	39.5
Passenger in a car or van	2,160	2.2
Bicycle	1,219	1.2
On foot	6,090	6.1
Other method of travel to work	364	0.4
Not in employment	28,485	28.5
All categories - Total	99,863	100.0

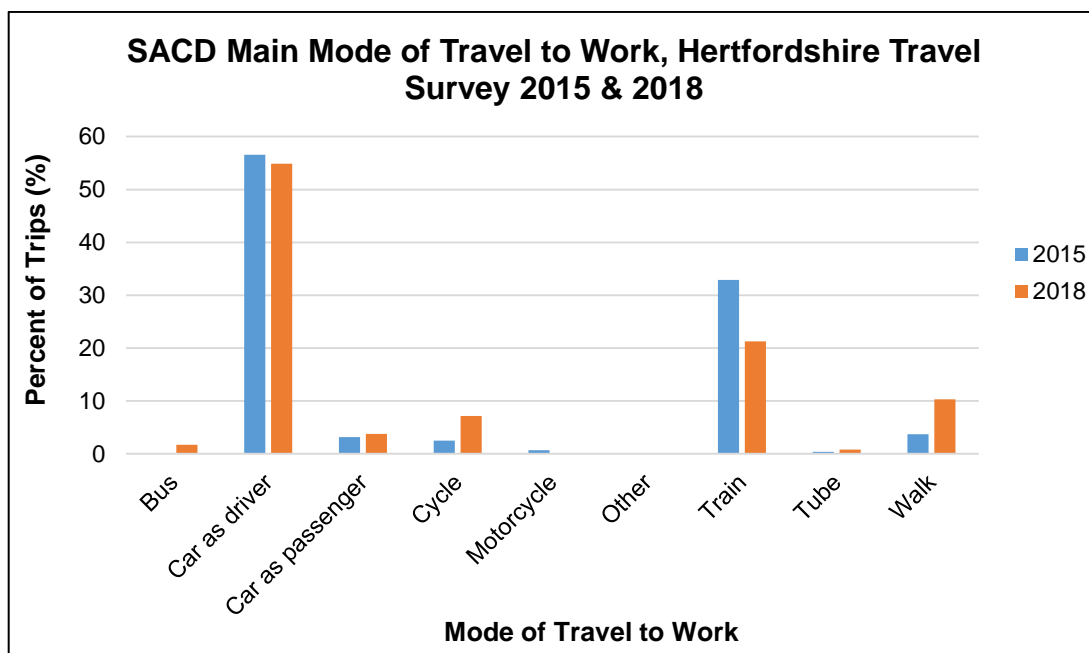
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Source: Census 2011 data, Table QS701EW - Method of travel to work (ONS, Nomis) ²⁶

- 6.3 Data from the most recent local survey, the Hertfordshire County Travel Survey 2018, illustrates that over 50% of trips to work in the District were by car⁰. The proportion of journeys to work by car (as driver and passenger) decreased slightly from 59.8% of journeys in 2015 to 58.7% of journeys in 2018. Over 20% of trips to work in the District in 2018 were by train, a fall of more than 10% compared to 2015. In contrast, a rising share of journeys in the District were by active modes of travel. The proportion of trips to work by walking increased from under 4% in 2015 to over 10% in 2018. Additionally, the percentage of journeys to work by cycle doubled from under 3% in 2015 to over 7% in 2018. Local journeys to work travel data will be monitored and updated when the next Hertfordshire County Travel Survey Report is published after 2021.



Figure 11: Chart of SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015 and 2018



Sources: Hertfordshire County Travel Survey 2015 (Table D.35) ^{27 28} and 2018 (Table D.27) ²⁹

Table 42: SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015 and 2018

Mode of Travel to Work	Percent of Trips (%)	
	2015	2018
Bus	0.0	1.7
Car as driver	56.6	54.9
Car as passenger	3.2	3.8
Cycle	2.5	7.2
Motorcycle	0.7	0.0
Other	0.0	0.0
Train	32.9	21.3
Tube	0.4	0.8
Walk	3.7	10.3
Total (%)	100.0	100.0

Sources: Hertfordshire County Travel Survey 2015 (Table D.35) ^{27 28} and 2018 (Table D.27) ²⁹



Policy Topic: Metropolitan Green Belt

13 - Area of Green Belt (Hectares)

- 6.4 The Green Belt prevents urban sprawl. The area of the Metropolitan Green Belt in the District in 2020 is 13,140 hectares (measured to the nearest 10 hectares). The Council attaches great importance to protecting it from inappropriate development.

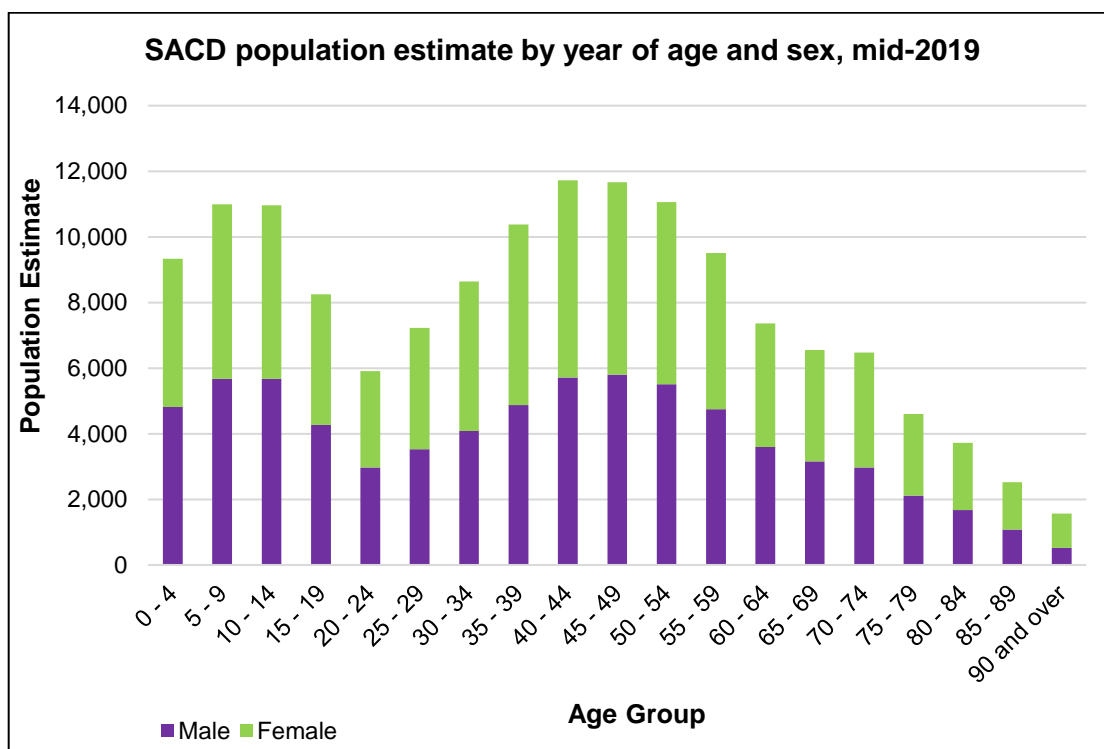


3 Contextual Indicators and Census Data

SACD Population Estimate

- 7.1 According to the most recent national statistics for mid-2019, the estimated population of the District was 148,452 persons. Males represented 72,772 persons (49% of the estimated total District population), females represented 75,680 persons (51% of the estimated total District population).

Figure 12: Graph of SACD Population Estimate by Year of Age and Sex, mid-2019



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Population by Age

- 7.2 The middle age groups 40-44, 45-49, 50-54 and 55-59 represented the largest age groups, accounting for under 30% of the estimated District population for mid-2019. In addition, the youngest age groups 0-4, 5-9 and 10-14 represented a significant proportion of the estimated District population at over 21% of the overall total. Conversely, the oldest age groups for persons aged 65 and over accounted for the smallest share of the estimated District population at 17% of the overall total.

Table 43: SACD Population Estimate by Year of Age and Sex, mid-2019

Age Group	Population Estimate (Number of Persons)			Percent of Overall Total (%)
	Male	Female	Total	
0 - 4	4,817	4,519	9,336	6.3
5 - 9	5,671	5,323	10,994	7.4
10 - 14	5,670	5,292	10,962	7.4
15 - 19	4,274	3,981	8,255	5.6
20 - 24	2,969	2,936	5,905	4.0
25 - 29	3,529	3,697	7,226	4.9
30 - 34	4,086	4,554	8,640	5.8
35 - 39	4,875	5,507	10,382	7.0
40 - 44	5,714	6,006	11,720	7.9
45 - 49	5,801	5,861	11,662	7.9
50 - 54	5,511	5,552	11,063	7.5
55 - 59	4,748	4,760	9,508	6.4
60 - 64	3,600	3,764	7,364	5.0
65 - 69	3,157	3,393	6,550	4.4
70 - 74	2,968	3,504	6,472	4.4
75 - 79	2,117	2,488	4,605	3.1
80 - 84	1,670	2,055	3,725	2.5
85 - 89	1,075	1,445	2,520	1.7
90 and over	520	1,043	1,563	1.1
All ages (Total)	72,772	75,680	148,452	100

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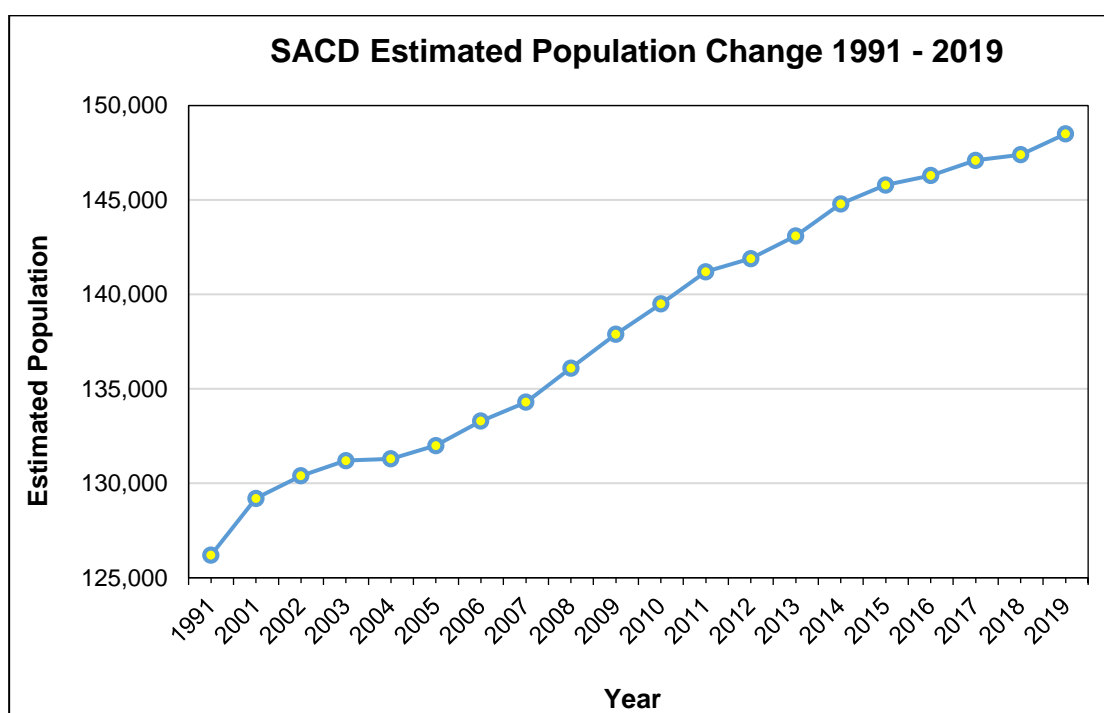
Source: Office for National Statistics licensed under the Open Government Licence ³⁰



Population Change

- 7.3 The most recent population estimate for the District follows a trend of continuous local population growth over the previous three decades. In 2019, the estimated District population increased by approximately 1,100 persons or 0.75% compared with the previous year, 2018. This represents the highest annual population growth in the District over the past five years.
- 7.4 Overall, the 2019 estimated District population of 148,500 people (rounded to the nearest hundred) represents growth of over 5% in the local population since 2011, and just under 15% compared with 2001.

Figure 13: Graph of SACD Estimated Population Change, 1991 – 2019



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Source: Office for National Statistics licensed under the Open Government Licence ³⁰ and ONS Census 1991 data



Table 44: SACD Estimated Population Change, 1991 – 2019

Year	Estimated Population (Number of Persons)	Change from Previous Year	Change from Previous Year (%)
1991	126,200		
2001	129,200		
2002	130,400	1,200	0.93
2003	131,200	800	0.61
2004	131,300	100	0.08
2005	132,000	700	0.53
2006	133,300	1,300	0.98
2007	134,300	1,000	0.75
2008	136,100	1,800	1.34
2009	137,900	1,800	1.32
2010	139,500	1,600	1.16
2011	141,200	1,700	1.22
2012	141,900	700	0.50
2013	143,100	1,200	0.85
2014	144,800	1,700	1.19
2015	145,800	1,000	0.69
2016	146,300	500	0.34
2017	147,100	800	0.55
2018	147,400	300	0.20
2019	148,500	1,100	0.75

	Number	Percent
SACD estimated population increase since 1991	22,300	17.67
SACD estimated population increase since 2001	19,300	14.94
SACD estimated population increase since 2011	7,300	5.17

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Source: Office for National Statistics licensed under the Open Government Licence³⁰ and ONS Census 1991 data

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



Ethnic Population

- 7.5 Census 2011 data illustrates that the largest ethnic group in the District is White, representing over 88% of the total population. Asian/Asian British is the second largest ethnic group in the District at over 6% of the total, followed by Mixed/Multiple ethnic groups at under 3% of the total, Black/Black British at under 2% of the total, and Other ethnic groups at under 1% of the total.

Table 45: Ethnic Population of SACD, Census 2011

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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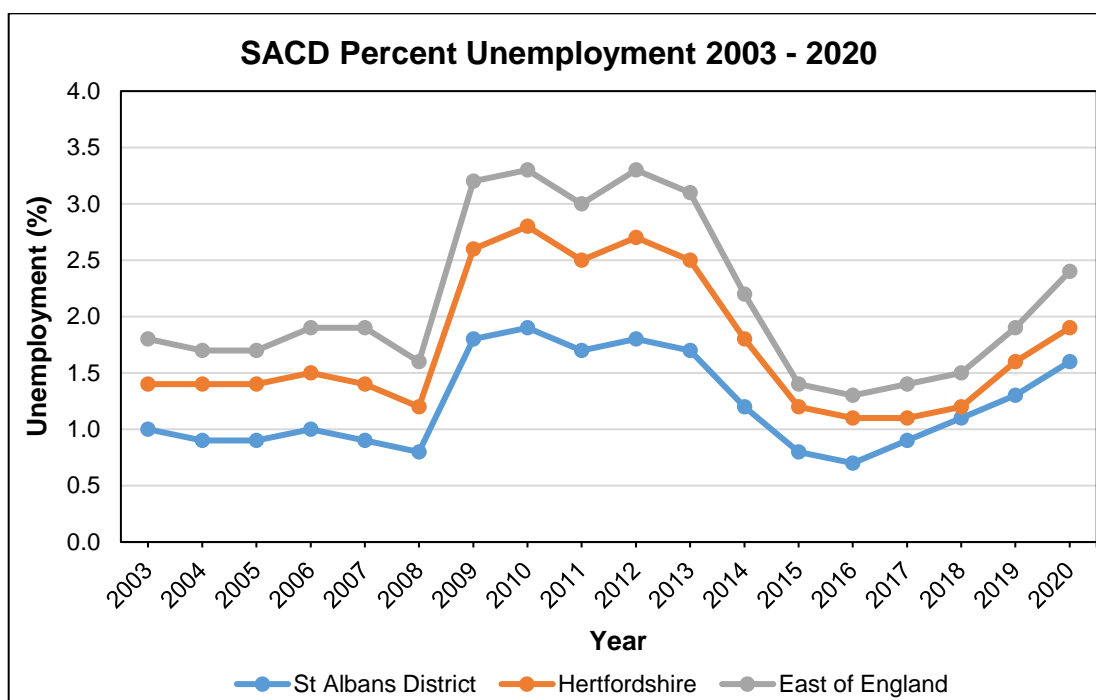
Source: Office for National Statistics licensed under the Open Government Licence and ONS Census data 2011 (from NOMIS) ³¹



Unemployment

- 7.6 Unemployment can usefully be compared to County and regional rates. From 2012, local unemployment followed a general downward trend until 2016. Since 2016, local unemployment has increased slightly each year to 2020. Figures for SACD in 2020 follow the regional pattern, although the District measure is relatively lower; where unemployment stands at 2.4% in the East of England and 1.9% in Hertfordshire, in SACD it is 1.6%. The data used to produce these statistics derives from the Claimant Count, not the Labour Force Survey.

Figure 14: Graph of Unemployment in SACD 2003 – 2020 (based on figures for March each year)



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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) ³²



Table 46: Percent Unemployment in SACD 2003 – 2020 (based on figures for March each year)

Date	Percent Unemployment - Claimant Count (%)		
	St Albans District	Hertfordshire	East of England
March 2003	1.0	1.4	1.8
March 2004	0.9	1.4	1.7
March 2005	0.9	1.4	1.7
March 2006	1.0	1.5	1.9
March 2007	0.9	1.4	1.9
March 2008	0.8	1.2	1.6
March 2009	1.8	2.6	3.2
March 2010	1.9	2.8	3.3
March 2011	1.7	2.5	3.0
March 2012	1.8	2.7	3.3
March 2013	1.7	2.5	3.1
March 2014	1.2	1.8	2.2
March 2015	0.8	1.2	1.4
March 2016	0.7	1.1	1.3
March 2017	0.9	1.1	1.4
March 2018	1.1	1.2	1.5
March 2019	1.3	1.6	1.9
March 2020	1.6	1.9	2.4

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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) ³²



Average Earnings

- 7.7 Average earnings in the District (by residence and workplace) remain relatively high compared to national and regional figures. For 2019, the median gross weekly pay (by place of residence) of full time employees in the District was £766.60. Based on this measure, median gross weekly pay in the District was 26% higher than regional earnings in the East of England and 31% higher than national earnings in Great Britain. Median gross weekly pay (by place of work) of full time employees in the District was £631.10 in 2019. The District figure was 9% higher than regional earnings in the East of England and 8% higher than national earnings in Great Britain. Comparatively high average earnings in SACD reflect the relatively affluent population of the District, its highly qualified and skilled workforce, as well as higher paying local employment sectors.

Table 47: Average Earnings in SACD 2019, by Residence

Provisional Earnings by Residence 2019			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£766.60	£610.40	£587.00
Male full-time employees	£891.70	£659.40	£632.00
Female full-time employees	£652.60	£537.80	£528.90

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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) ³³

Table 48: Average Earnings in SACD 2019, by Workplace

Provisional Earnings by Workplace 2019			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£631.10	£581.00	£586.50
Male full-time employees	£713.00	£623.70	£631.70
Female full-time employees	£539.80	£515.40	£528.20

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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) ³⁴



Self-Build and Custom Housebuilding Register

- 7.8 The Government wants to encourage and enable people to build homes of their own. To this end, the Self-build and Custom Housebuilding 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. There are no Local Connection tests required for Individuals or Associations, nor is there a fee to be on the register. Therefore the register is not currently split into two parts. Due to this, the register contains a high number of Individuals. Some may not be suitable for a serviced plot/self-build and therefore be eligible for entry in Part 2 should a future Local Connection Test be applied. 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.
- 7.9 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 Practice 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.”³⁵ 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.”³⁵ 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.
- 7.10 The PPG states that “the first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year. At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.”³⁵ The permissions granted can be translated to the self-build base periods to identify permissioned plots. These sites were all on previously developed land, where permission was granted for a replacement dwelling. There are no permissions granted for green field serviced plots. Given the position of the previously submitted Local Plan, the Council will explore further measures to ensure that the ‘duty to grant planning permission’ is fulfilled as set out in the PPG.
- 7.11 The table below sets out relevant permissions that have been granted for each base period.



Table 49: SADC Self-Build and Custom Housebuilding Relevant Permissions (2016 – 2020)

Base Period	Monitoring Period	Permissions Granted
BP1 – 01 April to 30 October 2016	31 October 2016 – 30 October 2019	55
BP2 - 31 October 2016 to 30 October 2017	31 October 2019 – 30 October 2020	9
Total Relevant permissions granted		64

7.12 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.

Table 50: SADC Self-Build and Custom Housebuilding Registrations (2016 – 2020)

Period	Number of Registrations		
	Individuals	Associations	Persons in Association
1 April – 30 October 2016	108	0	0
31 October 2016 – 30 October 2017	140	1	4
31 October 2017 – 30 October 2018	104	0	0
31 October 2018 – 30 October 2019	87	0	0
31 October 2019 – 30 October 2020	76	0	0
Total	515	1	4



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5 Appendices

Appendix 1

Housing Trajectory Schedule

1. This monitoring report contains a housing trajectory with a base date of 1 April 2020. Estimates of future housing supply are detailed from 2020 onwards until 2036.
2. Estimates of the dates for future completions have been made for:
 - Permissions (estimated to be completed)
 - Allocations (remaining allocated housing sites in the District Local Plan Review 1994 and made Harpenden Neighbourhood Plan 2019)
 - 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. Permissions (past completions)
 2. Permissions (estimated to be completed)
 3. Non-conventional permissions (estimated to be completed)
 4. Allocations

The schedule lists all sites included in the housing trajectory and five year housing land supply. District Local Plan Review 1994 and made Harpenden Neighbourhood Plan 2019 reference numbers have been used where appropriate, and other reference numbers have been subsequently added.

Figure 15: SADC Total 5 Year Housing Land Supply at 1 April 2020

Total 5 year housing land supply at 1 April 2020 (From period 2020/21 to 2024/25)	2,612 dwellings
Total 5 year housing land supply at 1 April 2020 (893 dwellings per annum + 20% Buffer) (From period 2020/21 to 2024/25)	2.4 years



Figure 16: Housing Trajectory 1 April 2020

St Albans City and District Council Housing Trajectory 1 April 2020

Year	<i>Housing Delivery Test Past Completions</i>			5 Year Housing Land Supply																Total
	2017/18	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	
Permissions (Past Completions)	412	638	437																	1,487
Permissions (Estimated to be Completed)*				355	368	533	477	306	112	35	13	0	0	0	0	0	0	0	0	2,199
Allocations				0	0	0	0	0	54	39	11	0	0	0	0	0	0	0	0	104
Windfall Allowance				0	0	191	191	191	191	191	191	191	191	191	191	191	191	191	191	2,674
Total	412	638	437	355	368	724	668	497	357	265	215	191	191	191	191	191	191	191	191	5,414

*5% discount on un-started permissions for small sites (1 to 4 dwellings)



Figure 17: Housing Trajectory Schedule 1 April 2020

Permissions (Past Completions)

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
RH1	5/2016/3181 5/2016/1016 5/1973/0641 5/2014/1882	Development At Tuffnells Way, Derwent Road, Harpenden	118		118	1																	District Local Plan Review 1994 Allocation, Saved Policy 4 (Site Reference RH.1)
TBA60	5/2016/0669	Harpenden House Hotel, 18 Southdown Road, Harpenden	37		37	15																	
TBA129	5/2016/0037	The Barley Mow PH, Barley Mow Lane, St Albans	8	-1	7	8																	
TBA1	5/2017/1550	Building Research Establishment (north & north east areas), Bucknalls Lane, Bricket Wood	100		92	32	8																
TBA118	5/2018/1122	86-92 Victoria Street, St Albans	6		6	6																	
1194	5/2018/2080 5/2015/1713 5/2009/2471 5/2014/0940	Beaumont School & land to north of Winches Farm, Hatfield Road, St Albans	91		25	15	10	19	19	18													Site includes 2 permissions, previous part implemented permission 5/2015/1713 for 29 dwellings and permission 5/2018/2080 for 62 dwellings.
TBA127	5/2016/3603 5/2013/2614	11 West Way & Land r/o 3-13 West Way, Harpenden	7	-1	4	0	2																Permission 5/2016/3603 supersedes permission 5/2013/2614
TBA24	5/2016/3802 5/2018/0716	Beaumont Works, Sutton Road, St Albans	58		58	28																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
RC2A	5/2016/1153 5/1996/0917 5/1981/1171 5/1995/1560 5/1971/2318	Forge End, Nokeside, Chiswell Green	84		83	0																	Vacant plots to allow future access to land beyond. No further construction anticipated.
TBA138	5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	7	-2	4	0																	No further construction anticipated. (Partially superseded by 5/2009/1647). Permission 5/2007/1019 allowed on appeal.
TBA139	5/2017/3086	Woodland Court, Soothouse Spring, St Albans	10	-4	6	10																	
TBA140	5/2017/3208	238 London Road, St Albans	14	-1	13	3																	
TBA141	5/2017/0778	Linley Court, Valley Road, St Albans	28	-28	-28	0	28																
TBA142	5/2018/1156	37, 39 & 41 Hollybush Lane, Harpenden	8	-2	-2	0	8																
TBA143	5/2015/3358	Outbuildings R/O & 82, 84, 86 & 86A High Street, Redbourn	5	-2	-2	0	5																
TBA144	5/2016/3561	Grange Street Sports And Social Club, 8 Grange Street, St Albans	5	-1	4	5																	
TBA146	5/2017/3001	Wavell House, Cell Barnes Lane, St Albans	24	-31	-31	0	24																
TBA148	5/2018/2591	22-24 Marlborough Road, St Albans	7		7	7																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
RG11	5/2013/2589 5/2018/1303 5/2019/1291	Oaklands College, Smallford Campus, Hatfield Road, St Albans	356		42	42	32	71	71	70	70												Permission 5/2013/2589 allowed on appeal. 8 additional studio flats included. Total of 356 dwellings does not include additional 83 C1 student accommodation bedrooms (C3 dwellings equivalent = 33 dwellings). The additional 33 C3 dwellings equivalent is included in non-conventional permissions separately.
TBA149	5/2014/1450	Gorhambury House, Gorhambury, St Albans	5	-1	-1	0	5																
TBA87	5/2017/2438	Provence Private Hire, Heath Farm Lane, St Albans	11		11	11																	
TBA63	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	-8	0		14															
TBA109	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	-2	0		11															
TBA2	5/2015/0990	Land At Harperbury Hospital, Harper Lane (Kingsley Green)	206		20	20	15	43	43	43	42												
TBA51	5/2013/2454 5/2017/0366	Formerly Jane Campbell House, Waverley Road, St Albans	29		29	24																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative	
TBA126	5/2018/0973 5/2016/1990	ASR House, Arden Grove, Harpenden	24		24	24																	Site includes two permissions, permission 5/2016/1990 for 16 dwellings and permission 5/2018/0973 for additional 8 dwellings	
TBA157	5/2018/1463	2 Salisbury Avenue, Harpenden	10	-1	-1	-1		10																
TBA198	5/2019/2106 5/2019/0357 5/2018/1771	7 and Land to Rear of 5 & 5a Ox Lane, Harpenden	5	-1	-1	0	5																	Permission 5/2019/2106 supersedes permissions 5/2019/0357 and 5/2018/1771
TBA92	5/2013/1382	Target House, 257-263 High Street, London Colney	10		9	1	1																	
TBA187	5/2016/3514 5/2018/0177	Abbott House, Everard Close, St Albans	90		90	28																		
TBA107	5/2018/2525 5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, Grosvenor Road, St Albans	130		125	35	5																	Site includes 2 permissions, permission 5/2016/3422 for 125 dwellings and permission 5/2018/2525 for 5 additional dwellings.
TBA101	5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	19		7	0	12																	Site includes 2 permissions, permission 5/2014/0063 for 14 dwellings and permission 5/2017/2878 for additional 5 dwellings



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
TBA104	5/2015/3575	Smug Oak Green Business Centre, Lye Lane, Bricket Wood	48		48	18																	
TBA14	5/2018/2612 5/2017/2360 5/2017/2329	Hertfordshire House, Civic Close, St Albans	26		26	26																	Site includes 2 permissions, permission 5/2018/2612 for 24 dwellings and permission 5/2017/2360 for 2 additional dwellings. Site also part of allocation for mixed use redevelopment in District Local Plan Review 1994, Saved Policy 122 (Site Reference 2E).
TBA125	5/2016/2422	Porters House, 4 Porters Wood, St Albans	21		15	15	6																
SS2	5/2018/2663	5 Woodside Road, Bricket Wood	1	-1	0	1																	
SS3	5/1989/0659	Adj 14 Barry Close, Chiswell Green	3		2	0	1																Extant permission
SS4	5/2017/2516 5/2017/2510	Whytecote, North Orbital Road, Chiswell Green	4	-1	3	4																	Site includes two permissions 5/2017/2516 and 5/2017/2510
SS7	5/2018/2789	42 Ragged Hall Lane, Chiswell Green	1	-1	0	1																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative	
SS9	5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	-1	0	2																Permission 5/2016/2877 partially supersedes permission 5/2016/0403. 1 dwelling lost and 1 dwelling completed as part of permission 5/2016/2877, 2 dwellings estimated to be completed as part of permission 5/2016/0403.	
SS10	5/2016/1113	28 Stewart Road, Harpenden	1	-1	0	1																		
SS11	5/2016/3245	Land R/O 31 Roundwood Park, Harpenden	1		1	1																		
SS12	5/2016/3846	Land R/O 29/31 Wordsworth Road, Harpenden	1		1	1																		
SS13	5/2017/1657	Westoaks, 12 The Uplands, Harpenden	1	-1	0	1																		
SS14	5/2017/1717	15 Longcroft Avenue, Harpenden	2	-1	-1	0	2																	
SS16	5/2017/2196	1 Kinsbourne Close, Harpenden	2		2	2																		
SS17	5/2019/1398	Land adjacent to 5 Avenue St Nicholas, Harpenden	1		1	1																		
SS18	5/2017/2568	2 Roundwood Gardens, Harpenden	1	-1	0	1																		
SS20	5/2017/3381	13 Whitings Close, Harpenden	2		2	2																		



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
SS21	5/2017/3546	27 Oakfield Road, Harpenden	1	-1	0	1																	
SS22	5/2018/0535	16 Longcroft Avenue, Harpenden	1	-1	0	1																	
SS23	5/2018/0542	71 Townsend Lane, Harpenden	2	-1	-1	0	2																
SS24	5/2018/0571	39 Park Avenue North, Harpenden	1	-1	-1	0	1																
SS25	5/2019/0974	2 Barns Dene, Harpenden	1	-1	0	1																	
SS26	5/2019/1137 5/2018/0916	12 Netherfield Road, Harpenden	1	-1	-1	0	1																
SS27	5/2018/1627	40 Oakfield Road, Harpenden	1		1	1																	
SS28	5/2018/2038	10 Clarendon Road, Harpenden	1		1	1																	
SS29	5/2018/3272	18 Leycroft Way, Harpenden	1	-1	0	1																	
SS31	5/2018/2122	246 Lower Luton Road, Wheathampstead	1	-1	0	1																	
SS34	5/2006/1586	62 & Land R/O 60 Mount Drive, Park Street	4	-1	1	0	2																Extant permission
SS35	5/2018/2944	20 Tassell Hall, Redbourn	1		1	1																	
SS37	5/2015/0211	Land adj 42 Cottonmill Crescent, St Albans	1		1	1																	
SS38	5/2015/0657	90 Marshals Drive, St Albans	1	-1	-1	0	1																
SS40	5/2016/0671	30 Cunningham Hill Road, St Albans	1	-1	-1	0	1																
SS41	5/2016/1906	45 Barlings Road, Harpenden	1	-1	0	1																	
SS43	5/2017/0002	Land at 49 Sherwood Avenue, St Albans	1		1	1																	
SS44	5/2017/0617	54 Salisbury Avenue, St Albans	1	-1	0	1																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
SS45	5/2017/2059	Land Adj 63 Brampton Road, St Albans	1		1	1																	
SS46	5/2017/2088	22 Waverley Road, St Albans	1	-1	0	1																	
SS47	5/2017/2884	30 Barns Dene, Harpenden	1	-1	-1	0	1																
SS48	5/2017/3517	79 Watling Street, St Albans	1		1	1																	
SS49	5/2018/1653	35 Rowlatt Drive, St Albans	1		1	1																	
SS52	5/2018/3377 5/2018/0080	9 Hatching Green Close, Harpenden	1	-1	-1	0	1																Permission 5/2018/3377 supersedes permission 5/2018/0080
SS53	5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	-1	0	1																
SS54	5/2016/0714	7 Sauncey Wood, Harpenden	1	-1	-1	0	1																
SS55	5/2016/2602	16 Radlett Road, Frogmore	3	-1	2	3																	
SS56	5/2017/1308	1 Hobbs Close, St Albans	2	-1	-1	0	2																
SS57	5/2017/2567	Little Bamville, Ayres End Lane, Harpenden	1	-1	0	1																	
SS58	5/2018/0685	70 West Common, Harpenden	1	-1	-1	0	1																
SS59	5/2018/0964	Land Between Hillside And Holly Cottage, Lower Gustard Wood, Wheathampstead	1		1	1																	
SS60	5/2018/2590	13 Roundwood Park, Harpenden	2	-1	1	1																	
SS61	5/2019/1100	183 Park Street Lane, How Wood	2	-1	1	1																	
SS62	5/2016/1730	55 Spielplatz, Lye Lane, Bricket Wood	1	-1	0	0																	
SS63	5/2016/3808	Maidenscrouch Farm, Appspound Lane, St Albans	1	-1	0	0																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
SS64	5/2018/0273	Land adj 6 Ben Austins, Redbourn	1		1	1																	
SS65	5/2018/3234	Eastmoor Lodge, East Common, Harpenden	1	-1	0	0																	
SS66	5/2019/0230	Eight Acre, Mackerye End, Harpenden	1	-1	0	0																	
SS67	5/2017/0610	11 Sandfield Road, St Albans	1	-1	-1	-1	1																
SS68	5/2018/1621	10 Alders End Lane, Harpenden	2	-1	-1	-1	2																
SS69	5/2018/1630	10 The Uplands, Harpenden	1	-1	-1	-1	1																
SS70	5/2018/1732	23 The Deerings, Harpenden	1	-1	-1	-1	1																
SS71	5/2018/1839	100 Mount Pleasant Lane, Bricket Wood	2	-1	-1	-1	2																
SS72	5/2018/2312	8 Lyndhurst Drive, Harpenden	1	-1	-1	-1	1																
SS73	5/2018/2488	40 Marshals Drive, St Albans	1	-1	-1	-1	1																
SS74	5/2018/2632	49 Dunstable Road, Redbourn	1	-1	-1	-1	1																
SS75	5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	-1	-1	-1	1																
SS76	5/2018/2968	25 Park Avenue North, Harpenden	1	-1	-1	-1	1																
SS77	5/2019/2557 5/2019/3144 5/2018/3306	Former South Holme & Plot 1 South Holme, Redbourn Lane, Hatching Green, Harpenden	3	-1	-1	-1	3																Site includes two permissions 5/2019/2557 and 5/2019/3144, which supersede permission 5/2018/3306.
SS78	5/2018/3346	3 The Warren, Harpenden	1	-1	-1	-1	1																



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
SS79	5/2018/3376	35 Orchard Drive, How Wood	2	-1	-1	-1	2																
SS80	5/2019/0805	21 The Deerings, Harpenden	1	-1	-1	-1	1																
SS81	5/2019/0818	22 Sibley Avenue, Harpenden	1	-1	-1	-1	1																
SS82	5/2019/0823	51 Midway, St Albans	1	-1	-1	-1	1																
SS83	5/2019/0866	17 Highfield Road, Sandridge	1	-1	-1	-1	1																
SS84	5/2019/1299	19 Tuffnells Way, Harpenden	1	-1	-1	-1	1																
SS85	5/2019/1544	6 Firbank Road, St Albans	1	-1	0	0																	
SS93	5/2016/1583	15 Church End, Sandridge	1	-1	0	0																	
SS95	5/2018/3151 5/2016/2728	Bramble Cottage, Kennel Lane, Kinsbourne Green, Harpenden	1	-1	-1	-1	1																
SS97	5/2016/1198	Land adj 80 St Annes Road, London Colney	1		1	1																	
SS98	5/2018/1315	104 Beaumont Avenue, St Albans	1	-1	-1	-1	1																
SS99	5/2018/1444	50 Crossway, Harpenden	2	-1	1	1																	
SS100	5/2019/1181	67 Leycroft Way, Harpenden	1	-1	-1	-1	1																
SS101	5/2019/1298	21 Cunningham Hill Road, St Albans	1	-1	-1	-1	1																
SS102	5/2019/3114 5/2019/1526	52 Bucknalls Drive, Cricket Wood	1	-1	-1	-1	1																
SS103	5/2019/1676	21 Nomansland, Wheathampstead	1	-1	-1	-1	1																
SS112	5/2015/3508	East Lodge, Oaklands Lane, Smallford	1	-1	-1	0	1																
C3	5/2017/3204	26 Bowers Way, Harpenden	2	-1	1	2																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
C4	5/2018/0351	27 How Wood, How Wood	2	-1	1	2																	
C6	5/2019/0121 5/2017/1049	Crown House, 47-49 High Street, Redbourn	3	-1	2	3																	Permission 5/2019/0121 supersedes permission 5/2017/1049
C7	5/2003/1651	6 & 7 Ashwell Street, St Albans	2		1	0	1																Extant permission
C8	5/2015/2917	The Blue Anchor PH, 145 Fishpool Street	1		1	1																	
C10	5/2016/2871	99 Charmouth Road, St Albans	1	-1	0	1																	
C11	5/2016/3342	The Brickyard, 43-45 Verulam Road, St Albans	1		1	1																	
C15	5/2018/1059	23 Trumpington Drive, St Albans	2	-1	-1	0	2																
C16	5/2018/1189	61 Hatfield Road, St Albans	1		1	1																	
C17	5/2018/1472	The Lattimore Surgery, 1 Upton Avenue, St Albans	4		4	4																	
C20	5/2017/0489	Old Exchange House, Marford Road, Wheathampstead	4		4	4																	
C21	5/2001/2104	Shafford Farm, Redbourn Road, St Albans	2		1	0	1																Extant permission
C22	5/2013/2317	Castle Farm, 329 Lower Luton Road, St Albans	1		1	1																	
C24	5/2017/2410	The Barn Mallow House, Redding Lane, Redbourn	1		1	1																	
C26	5/2019/0106	Marlborough House, 5 Grove Road, St Albans	3		3	3																	
C27	5/2018/2319	104 High Street, Harpenden	2	-1	1	1																	
C28	5/2019/1470	403, 403a Hatfield Road, St Albans	2	-1	1	1																	



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	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	Narrative
C29	5/2019/2454	30-32 Marlborough Road, St Albans	2		2	2																	
C30	5/2018/1063	135a Hatfield Road, St Albans	1		1	1																	
C31	5/2018/0048	Nuckies Farm, Coursers Road, Colney Heath	3		3	3																	Permission 5/2018/0048 allowed on appeal
C32	5/2017/3603	2 Thompsons Close, Harpenden	4		4	4																	
C33	5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4		1	1	3																
C34	5/2017/3472	Building 2, Lamer Park Farm, Lamer Lane, Wheathampstead	1		1	1																	
C35	5/2017/3623	48 The Hill, Wheathampstead	3		3	3																	
C36	5/2019/0588	22 Holywell Hill, St Albans	2	-1	1	1																	
C37	5/2019/1486	10 Slowmans Close, How Wood	1	-1	0	0																	
C111	5/2016/1991	363 Luton Road, Harpenden	2	-1	1	2																	
C112	5/2018/2751	41 Bloomfield Road, Harpenden	2	-1	1	2																	
Permissions (Past Completions) Totals			1,797	-162	437	437	223	168	133	131	112	0	0	0	0	0	0	0	0	0	0	0	



Permissions (Estimated to be Completed)

Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	Narrative
TBA14	5/2018/1925 5/2017/1060	Civic Centre Opportunity Site (South), Victoria Street, St Albans	86		86			21	21	22	22											Site allocated for mixed use redevelopment in District Local Plan Review 1994, Saved Policy 122 (Site Reference 2E)
TBA147	5/2018/0526	102 Ashley Road, St Albans	6		6	6																
TBA117	5/2015/2871 5/2016/3811	223a Hatfield Road, St Albans	14		14	14																
TBA150	5/2016/0331 5/2016/2469 5/2016/2761	221 and 221a, b & c Hatfield Road, St Albans	14		14	14																Application allowed on appeal
TBA151	5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8		8	8																
TBA152	5/2018/0130	Holly Lodge, 12 Clarence Road, Harpenden	6		6	6																
TBA161	5/2018/2393	25 Vaughan Road, Harpenden	5		5	5																
TBA43	5/2019/2013 5/2019/1343 5/2019/1342 5/2018/2385 5/2018/2118 5/2014/3250	HSBC, Smug Oak Lane, Bricket Wood	140		140	28	28	28	28	28												Site includes 2 permissions, permission 5/2018/2118 for 129 dwellings and permission 5/2019/1343 for 11 additional dwellings. Outline permission 5/2014/3250 allowed on appeal.
TBA159	5/2017/1507	Abbott House, Everard Close, St Albans	25		25		25															
TBA99	5/2019/0733 5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	21		21		11	10														Site includes two permissions, permission 5/2016/1170 for 12 dwellings and permission 5/2019/0733 for additional 9 dwellings.
TBA193	5/2017/3185 5/2017/3015	60 Victoria Street, St Albans	17		17		9	8														Site includes two permissions, permission 5/2017/3015 for 9 dwellings and permission 5/2017/3185 for additional 8 dwellings.



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	Narrative
TBA191	5/2017/3081	Unit 2, St Peters House, 45 Victoria Street, St Albans	27		27		9	9	9													
TBA192	5/2017/3252	62-72 Victoria Street, St Albans	18		18		9	9														
TBA194	5/2017/0699	Media House, 2 Sandridge Park, Porters Wood, St Albans	6		6		6															
TBA185	5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2		2		2															
HA5	5/2019/2365 5/2018/2594	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	10	-2	8		-2		5	5												Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA5 for minimum of 7 dwellings. Permission 5/2019/2365 supersedes permission 5/2018/2594.
TBA13	5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	160		160			40	40	40	40											Site forms part of Hemel Garden Communities.
HA3	5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	39		39						19	20										Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA3 for minimum of 14 dwellings.
TBA153	5/2018/1877 5/2016/3805	103-105 St Peters Street, St Albans	13		13			13														
TBA116	5/2019/3061 5/2017/0014	52 Victoria Street, St Albans	5		5			5														Permission 5/2019/3061 supersedes permission 5/2017/0014.
TBA154	5/2017/2099	115 London Road, St Albans	6		6			6														



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	Narrative
TBA131	5/2019/1062 5/2017/3593	98 Harper Lane, Shenley	9	-1	8		-1		9													Permission 5/2019/1062 supersedes permission 5/2017/3593.
TBA89	5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107		107			36	36	35												
TBA156	5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	4		-1		5													
TBA158	5/2018/2611	Stakers Court, Milton Road, Harpenden	8		8			8														
TBA160	5/2018/0644	1 Mount Pleasant, St Albans	6	-1	5		-1		6													
TBA70	5/2017/1149	Ziggurat House (Car Park), Grosvenor Road, St Albans	74		74		37	37														Permission allowed on appeal.
TBA221	5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	5		5			5														
TBA163	5/2018/1560	1a Catherine Street, St Albans	6		6			6														
TBA164	5/2018/1867	York House, Guildford Road, St Albans	8		8			8														
TBA165	5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	5		5			5														
TBA166	5/2019/3008 5/2018/3402	Land rear of 238a London Road, St Albans	6		6			6														Permission 5/2019/3008 supersedes permission 5/2018/3402.
TBA167	5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5		5			5														
RW2	5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28		28			10	9	9												Allocated for housing in District Local Plan Review 1994, Saved Policy 5 (Site Reference RW.2)



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	Narrative
TBA169	5/2018/3132	Mereden Court, Tavistock Avenue, St Albans	18	-28	-10			-28		18												
HA2	5/2019/1845 5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	24		24			8	8	8												Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA2 for minimum of 23 dwellings; 100% affordable housing.
TBA199	5/2019/2322	Nicholas House, Cairns Close, St Albans	8		8				8													
TBA16	5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7		7				7													
TBA200	5/2019/2525	First Floor And Second Floor, The Mansion, 1 St Peters Street, St Albans	6		6				6													
TBA201	5/2019/2748	223 Hatfield Road, St Albans	6		6				6													
TBA202	5/2018/0949	152 London Road, St Albans	5		5				5													
TBA203	5/2019/1701	29-31 Beech Road, St Albans	5	-2	3		-2		5													
TBA204	5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5		5				5													
TBA205	5/2019/3252 5/2019/1973	Cromwell Piggeries, Marshalls Heath Lane, Wheathampstead	5		5				5													Permission 5/2019/3252 supersedes permission 5/2019/1973.
TBA83	5/2019/0955 5/2015/0644 5/2015/3428 5/2017/0634	Radio Nurseries & 54 Oaklands Lane, Smallford, St Albans	28	-10	18		-10		10	9	9											
TBA206	5/2019/1284	The Golden Lion PH, 111 High	11		11				11													



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	Narrative
		Street, London Colney																				
TBA207	5/2018/2725	Land At Tullochside Farm, Hemel Hempstead Road, Redbourn	10		10		10															Permission allowed on appeal
TBA208	5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	5	-2	3		-2		5													
SS1	5/2018/0214	Land Adjacent 21 Hunters Ride, Bricket Wood	1		1	1																
SS6	5/2018/0025	15 Tennyson Road, Chiswell Green	1		1	1																
SS15	5/2017/1925	3 Farm Avenue, Harpenden	1		1	1																
SS19	5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	1		1	1																
SS30	5/2019/0936 5/2018/2337	Land Rear Of 53 And 55 How Wood, Park Street	1		1	1																
SS32	5/2016/2999	Land adj 139 Kings Road, London Colney	2		2	2																
SS33	5/2018/0939	Land R/O 165-169 High Street & Accessed Via Willoughby Court, London Colney	1		1	1																
SS36	5/2015/0329	8 Wilkins Green Terrace, Wilkins Green Lane, Smallford	1		1	1																
SS39	5/2015/3054	53 Sadleir Road, St Albans	1		1	1																
SS42	5/2016/3191	Land Adjacent To 52 Vesta	2		2	2																



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	Narrative
		Avenue, St Albans																				
SS50	5/2018/2485	Adj 26 Gladeside, St Albans	1		1	1																
SS86	5/2019/1047	Land R/O 38 & 40 Tassell Hall, Redbourn	2		2	2																
SS87	5/2015/1841	Searches Farm, Searches Lane, Bedmond	2		2	2																
SS88	5/2018/2356	R/O 10 Jordans Way, Bricket Wood	1		1	1																
SS89	5/2018/1357	Land adj 25 Laburnum Grove, Chiswell Green	1		1	1																
SS90	5/2017/0855	33 Stewart Road, Harpenden	1		1	1																
SS91	5/2017/2243	60 Grove Road, Harpenden	1		1	1																
SS92	5/2019/2433	38 Tassell Hall, Redbourn	1		1	1																
SS94	5/2019/2006 5/2016/3480	17 Maxwell Road, St Albans	1		1	1																
SS104	5/2019/2749	71 Townsend Lane, Harpenden	2	-1	0	-1	2															
SS105	5/2018/2254	51 Marshalswick Lane, St Albans	2		2	2																
SS106	5/2020/0056	Land Rear Of 85-91 Mayflower Road, Park Street	2		2	2																
SS107	5/2018/1566	68 Oakwood Road, Bricket Wood	1		1	1																
SS108	5/2017/2929	Land adj 4 Highfield Road, Sandridge, St Albans	1		1	1																
SS109	5/2017/0072	Land Adj To 90 Sandridge Road, St Albans	1		1	1																



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	Narrative
SS110	5/2019/1704	Building 1 Lamer Park Farm, Lamer Lane, Wheathampstead	1		1	1																
SS111	5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1		1	1																
C1	5/2016/0789	Target House, 257-263 High Street, London Colney	1		1	1																
C9	5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney	4		4	4																
C13	5/2017/2602	132 & 132A Kings Road, London Colney	4		4	4																
C14	5/2018/0581	Land Rear Of 61 Catherine Street, Etna Road, St Albans	1		1	1																
C18	5/2018/1498	79 Hatfield Road, St Albans	4		4	4																
C19	5/2018/3058	23 Sandridge Road, St Albans	1		1	1																
C23	5/2019/0174 5/2017/2018	Barn At Shafford Farm, Redbourn Road, St Albans	1		1	1																
C25	5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	3	-2	1	-2		3														
C38	5/2016/2937	1, 2, 3 & 3A Leyton Green, Harpenden	4	-1	3	-1		4														
C39	5/2018/1939 5/2018/2579	Marford Farm, Sheepcote Lane, Wheathampstead	4		4	4																Permission 5/2018/1939 supersedes permission 5/2018/2579. Permission 5/2018/1939 allowed on appeal.



Site Reference Number	Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed	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	Narrative	
C40	5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3		3	3																	
C41	5/2017/3069	135 - 137 Hatfield Road, St Albans	2		2	2																	
C42	5/2018/1788	58-62 Holywell Hill, St Albans	2		2	2																	
C43	5/2017/3661	3a Albion Road, St Albans	1		1	1																	
C44	5/2018/2487	41 Hatfield Road, St Albans	1		1	1																	
C45	5/2019/0107	Martins Court, Swallow Lane, St Albans	1		1	1																	
C46	5/2019/2295	23 Sandridge Road, St Albans	1		1	1																	
C47	5/2019/1548 5/2017/1211	Barn To North Of Manor Road, Wheathampstead	1		1	1																	
C48	5/2017/0001	9 Market Place, St Albans	1		1	1																	
C49	5/2018/1257	101 Old Watford Road, Bricket Wood	3	-1	2		-1		3														
C50	5/2017/0312	Stairways, 19 Douglas Road, Harpenden	3		3	3																	
C51	5/2017/1134	Clayton House, 5-7 Vaughan Road, Harpenden	3		3	3																	
C52	5/2017/3622	1 Marlborough Park, Southdown Road, Harpenden	4		4		4																
C53	5/2017/3198	5 Shenley Lane, London Colney	3	-1	2	-1		3															
C54	5/2017/0470	10 Branch Road, Park Street	2	-1	1	-1	2																
C55	5/2017/2607	Redbourn Post Office, 73 High Street, Redbourn	1	-1	0	-1	1																



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C56	5/2019/3064	117 Hatfield Road, St Albans	3		3			3															
C57	5/2017/0704	Alban House, 12 Parkway, Porters Wood, St Albans	4		4	4																	
C58	5/2017/0938	20a Holywell Hill, St Albans	2	-1	1	-1	2																
C59	5/2017/1904	27 Becketts Avenue, St Albans	2	-1	1	-1	2																
C60	5/2017/1957	6 The Willows, St Albans	2	-1	1	-1	2																
C61	5/2017/1999	38 Becketts Avenue, St Albans	2	-1	1	-1	2																
C62	5/2017/2385	Lemsford House, 14 Parkway, Porters Wood, St Albans	4		4	4																	
C63	5/2020/0193 5/2017/2893	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4		4			4															Permission 5/2020/0193 supersedes permission 5/2017/2893.
C64	5/2017/3287	113 London Road, St Albans	4		4		4																
C65	5/2017/3382	38 Abbots Avenue West, St Albans	1		1		1																
C66	5/2018/0124	68 Lattimore Road, St Albans	1	-1	0		-1	1															
C67	5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	-2	0		-2	2															
C68	5/2018/0256	2 Canberra House, London Road, St Albans	2		2		2																
C69	5/2018/0589	Fern Cottage, 116 Old London Road, St Albans	1		1		1																
C70	5/2018/0590	28 Royston Road, St Albans	2	-1	1		-1	2															
C71	5/2018/1355	31 Catherine Street, St Albans	1		1		1																



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C72	5/2019/0165	111-113 St Peters Street, St Albans	1		1		1															
C73	5/2018/1842	175 Hatfield Road, St Albans	2	-1	1		-1	2														
C74	5/2019/0717 5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	-1	3		-1		4													Permission 5/2019/0717 supersedes permission 5/2018/2016
C75	5/2017/3601	65 The Hill, Wheathampstead	1		1		1															
C76	5/2019/1939 5/2016/2362	The Fruit Store, Gorhambury, St Albans	1		1		1															
C77	5/2016/3817	Holm Oaks, North Orbital Road, St Albans	1	-1	0		-1	1														
C78	5/2017/1076	Chalkdell Farm, Coleman Green Lane, Wheathampstead	3		3		3															
C79	5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1		1		1															
C80	5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1		1		1															
C81	5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2		2		2															
C82	5/2018/1881	4 High Elms, Harpenden	2	-1	1		-1	2														
C83	5/2019/2258 5/2018/2344	The Wood Store, Norrington End, Redding Lane, Redbourn	1		1		1															
C84	5/2019/0034	Barns And Stables At Sleepshyde Farm, Sleepshyde, Smallford	1		1		1															



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C85	5/2019/0767	24-26 Holywell Hill, St Albans	3		3		3															
C86	5/2019/0971	2 Upper Lattimore Road, St Albans	3	-1	2		-1		3													
C87	5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	2		-1		3													
C88	5/2019/1426	Lady Bray Farm, Kennel Lane, Kinsbourne Green	3		3		3															
C89	5/2019/0195	26 & 26a Station Road, Harpenden	2	-1	1		-1	2														
C90	5/2019/2076	21 The Pleasance, Harpenden	2	-1	1		-1	2														
C91	5/2019/0475	2 Harvey Road, London Colney	2	-1	1		-1	2														
C92	5/2019/1649 5/2017/1042	Workshop r/o 133 Hatfield Road, St Albans	2		2			2														Permission 5/2019/1649 supersedes permission 5/2017/1042
C93	5/2018/2266	Grimsdyke Lodge, Hatfield Road, St Albans	2		2			2														
C94	5/2019/0249	227 Hatfield Road, St Albans	2		2			2														
C95	5/2019/3138	99a Hatfield Road, St Albans	2		2			2														
C96	5/2018/1520	21 & 21a George Street and 25 Bowes Lyon Mews, St Albans	1		1			1														
C97	5/2018/2391	25 Verulam Road, St Albans	1		1			1														
C98	5/2019/2372 5/2019/1211	3 Waxhouse Gate, High Street, St Albans	2		2			2														
C99	5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1		1			1														

