

Housing Land Supply Windfall and Capacity Evidence Paper - Housing Trajectory Addendum

St Albans City and District Council – November 2024

This addendum provides supplementary information related to the Council’s Housing Land Supply, Windfall and Housing Capacity Evidence Paper, previously published in September 2024. This addendum sets out the estimated annual build out rates of individual housing site allocations included in the housing trajectory in Part A of the Local Plan, as well as Part B of the Local Plan. Tables with data for each of the seven housing site allocation categories and the overall totals are provided below.

Hemel Garden Communities

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
H1	North Hemel Hempstead	1,125							50	75	100	100	100	100	100	125	125	125	125
H2	East Hemel Hempstead (North)	1,235						50	50	100	115	115	115	115	115	115	115	115	115
H4	East Hemel Hempstead (South)	1,940						50	75	75	100	125	150	150	225	250	260	255	225
Hemel Garden Communities - Total		4,300	0	0	0	0	0	100	175	250	315	340	365	365	440	490	500	495	465

Broad Locations (250+ Homes)

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
B1	North St Albans	947								95	95	95	95	95	95	95	95	95	92
B2	North East Harpenden	738								75	75	75	75	75	75	75	75	75	63
B3	West Redbourn	544								70	70	70	70	70	70	70	54		
B4	East St Albans	472									55	55	55	55	55	55	55	55	32
B5	Glinwell, Hatfield Road, St Albans	485									55	55	55	55	55	55	55	55	45
B6	West of London Colney	324									50	50	50	50	50	50	24		
B7	North West Harpenden	293									50	50	50	50	50	43			
B8	Harper Lane, north of Radlett	274									50	50	50	50	50	24			
Broad Locations (250+ Homes) - Total		4,077	0	0	0	0	0	0	0	240	500	500	500	500	500	467	358	280	232

Large Sites (100-249 Homes)

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
L1	Burston Nurseries, North Orbital Road, St Albans	180									50	50	50	30					
L2	West of Watling Street, Park Street	104									50	50	4						
L3	East and West of Miriam Lane, Chiswell Green	101									50	50	1						
Large Sites (100-249 Homes) - Total		385	0	0	0	0	0	0	0	0	150	150	55	30	0	0	0	0	0

Medium and Small Sites (5-99 Homes)

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
M2	Hill Dyke Road, Wheathampstead	85							20	20	20	20	5						
M3	Bedmond Lane, St Albans	70							20	20	20	10							
M4	North of Oakwood Road, Bricket Wood	74							20	20	20	14							
M6	South of Harpenden Lane, Redbourn	68							20	20	20	8							
M7	Townsend Lane, Harpenden	65							20	20	20	5							
M8	Verulam Golf Club, St Albans	65							20	20	20	5							
M9	Amwell Top Field, Wheathampstead	60							20	20	20								
M10	Tippendell Lane and Orchard Drive, How Wood	51							20	20	11								
M13	North of Boissy Close, Colney Heath	49						15	15	15	4								
M15	Bucknalls Drive, Bricket Wood	44						15	15	14									
M16	Falconers Field, Harpenden	39						15	15	9									

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
M17	North of Wheathampstead Road, Harpenden	38						15	15	8									
M18	North East of Austen Way, St Albans	37						15	15	7									
M19	Piggottshill Lane, Harpenden	29						15	14										
M20	Lower Luton Road, Harpenden	25						15	10										
M21	Rothamsted Lodge, Hatching Green, Harpenden	20						15	5										
M22	Wood End, Hatching Green, Harpenden	15						15											
M23	Ashdale, Lye Lane, Bricket Wood	9						9											
M25	Baulk Close, Harpenden	8						8											
Medium and Small Sites (5-99 Homes) - Total		851	0	0	0	0	0	152	264	213	155	62	5	0	0	0	0	0	0

Green Belt - Previously Developed Land

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
P1	Smallford Works, Smallford Lane, Colney Heath	58							20	20	18								
P2	Land at North Orbital Road, St Albans	64							20	20	20	4							
P3	Friends Meeting House, Blackwater Lane, near Hemel Hempstead	15						15											
Green Belt - Previously Developed Land - Total		137	0	0	0	0	0	15	40	40	38	4	0	0	0	0	0	0	0

Sites Within Urban Settlements (HELAA)

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
U2	Land South West of London Colney Allotments, London Colney	28						15	13										
U3	Former Bricket Wood United Reformed Church, Bricket Wood	10						10											
U4	Greenwood United Reformed Church, Chiswell Green	5						5											
Sites Within Urban Settlements (HELAA) - Total		43	0	0	0	0	0	30	13	0	0	0	0	0	0	0	0	0	0

Sites Within Urban Settlements (UCS)

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
UC1	Sainsbury's Supermarket, Everard Close, St Albans	92								20	20	20	20	12					
UC2	Civic Close Car Park, Bricket Road, St Albans	57								20	20	17							
UC3	London Road Car Park, London Road, St Albans	36							15	15	6								
UC4	Car Park to rear of 32-34 Upper Marlborough Road, St Albans	16							15	1									
UC5	18-20 Catherine Street, St Albans	33							15	15	3								
UC6	13-19 Sutton Road and 5-11a Pickford Road, St Albans	29							15	14									
UC7	5 Spencer Street, St Albans	27							15	12									
UC8	Public Hall, 6 Southdown Road, Harpenden	24							15	9									
UC9	Keyfield Terrace Car Park, Keyfield Terrace, St Albans	10							10										
UC10	Garage Block rear of 109-179 Hughenden Road, St Albans	24							15	9									
UC11	50 Victoria Street, St Albans	6						6											
UC12	Garage Block Between Hughenden Road and The Ridgeway, St Albans	20							15	5									
UC14	Car Park to rear of 3 Church Green, Harpenden	19							15	4									
UC15	Bowers Way East Car Park, Bowers Way, Harpenden	31							15	15	1								
UC16	Garage Block west of Thirlestane, St Albans	16							15	1									
UC17	Garage Block off Cotlandswick, London Colney	5						5											

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
UC18	Garage block to front of 94-142 Riverside Road, Riverside Road, St Albans	13							13										
UC19	50-54 Lemsford Road, St Albans	43							15	15	13								
UC20	104 High Street, London Colney	21							15	6									
UC21	Garages off Chapel Close, St Albans	11							11										
UC22	Car Park to rear of 77-101 Hatfield Road, Hatfield Road, St Albans	9						9											
UC23	Garage Site adj. Verulam House, Verulam Road, St Albans	9						9											
UC24	Garages Rear of Hill End Lane (North), St Albans	8						8											
UC25	318 Watford Road, Chiswell Green	10							10										
UC26	Garage Block to Malvern Close, St Albans	9						9											
UC27	Berkeley House, Barnet Road, London Colney	8						8											
UC28	New Greens Residents Association, 2 High Oaks, St Albans	10							10										
UC29	Garage Block off Noke Shot, Harpenden	8						8											
UC30	Garages Between Abbots Avenue West and Abbey Line, St Albans	5						5											
UC31	Garages rear of Tudor Road, St Albans	9						9											
UC32	Garages off Creighton Avenue, St Albans	5						5											
UC33	Land Rear of 53 Snatchup, Redbourn	5						5											
UC34	Garages Rear of Hill End Lane (South), St Albans	7						7											

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
UC35	Market Depot, Drovers Way, St Albans	11							11										
UC36	Garages off Park Street Lane, Park Street	5						5											
UC40	Land Rear of New House Park Shops, St Albans	6						6											
UC41	Garages at Grindcobbe, St Albans	6						6											
UC42	Garages off Thirlemere Drive, St Albans	7						7											
UC43	Garage block to west of 32-46 Riverside Road, St Albans	5						5											
UC44	Garage Block off Milford Hill, Harpenden	5						5											
UC45	Garages off Watling View (West), St Albans	5						5											
UC46	Garage Blocks adj. to 76 Oakley Road and 151 Grove Road, Harpenden	6						6											
UC47	Crabtree Fields / Land at Waldegrave Park, Harpenden	5						5											
UC48	Car Park adj. to 42-46 Adelaide Street, St Albans	5						5											
UC49	Garage Block rear of 18-30 Furse Avenue, St Albans	5						5											
UC50	Southview Car Park, Lower Luton Road, Harpenden	5						5											
UC51	Garage Block to south of Abbots Park, St Albans	5						5											
UC52	Garage Block off Tallents Crescent, Harpenden	5						5											
UC53	Motor Repair Garage, Paynes Yard, Park Street Lane, Park Street	11							11										

Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
UC54	Harpenden Railway Station Car Park East, Harpenden	94								20	20	20	20	14					
UC55	44-52 Lattimore Road, St Albans	17							15	2									
UC56	Garages R/O Portman House, Therfield Road, St Albans	6						6											
UC57	Telford Court, Alma Road, St Albans	6						6											
UC58	Cotlandswick Garages B, Cotlandswick, London Colney	5						5											
Sites Within Urban Settlements (UCS) - Total		860	0	0	0	0	0	185	286	183	83	57	40	26	0	0	0	0	0

Part B – Local Plan Site Allocations (Total)

Category	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total (2024/25 - 2040/41)
Hemel Garden Communities						100	175	250	315	340	365	365	440	490	500	495	465	4,300
Broad Locations (250+ Homes)								240	500	500	500	500	500	467	358	280	232	4,077
Large Sites (100-249 Homes)									150	150	55	30						385
Medium and Small Sites (5-99 Homes)						152	264	213	155	62	5							851
Green Belt - Previously Developed Land						15	40	40	38	4								137
Sites Within Urban Settlements (HELAA)						30	13											43
Sites Within Urban Settlements (UCS)						185	286	183	83	57	40	26						860
Part B – Local Plan Site Allocations (Total)	0	0	0	0	0	482	778	926	1,241	1,113	965	921	940	957	858	775	697	10,653