



# **St Albans City and District Town Centres Boundaries Study**

**Local Plan Technical Report**

**December 2023**

# Executive Summary

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This technical report presents the St Albans City and District Town Centres Boundaries Study 2023. It is an evidence base document, which has been prepared to inform the emerging new draft Local Plan for St Albans City and District Council. The report informs some of the Council's emerging new draft Local Plan policies for retail and town centre uses and development. This study fulfils national planning policy requirements to define town centres and primary shopping areas. First, it reviews existing designated town centre frontages and boundaries in St Albans District. Second, the report recommends the proposed boundaries of designated town centres for the emerging new draft Local Plan, including: St Albans City Centre, Harpenden Town Centre, 7 district centres and 23 local centres. This study also reviews and recommends the proposed boundaries of the following designations for the Council's emerging new draft Local Plan: 2 primary shopping areas, 3 out of centre retail parks and 3 protected employment (office) areas. Overall, the proposed boundaries of town centre and retail designations in this study are recommended to be defined in the emerging new draft Local Plan policies map.

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## List of Abbreviations and Acronyms

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<b>CAF:</b>	Class 'A' Frontage
<b>DLPR:</b>	District Local Plan Review
<b>DLUHC:</b>	Department for Levelling Up, Housing and Communities
<b>MHCLG:</b>	Ministry of Housing, Communities and Local Government
<b>NPPF:</b>	National Planning Policy Framework
<b>PPG:</b>	Planning Practice Guidance
<b>PSF:</b>	Primary Shopping Frontage
<b>SADC:</b>	St Albans City and District Council
<b>SSF:</b>	Secondary Shopping Frontage

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# 1. Introduction

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- 1.1 This technical report presents the St Albans City and District Town Centres Boundaries Study 2023. The study is an evidence base document, which has been prepared to inform the emerging new draft Local Plan<sup>1</sup> for the Local Planning Authority, St Albans City and District Council (SADC). Specifically, this report will inform some of the emerging new draft Local Plan policies related to retail and town centre uses and development. The main purpose of this study is to fulfil the requirements of national planning policy concerning the definition of town centres and primary shopping areas. This report reviews existing designated town centre frontages and boundaries in St Albans District, and recommends proposed boundaries for designated town centres, primary shopping areas, out of centre retail parks and protected employment (office) areas for the Council's emerging new draft Local Plan. These boundaries are recommended to be defined in the emerging new draft Local Plan policies map.
- 1.2 The structure of this report is as follows. To start, Section 2 reviews the relevant areas of national planning policy and guidance for this study. Next, the methodological approach of this report is set out in Section 3. Thereafter, Section 4 proposes the main recommendations of the Town Centres Boundaries Study 2023.

## 2. National Planning Policy and Guidance

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2.1 This section reviews national planning policy and guidance from the national government in England related to retail and town centres. Specifically, this study will meet national planning policy requirements for the definition of town centres and primary shopping areas, as set out in the National Planning Policy Framework<sup>2</sup> (NPPF) 2023.

2.2 The NPPF 2023 requires planning policies to define the extent of town centres and primary shopping areas, and for town centre boundaries to be kept under review. Paragraph 86 of the NPPF 2023 sets out that:

*86. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: ...*

*b) define the extent of town centres and primary shopping areas...*

[and that]

*d) ... town centre boundaries should be kept under review where necessary ...*

2.3 Annex 2 (Glossary) of the NPPF 2023 defines primary shopping areas and town centres in the following terms below:

***Primary shopping area:*** *Defined area where retail development is concentrated.*

***Town centre:*** *Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.*

2.4 Additional definitions of key terms from the NPPF 2023 Glossary and other sources are outlined in the Glossary of Terms at the end of this report.

2.5 The national government in England also published Planning Practice Guidance (PPG) for town centres and retail<sup>3</sup> in September 2020. In a similar vein to the NPPF 2023, PPG for town centres and retail (Paragraph: 001 Reference ID: 2b-001-20190722 and Paragraph: 002 Reference ID: 2b-002-20190722) states:

*For planning purposes, town centres as defined in the National Planning Policy Framework comprise a range of locations where main town centre uses are concentrated, including city and town centres, district and local centres (and so includes places that are often referred to as high streets)...*

*The key way to set out a vision and strategy for town centres is through the development plan and (if needed) supplementary planning documents. Planning policies are expected to define the extent of primary shopping areas...*

2.6 The following section discusses the methodology of this study.

## 3. Methodology

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3.1 Section 3 of this report summarises the methodology applied to undertake research for the Town Centres Boundaries Study, and produce its main recommendations. The study reviews existing designated town centre frontages and boundaries (where defined) in St Albans District, with reference to the Development Plan for the District as of December 2023. At the time of writing, the statutory Development Plan for St Albans District<sup>4</sup> comprised the following relevant Development Plan Documents:

- Saved policies of the City and District of St Albans District Local Plan Review 1994 (adopted November 1994; saved September 2007)<sup>5</sup>
- Harpenden Neighbourhood Plan 2018-2033 (made February 2019)<sup>6</sup>
- Sandridge Neighbourhood Plan 2019-2036 (made July 2021)<sup>7</sup>
- St Stephen Parish Neighbourhood Plan 2019-2036 (made July 2022)<sup>8</sup>
- Redbourn Neighbourhood Plan 2020-38 (made July 2023)<sup>9</sup>
- Wheathampstead Neighbourhood Plan 2020-2035 (made July 2023)<sup>10</sup>

3.2 At the time of publication, most of the boundaries of existing designated town centres in St Albans District have previously not been defined, as the District Local Plan Review (DLPR) was adopted in 1994 (with some policies ‘saved’ in 2007). Therefore, the boundaries of each town centre were assessed by using existing Primary Shopping Frontages (PSFs), Secondary Shopping Frontages (SSFs), Class ‘A’ Frontages (CAFs) and Local Centre Frontages from saved Policies 52 to 55 of the DLPR 1994 as a baseline. Updated defined town centre boundaries in recently made Neighbourhood Plans (where available) were also reviewed. Extracts of maps illustrating existing designated town centre frontages and boundaries in the District are set out in Appendix 1.

3.3 Council officers undertook site visits in August-September 2022 and March-April 2023 to survey the uses within and surrounding the edge of existing town centre frontages (or boundaries where relevant), retail parks and employment (office) areas. Results from these surveys and desktop assessments enabled officers to consider if any changes to proposed area designation boundaries were required to reflect new development, or make the boundaries more coherent. In addition, the planning uses of each unit were recorded at ground floor level within

each recommended town centre, retail park and employment (office) area.

- 3.4 The proposed boundaries of recommended designation areas were updated if any non-main town centre uses at ground floor level (e.g. residential) were recorded, or if there were main town centre uses at ground floor level adjacent to existing designated frontages or boundaries. Officer area assessments produced a summary, description and recommended boundary map of each designated town centre, primary shopping area, retail park and employment (office) area in St Albans District. These assessments formed the basis of recommendations for the boundaries of retail and town centre area designations in the Council's emerging new draft Local Plan and policies map.
- 3.5 Each town centre recommended for designation in the emerging new draft Local Plan hierarchy of centres accords with the definition of town centres set out in the NPPF 2023. Moreover, definitions for the individual town centre designations of city centre, town centre, district centre and local centre are described in the Glossary of Terms at the end of this report. It should be noted that several existing designated local centres from saved Policy 55 (Local Shopping Facilities) of the DLPR 1994 are not recommended for designation in the emerging new draft Local Plan hierarchy of centres, for the following reasons. Surveys and desktop assessments of the centre indicate that it only contains non-main town centre uses; or the centre comprises a grouping of less than three individual (or equivalent gross floorspace) main town centre uses units.
- 3.6 Each primary shopping area recommended for designation in the emerging new draft Local Plan follows the definition of primary shopping area set out in the NPPF 2023. St Albans City Centre and Harpenden Town Centre each have a designated primary shopping area, as they are the District's largest and most strategically important town centres, given the size, diversity and function of retail uses in both locations. The recommended boundaries of primary shopping areas were formed using existing designated PSFs from saved Policies 52 (Shopping Development in St Albans City Centre) and 53 (Shopping Development in Harpenden Town Centre) of the DLPR 1994 as a baseline. Additional units from some existing designated DLPR 1994 SSFs and CAFs adjacent to existing PSFs were included in the recommended primary shopping area boundaries if they contained a high proportion of retail uses. Some units from existing designated DLPR 1994 PSFs were excluded from the recommended primary shopping area boundaries if they contained non-main town centre uses.



- 3.7 Each out of centre retail park recommended for designation in the emerging new draft Local Plan meets the definition of out of centre set out in the NPPF 2023. They also accord with the definitions of retail park and retail warehouses in the Glossary of Terms at the end of this report. The saved Policies of the DLPR 1994 do not define boundaries for out of centre retail parks in St Albans District. Consequently, new recommended boundaries for designated out of centre retail parks in the District are defined in this study. The recommended boundaries of retail parks were established in three existing urban out of centre locations at Griffiths Way and Hatfield Road in St Albans, along with Barnet Road in London Colney. Specifically, the out of centre retail parks comprised groupings of at least five or more retail units or retail warehouses, as well as other main town centre uses units.
- 3.8 Each protected employment (office) area recommended for designation in the emerging new draft Local Plan conforms with the definition of edge of centre office development set out in the NPPF 2023. For the purposes of this study, protected employment (office) areas are defined as edge of centre locations where a high proportion of office uses are concentrated. The saved Policies of the DLPR 1994 do not define boundaries for protected employment (office) areas in St Albans District. Nevertheless, Article 4 direction areas withdrawing national permitted development rights for changes of use from offices to residential were previously in effect in three employment (office) areas in the District<sup>11</sup>. These were St Albans City Core, St Albans City Station and St Albans Abbey Station.
- 3.9 The recommended boundaries of designated employment (office) areas were developed using the boundaries of previous Article 4 directions areas as a baseline. Maps illustrating the boundaries of these areas are set out in Appendix 2. Additional units in office use adjacent to previous Article 4 directions areas were included in the recommended protected employment (office) area boundaries if they contained a high proportion of office uses. Some of the units within previous Article 4 directions areas were excluded from the recommended protected employment (office) area boundaries if they contained non-office or residential uses.
- 3.10 The central recommendations of this study are proposed in the next section of this report.

## 4. Recommendations

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4.0.1 This section sets out the main recommendations of the Town Centres Boundaries Study. Section 4 is structured as follows. First, subsection 4.1 outlines the recommended boundaries of designated town centres (including the city centre, town centre, district centres and local centres) and primary shopping areas in the District. Second, subsection 4.2 proposes the recommended boundaries for designated out of centre retail parks in the District. Third, subsection 4.3 sets out the recommended boundaries of protected employment (office) areas in the District.

### 4.1 Recommended Town Centres Boundaries

4.1.1 This subsection proposes the recommended boundaries of designated town centres in St Albans District for the Council's emerging new draft Local Plan. The recommended town centre boundaries are categorised in accordance with the proposed emerging new draft Local Plan town centre hierarchy. To begin, the recommended boundaries for the city centre and town centre designations are put forward in subsections 4.1.1 and 4.1.2. Following this, subsections 4.1.3 and 4.1.4 set out the recommended boundaries of designated district centres and local centres. To end, non-recommended former local centres from the saved Policy 55 of the DLPR 1994 are summarised in subsection 4.1.5, and the recommended boundaries of designated primary shopping areas are outlined in subsection 4.1.6.

4.1.2 Table 1 below sets out the recommended designations of individual town centres in the defined hierarchy of town centres in the Council's emerging new draft Local Plan. The recommended town centre designations comprise 1 city centre, 1 town centre, 7 district centres and 23 local centres.

**Table 1: Recommended new draft Local Plan town centre designations**

<b>Existing designation (DLPR 1994)</b>	<b>Recommended designation (new draft Local Plan)</b>	<b>Centre</b>
<i>Minor sub-regional centre</i>	<i>City centre</i>	St Albans City Centre
<i>Minor district centre</i>	<i>Town centre</i>	Harpenden Town Centre
<i>Neighbourhood centres</i>	<i>District centres</i>	Southdown, Harpenden
		Redbourn
		Wheathampstead
		Fleetville, St Albans
		Verulam Estate, St Albans
		The Quadrant, Marshalswick, St Albans
<i>Local centres</i>	<i>Local centres</i>	London Colney
		8-26 High Oaks, St Albans
		35-41A Abbey Avenue, St Albans
		23-39A Vesta Avenue & 1 Watling View, St Albans
		30-38 Abbots Avenue West, St Albans
		1-10 St Brelades Place, St Albans
		2-36 Beech Road, St Albans
		15-23 Central Drive, St Albans
		38-54 New House Park, St Albans
		399-417 Hatfield Road, St Albans
		153 & 191-207 Cell Barnes Lane, St Albans
		1 Claughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, St Albans
		385-397 Luton Road, Harpenden
		95-105 Luton Road, Harpenden
		50-54 Westfield Road, Harpenden
		138-146 Lower Luton Road, Harpenden
		103-107 Station Road, Harpenden
		81A-97 Old Watford Road, Bricket Wood
		95-127 Oakwood Road, Bricket Wood
		19-27 Black Boy Wood, Bricket Wood
		2A Tippendell Lane; 301-305, 192-204, 210-212 & 216A Watford Road, Chiswell Green
2-30 How Wood, How Wood		
69-71 & 68-78 Park Street; 1-2 Park Street Lane, Park Street		
11-15A & 14-18 High Street, Colney Heath		
<i>New local centres within Broad Locations*</i>		

\*N.B. The boundaries of new local centres within Broad Locations are not defined in this study as they do not yet exist at the time of publication. The future development of these new local centres will be subject to the statutory plan-making and development management processes.

## **4.1.1 Recommended City Centre Boundary: St Albans City Centre**

4.1.1.1 A map of the recommended boundary for the designated city centre in St Albans District, St Albans City Centre, is illustrated in Figure 1 below.

### **Description**

4.1.1.2 St Albans City Centre is the largest and most strategically important town centre in the District. It has a healthy economy and distinctive offer including a wide range of independent outlets, chain stores, retail, financial services, cafes, restaurants and public houses. A notable feature is the large historic Charter Market on St Peters Street. Combined with the generally attractive historical townscape and good accessibility, St Albans City Centre draws in a wide range of people and is a shopping and leisure destination.

### **Updates to recommended centre boundary**

4.1.1.3 The recommended city centre boundary includes most of the existing designated PSFs, SSFs and CAFs in St Albans City Centre from saved Policy 52 of the DLPR 1994. Subsequent updates to the recommended city centre boundary are described below.

4.1.1.4 The centre boundary includes the following property addresses in addition to existing designated PSFs 1-12, SSFs 1-12 and CAFs 1-18 in St Albans City Centre from saved Policy 52 of the DLPR 1994:

- 1 French Row
- 14 George Street
- 2-4 Market Place
- 4-8 Spicer Street
- Town Hall, 93, 107, 16, 46-50, 56-60 & Waterend Barn St Peters Street
- Alban Arena Civic Close
- 2-4 Hatfield Road
- 62 Catherine Street
- 25-29 Holywell Hill
- 1 & 2 Keyfield Terrace
- 2-8, 16 & 42-58 Adelaide Street
- 1 Drovers Way
- 166 & 172 London Road

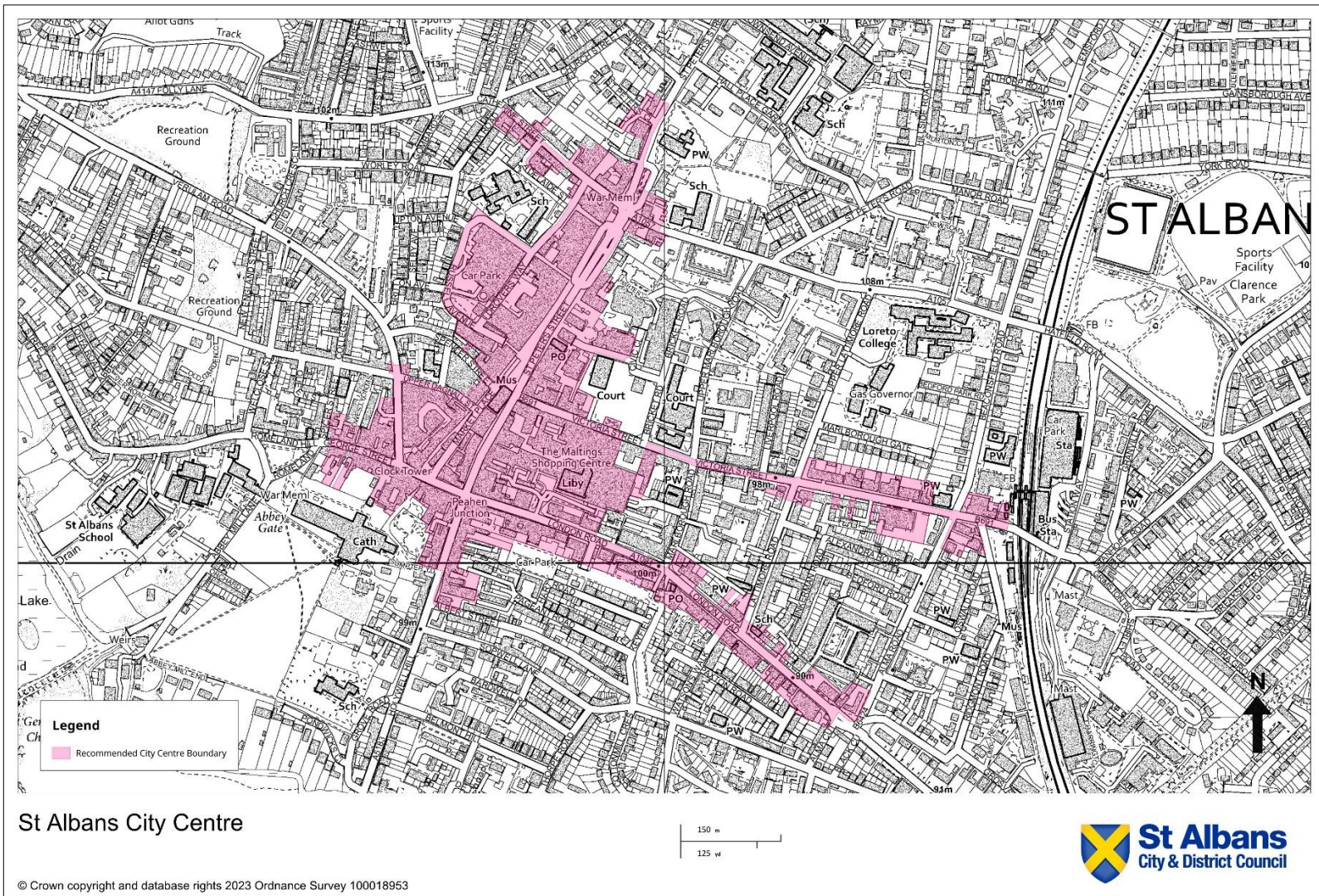
4.1.1.5 The centre boundary excludes the following property address from DLPR 1994 saved Policy 52, existing designated PSF 6 in St Albans City Centre:

- 10 George Street

4.1.1.6 The following properties at the addresses below are included within the recommended city centre boundary at St Albans City Centre:

- 3-37 & 2A-38 Chequer Street
- 2-23 Christopher Place
- 1-21 French Row
- 1-9, 11-14 & 18-28 George Street
- 4-8 Spicer Street
- 1-55 The Maltings
- 1-37 & 2-38 Market Place
- Town Hall, 1-55, 61-75, 79-85, 93-101A, 107-117, 2-10, 1-5 The Broadway, Forrester House, Waterend Barn, 14-30, 46-50 & 56-60 St Peters Street
- Alban Arena, Civic Close
- 1 & 2-14 Hatfield Road
- 2-16, 20 & 3-33 High Street
- 1-5, 13, 27-63, 10-12, 22-28 & 62 Catherine Street
- 13-23 Heritage Close
- 1-29 & 2A-34 Holywell Hill
- 1-7, 11-15C, 1-4 Canberra House, 37-45, 59, 63-71, 75, 83-89, 111-117, 4-60, 64-100, 104-144, 150-166 & 172 London Road
- 1-6 Francis Court & 68-70 Alma Road
- 1 & 2 Keyfield Terrace
- 2-8, 16 & 42-58 Adelaide Street
- 1 Drovers Way
- 4A-6 & 14 Spencer Street
- 1-13, 19, 1-8 The Colonnade & 26 Verulam Road
- 1 & 12-13 The Colonnade Upper Dagnall Street
- 1-7 Waddington Road
- 1, 7-21, 91-161, 2-18, 52, 80-84, 96, 102-102A, 118, 126-144 & The Horn PH Victoria Street
- 61-63 Lattimore Road
- 33A-37 Ridgmont Road

Figure 1: Map of recommended city centre boundary – St Albans City Centre



## **4.1.2 Recommended Town Centre Boundary: Harpenden Town Centre**

4.1.2.1 A map of the recommended boundary for the designated town centre in the District, Harpenden Town Centre, is illustrated in Figure 2 below.

### **Description**

4.1.2.2 Harpenden Town Centre is the second largest and second most strategically important town centre in the District. It has a good range of independent outlets, chain stores, retail, financial services, cafes, restaurants and public houses. The town centre includes areas of green space and is generally attractive, historic and high quality.

### **Updates to recommended centre boundary**

4.1.2.3 The recommended town centre boundary includes all of the existing designated PSFs, SSFs and CAFs in Harpenden Town Centre from saved Policy 53 of the DLPR 1994. It also includes some amendments to the town centre boundary for Harpenden Town Centre (Designated Retail Area 1) from Policy ER4 (Designated Retail Areas) and Figure 5.2 (Designated Retail Areas) of the made Harpenden Neighbourhood Plan 2018-2033. Subsequent updates to the recommended town centre boundary are described below.

4.1.2.4 The centre boundary includes the following property addresses in addition to existing designated PSFs 1-6, SSFs 1-5 and CAFs 1-3 in Harpenden Town Centre, from saved Policy 53 of the DLPR 1994:

- The Harpenden Arms PH High Street
- 16 Leyton Road
- 12-15 Leyton Green
- Ellerd House, The Village Surgery, Leyton Hall & Victoria Works Amenbury Lane
- 36-38 Station Road
- 2-6 & TW House Station Approach
- 4-7 Arden Grove
- 1D Victoria Road
- 5-15 & 6-10 Vaughan Road
- Davenport House, Bowers Way
- 1-3, Oddstones House & 2 Thompsons Close
- 1 & 22-23 The Forresters

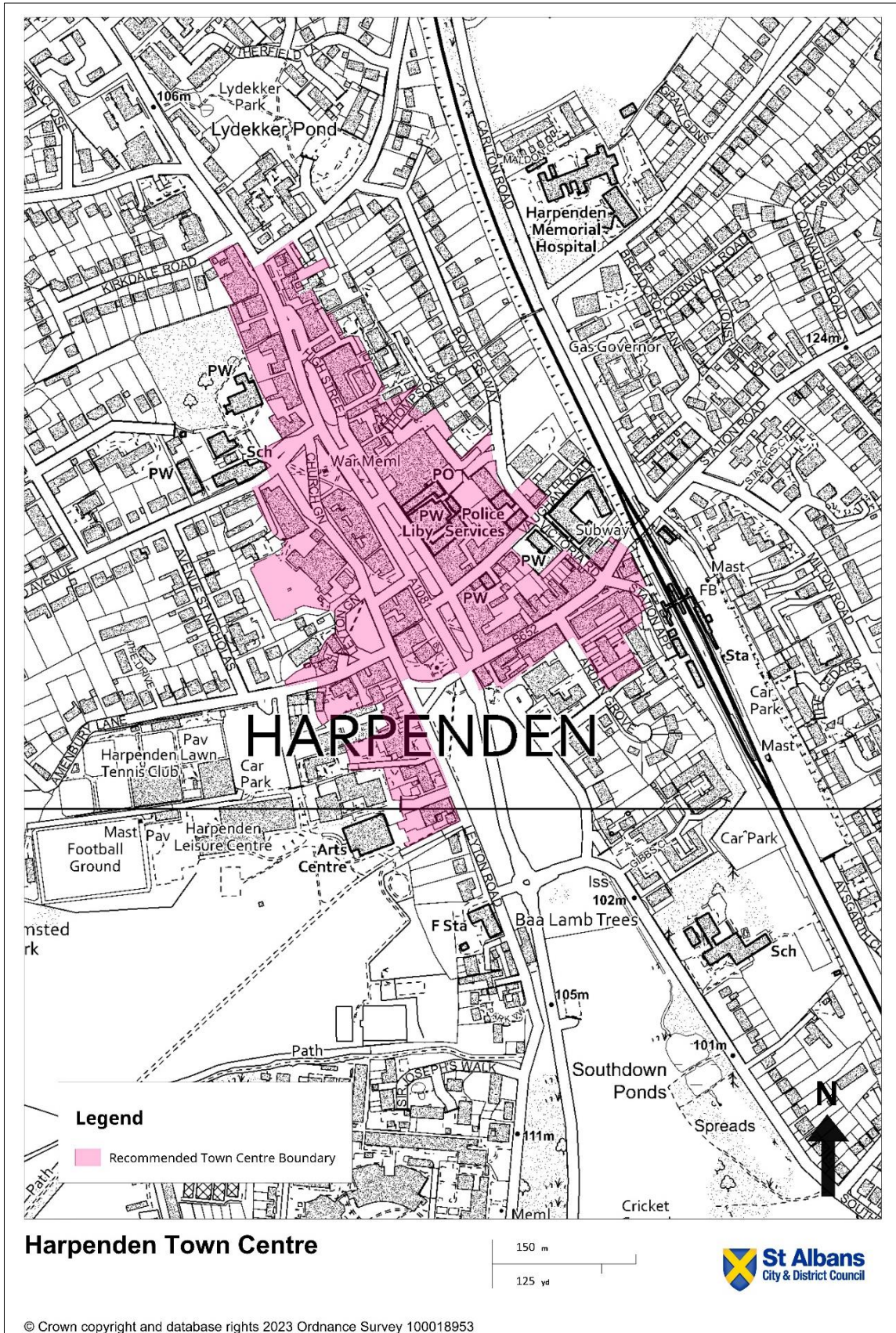
#### 4.1.2.5

The following properties at the addresses below are included within the recommended town centre boundary at Harpenden Town Centre:

- 1-3, 4-6 & 12-18 Church Green Row Church Green
- The Harpenden Arms PH, 1-27, Harpenden Methodist Church, 29-43, 1-15 Bowers Parade, 49-73, 2-24 & 28-104 High Street
- 1-3 & 7-9 The Leys (between High Street and Leyton Road)
- 1A-3, 9-11, 15, 20-24, 2A-10 & 14-16 Leyton Road
- 1-3 & 12-15 Leyton Green
- Ellerd House, The Village Surgery, Leyton Hall & Victoria Works Amenbury Lane
- 1-17A, 1-12 Harding Parade & 2-38 Station Road
- 2-6 & TW House Station Approach
- 4-7 Arden Grove
- 1D Victoria Road
- 1-15 & 2A-10 Vaughan Road
- Davenport House, Bowers Way
- 1-3, Oddstones House & 2 Thompsons Close
- 1 & 22-23 The Forresters



Figure 2: Map of recommended town centre boundary – Harpenden Town Centre



### 4.1.3 Recommended District Centres Boundaries

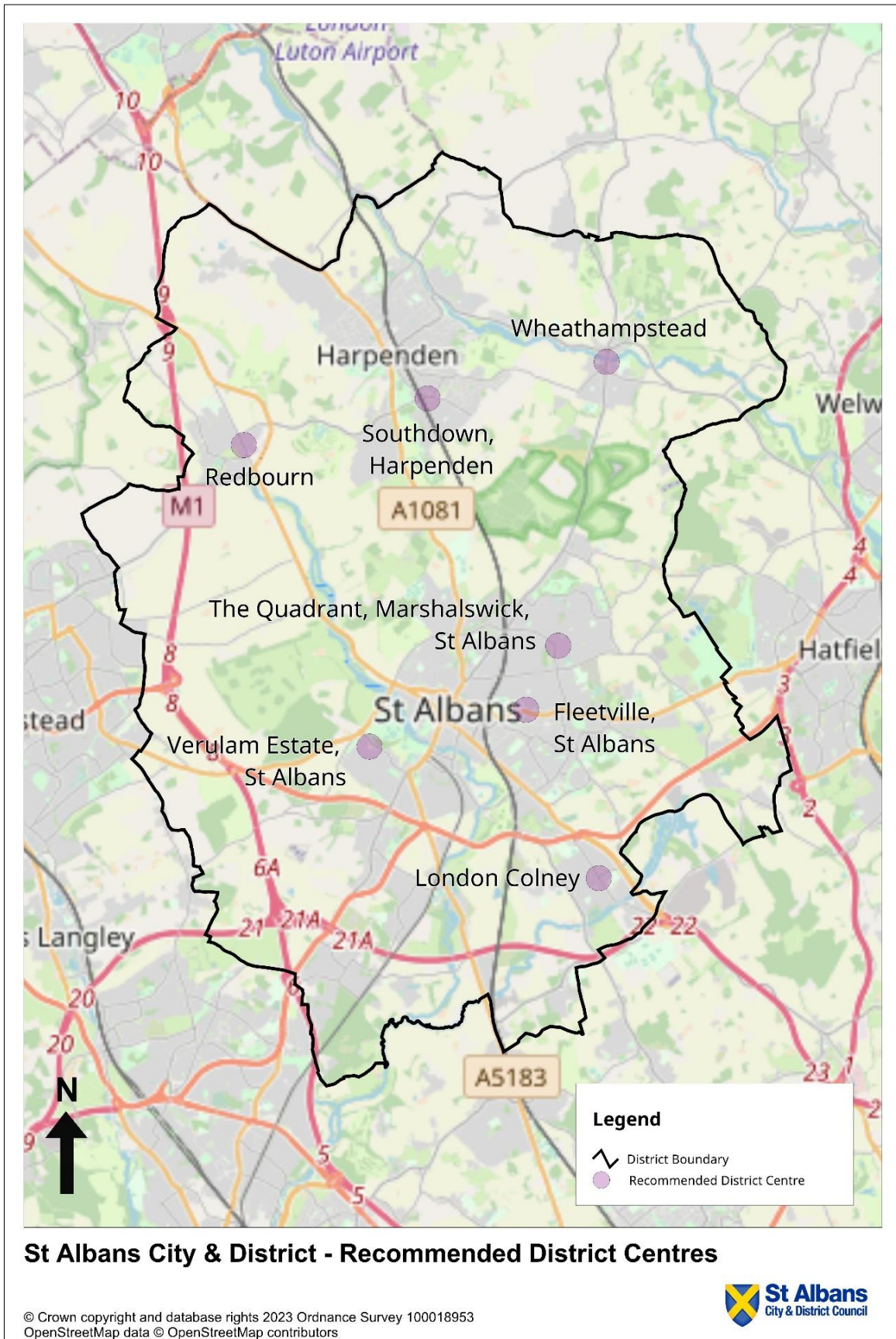
4.1.3.1 This subsection recommends the proposed boundaries of designated district centres in St Albans District. A total of 7 district centres in the District are recommended for designation in the emerging new draft Local Plan and summarised in Table 2 below:

**Table 2: Recommended district centres in St Albans District**

<b>Recommended district centre (new draft Local Plan)</b>
Southdown, Harpenden
Redbourn
Wheathampstead
Fleetville, St Albans
Verulam Estate, St Albans
The Quadrant, Marshalswick, St Albans
London Colney

4.1.3.2 A map of the 7 recommended district centres in St Albans District is illustrated in Figure 3 below.

Figure 3: Map of recommended district centres in St Albans District



### **4.1.3.1 Southdown, Harpenden**

4.1.3.1.1 A map of the recommended boundary for the designated district centre at Southdown, Harpenden is illustrated in Figure 4 below.

#### **Description**

4.1.3.1.2 Southdown, Harpenden is a significant district centre in St Albans District. It serves part of the urban area of Harpenden and comprises a variety of retail premises, including a convenience retail shop at Co-op. Southdown also has several other comparison and convenience retail premises, cafes, restaurants, hot food takeaways, financial services and public houses. The centre includes an area of green space and a high quality public realm.

#### **Updates to recommended centre boundary**

4.1.3.1.3 The recommended district centre boundary at Southdown, Harpenden includes most of the existing designated PSFs and CAFs from DLPR 1994 saved Policy 54, neighbourhood centre NC.1. Subsequent updates to the recommended district centre boundary are described below.

4.1.3.1.4 The centre boundary includes the following property addresses in addition to the existing designated neighbourhood centre NC.1 PSFs and CAFs from saved Policy 54 of the DLPR 1994:

- 88, 139, 108-109 & 113 Southdown Road
- 14 Cravells Road

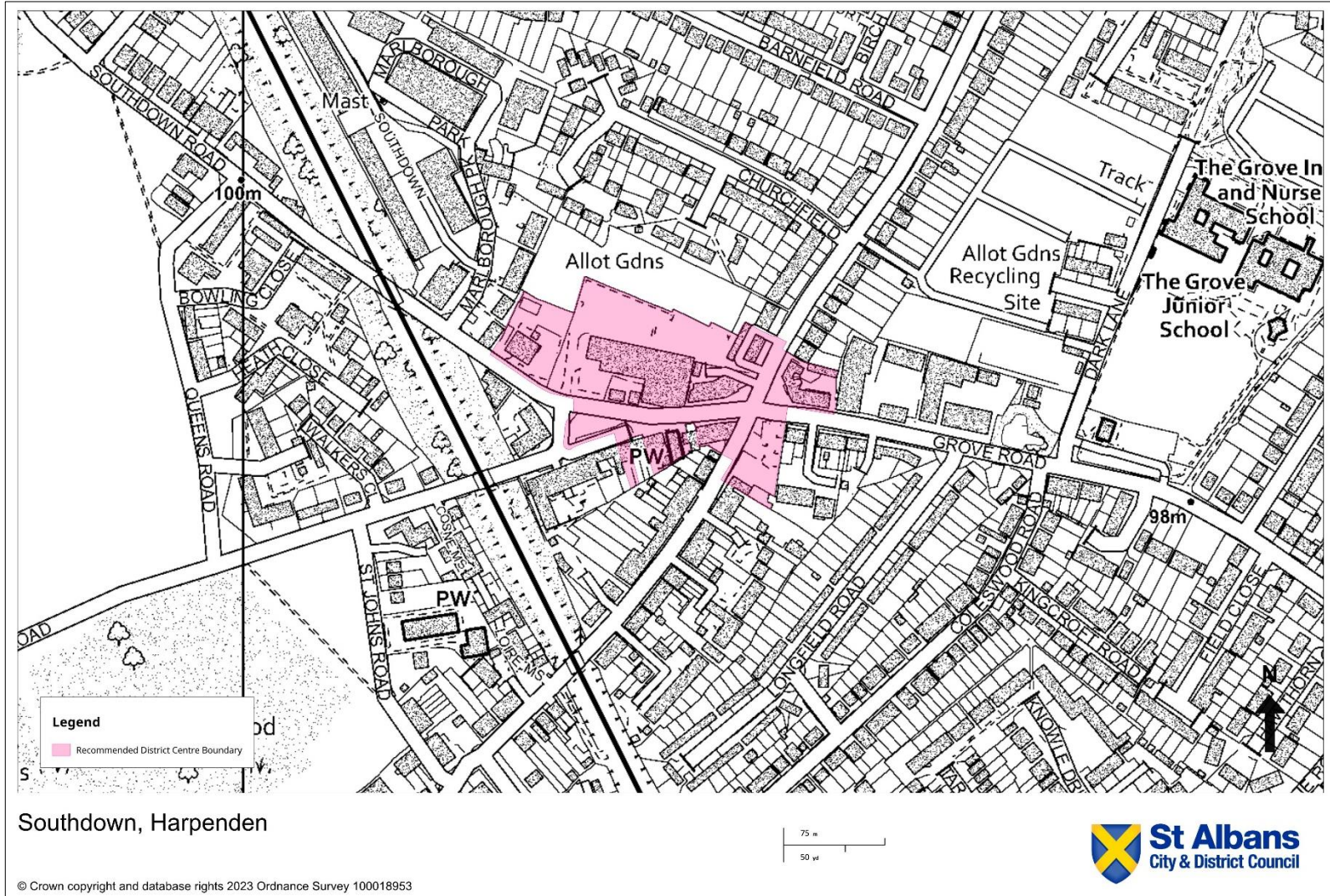
4.1.3.1.5 The centre boundary excludes the following property addresses from DLPR 1994 saved Policy 54 existing designated neighbourhood centre NC.1 CAFs:

- 8-16 Grove Road
- 118-119 Southdown Road

4.1.3.1.6 The following properties at the addresses below are included within the recommended District Centre boundary at Southdown, Harpenden:

- 88, 127-139, 108-109, 113-117 & 120-126 Southdown Road
- 1-7 & 2-8 Piggottshill Lane
- 2-6 Grove Road
- 14 Cravells Road

Figure 4: Map of recommended district centre boundary – Southdown, Harpenden



#### **4.1.3.2 Redbourn**

4.1.3.2.1 A map of the recommended boundary for the designated district centre at Redbourn is illustrated in Figure 5 below.

##### **Description**

4.1.3.2.2 Redbourn is a significant district centre in St Albans District. It serves the urban area and parish of Redbourn and comprises a variety of retail premises, including two convenience retail shops at Co-op and Nisa Local. Redbourn also has several other comparison and convenience retail premises, cafes, restaurants, hot food takeaways, financial and professional services and public houses. The centre has an extensive historic environment and a high quality public realm.

##### **Updates to recommended centre boundary**

4.1.3.2.3 The recommended district centre boundary at Redbourn includes some of the existing designated PSFs and CAFs from DLPR 1994 saved Policy 54, neighbourhood centre NC.2. It also includes some amendments to the village centre boundary for Redbourn from Policy RED 1 (Redbourn High Street) and Figure 16 (Redbourn High Street retail frontage) of the made Redbourn Neighbourhood Plan 2020-38. Subsequent updates to the recommended district centre boundary are described below.

4.1.3.2.4 The centre boundary includes the following property addresses in addition to the existing designated neighbourhood centre NC.2 PSFs and CAFs from saved Policy 54 of the DLPR 1994:

- 18, The Priory, 42, 15, 21, 27, 37-39 & 43-45 High Street

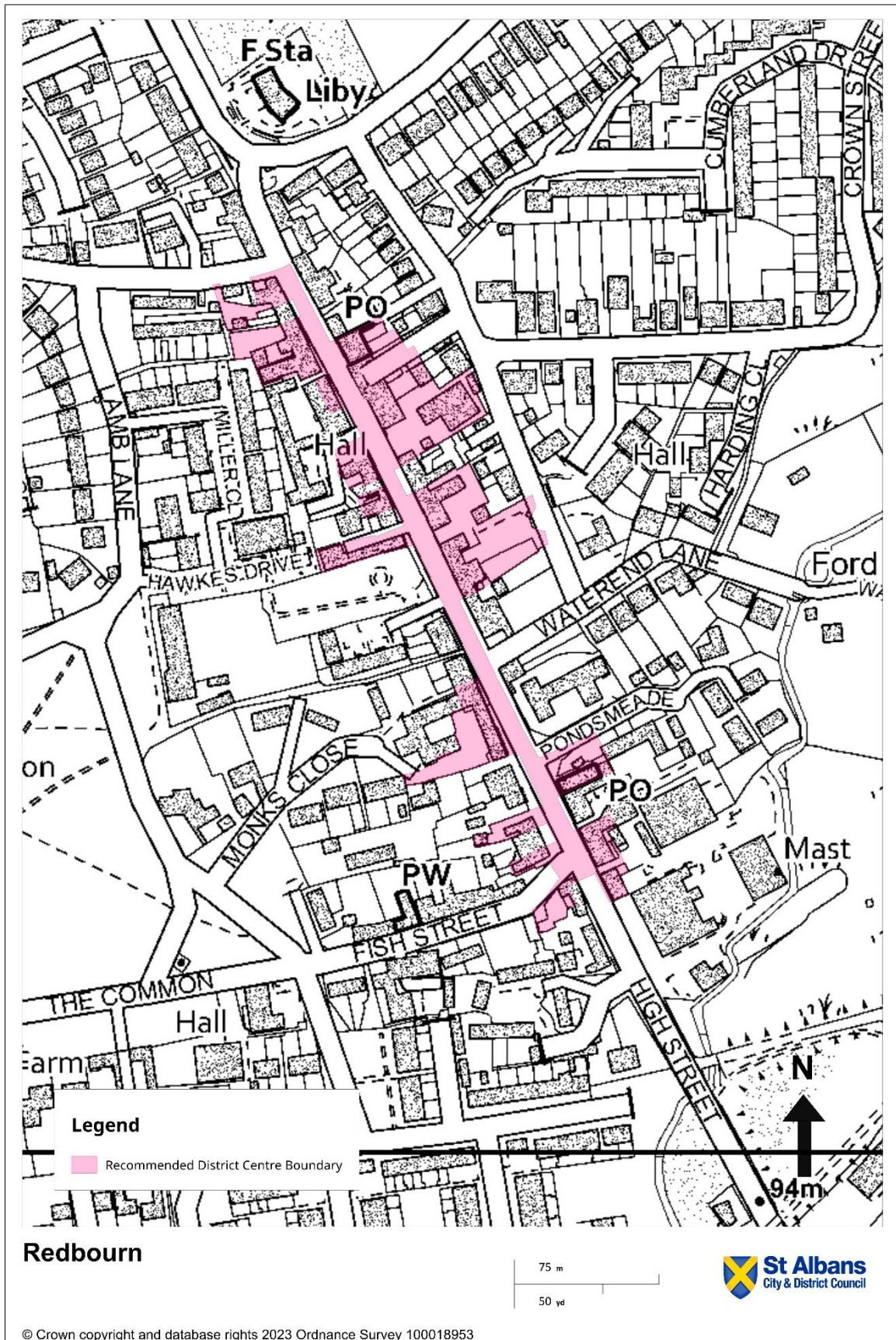
4.1.3.2.5 The centre boundary excludes the following property addresses from DLPR 1994 saved Policy 54 existing designated neighbourhood centre NC.2 PSFs and CAFs:

- 75-83, 26-28, 74-76 & 82-86 High Street

4.1.3.2.6 The following properties at the addresses below are included within the recommended district centre boundary at Redbourn:

- 18, 22-24, 30, The Priory, 42, 48-54A, 58-72, 78-80, 15-21, 27, 37-39, 43-45, 51, 63-73 High Street

Figure 5: Map of recommended district centre boundary – Redbourn



### **4.1.3.3 Wheathampstead**

4.1.3.3.1 A map of the recommended boundary for the designated district centre at Wheathampstead is illustrated in Figure 6 below.

#### **Description**

4.1.3.3.2 Wheathampstead is a significant district centre in St Albans District. It serves the urban area and parish of Wheathampstead and comprises a variety of retail premises, including a convenience retail shop at Tesco Express. Wheathampstead also has several other comparison and convenience retail premises, cafes, restaurants, hot food takeaways, professional services and public houses. The centre has an extensive historic and natural environment and a high quality public realm.

#### **Updates to recommended centre boundary**

4.1.3.3.3 The recommended district centre boundary at Wheathampstead includes some of the existing designated PSFs and CAFs from DLPR 1994 saved Policy 54, neighbourhood centre NC.3. It also includes some amendments to the village centre boundary for Wheathampstead from Policy W24 (Supporting a Vibrant High Street) and Figure 9.1 (Wheathampstead Village Centre Retail Areas) of the made Wheathampstead Neighbourhood Plan 2020-2035. Subsequent updates to the recommended district centre boundary are described below.

4.1.3.3.4 The centre boundary includes the following property addresses in addition to the existing designated neighbourhood centre NC.3 PSFs and CAFs from saved Policy 54 of the DLPR 1994:

- 6 Station Road
- 11-15 & 54-56 High Street
- Riversdale and Telephone Exchange, East Lane
- 1 Church Street

4.1.3.3.5 The centre boundary excludes the following property addresses from the DLPR 1994 saved Policy 54 existing designated neighbourhood centre NC.3 PSFs:

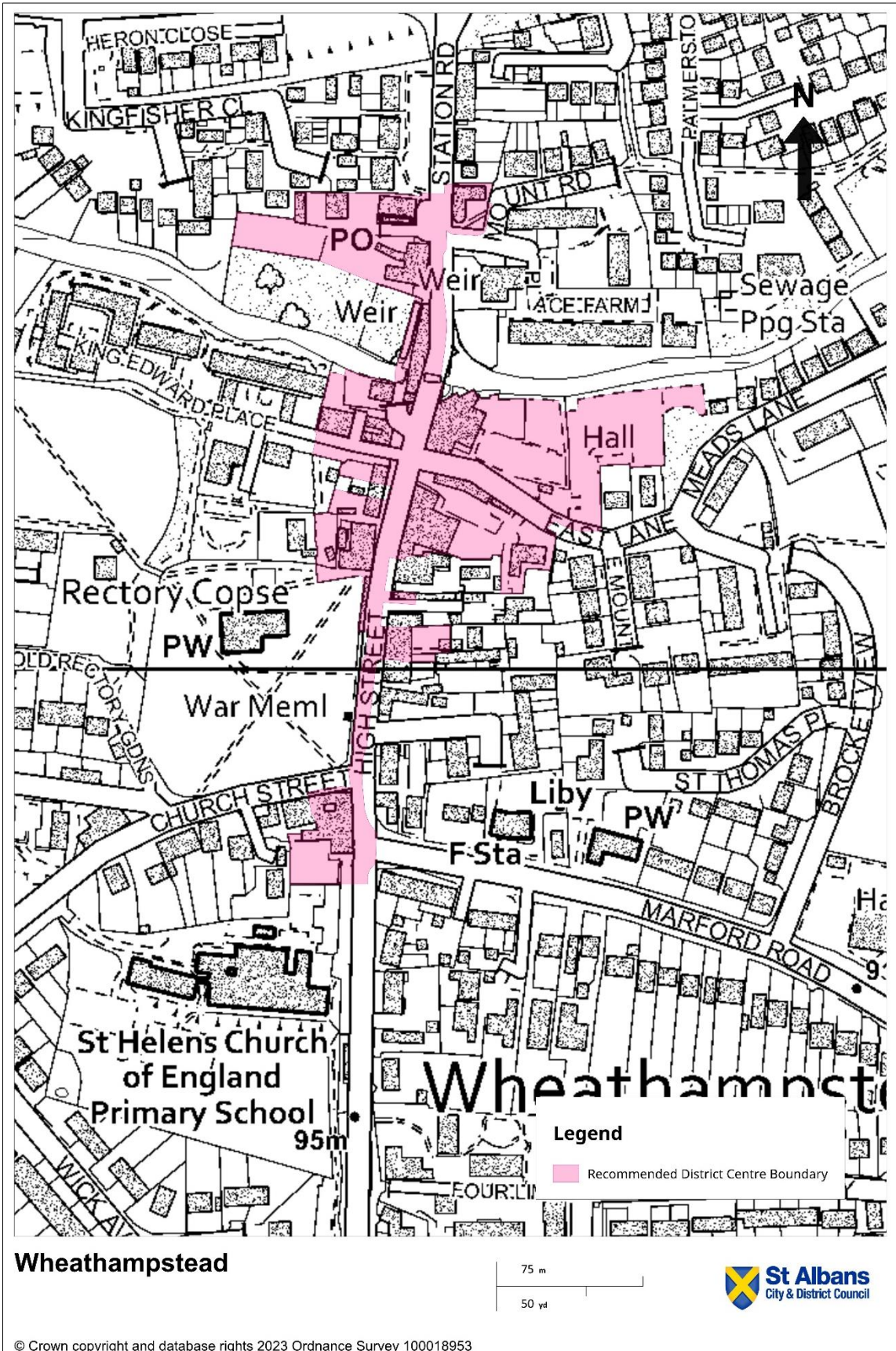
- 25-27, 33, 10 & 24-30 High Street



4.1.3.3.6 The following properties at the addresses below are included within the recommended district centre boundary at Wheathampstead:

- 1-9 & 6 Station Road
- 1-4 Mill Walk
- 2-8, 12-22, 32-36, 54-56, 11-23, 29 & 35-39 High Street
- Riversdale and Telephone Exchange, East Lane
- 1 Church Street

Figure 6: Map of recommended district centre boundary – Wheathampstead



#### **4.1.3.4 Verulam Estate, St Albans**

4.1.3.4.1 A map of the recommended boundary for the designated district centre at Verulam Estate, St Albans is illustrated in Figure 7 below.

##### **Description**

4.1.3.4.2 Verulam Estate, St Albans is a district centre in St Albans District. It serves part of the urban area of St Albans and comprises two convenience retail units, including a large Waitrose supermarket and pharmacy. The centre has several large car parking areas and extensive landscaping.

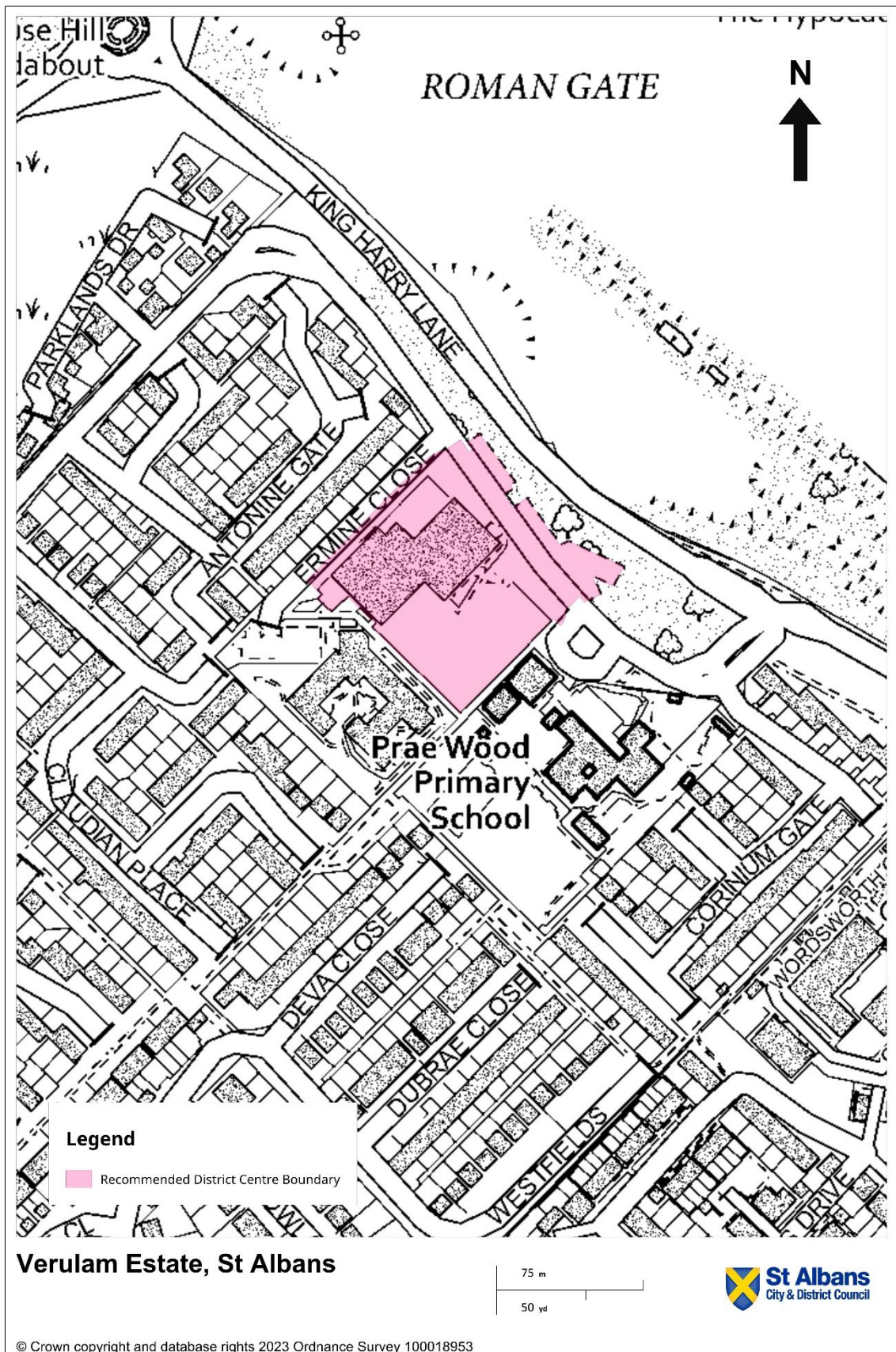
##### **Updates to recommended centre boundary**

4.1.3.4.3 The recommended District Centre boundary at Verulam Estate includes the existing designated PSF from DLPR 1994 saved Policy 54, neighbourhood centre NC.4. Subsequent updates to the recommended district centre boundary are described below.

4.1.3.4.4 The following properties at the address below are included within the recommended district centre boundary at Verulam Estate, St Albans:

- 1-2 Ermine Close

Figure 7: Map of recommended district centre boundary – Verulam Estate, St Albans



#### **4.1.3.5 Fleetville, St Albans**

4.1.3.5.1 A map of the recommended boundary for the designated district centre at Fleetville, St Albans is illustrated in Figure 8 below.

##### **Description**

4.1.3.5.2 Fleetville, St Albans is the largest district centre in St Albans District. It serves part of the urban area of St Albans and comprises a variety of retail premises, including a large Morrisons convenience retail supermarket. Fleetville also has several other comparison and convenience retail premises, cafes, restaurants, hot food takeaways, financial and professional services and public houses. The western part of the centre has a significant historic environment.

##### **Updates to recommended centre boundary**

4.1.3.5.3 The recommended district centre boundary at Fleetville, St Albans includes some of the existing designated PSFs and CAFs from DLPR 1994 saved Policy 54, neighbourhood centre NC.5. Subsequent updates to the recommended district centre boundary are described below.

4.1.3.5.4 The centre boundary includes the following property addresses in addition to the existing designated neighbourhood centre NC.5 PSFs and CAFs from saved Policy 54 of the DLPR 1994:

- 1A Clarence Road
- 221, 230 & 246 Hatfield Road
- St Paul's Church and 33 Blandford Road
- 2 Castle Road

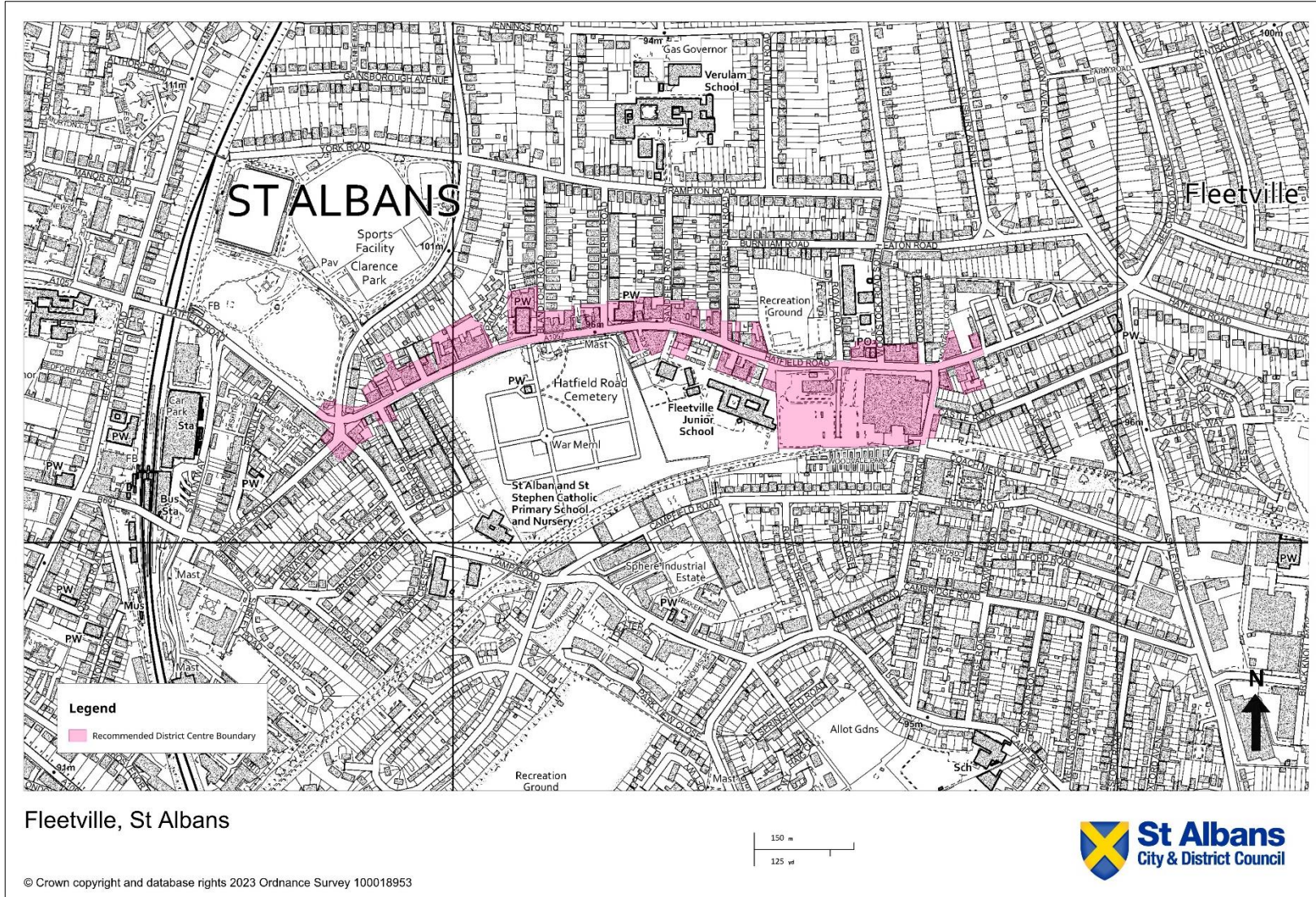
4.1.3.5.5 The centre boundary excludes the following property addresses from the DLPR 1994 saved Policy 54 existing designated neighbourhood centre NC.5 CAFs:

- 75, 121-123, 163-165, 175, 181-183, 223, 148-152, 180, Grimsdyke Lodge, 210, 224-226 & 248-250 Hatfield Road

4.1.3.5.6 The following properties at the addresses below are included within the recommended district centre boundary at Fleetville, St Albans:

- 1A & 2 Clarence Road
- 59-61 & 62-68 Stanhope Road
- 39-73, 77-101, 109-119, 125-161, 167-173, 177, 185-219, 221, 225-227, 144-146, 154-156, 182-200, 212-222, 230, 244-246 & 252-258 Hatfield Road
- St Paul's Church and 33 Blandford Road
- 2 Castle Road

Figure 8: Map of recommended district centre boundary – Fleetville, St Albans



#### **4.1.3.6 The Quadrant, Marshalswick, St Albans**

4.1.3.6.1 A map of the recommended boundary for the designated district centre at The Quadrant, Marshalswick, St Albans is illustrated in Figure 9 below.

##### **Description**

4.1.3.6.2 The Quadrant, Marshalswick, St Albans is a significant district centre in St Albans District. It serves part of the urban area of St Albans and comprises a variety of retail premises, including two convenience retail shops at Budgens and M&S Food Hall. The Quadrant, Marshalswick also has several other comparison and convenience retail premises, cafes, restaurants, hot food takeaways and professional services. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.3.6.3 The recommended district centre boundary at The Quadrant, Marshalswick, St Albans includes the existing designated PSFs and CAFs from DLPR 1994 saved Policy 54, neighbourhood centre NC.6. It also corresponds with the existing district centre boundary for The Quadrant in Policy C2 (Retail Areas) and Figure 11 (The Quadrant – District Centre) of the made Sandridge Parish Neighbourhood Plan 2019-2036. Subsequent updates to the recommended district centre boundary are described below.

4.1.3.6.4 The centre boundary includes the following property addresses in addition to the existing designated neighbourhood centre NC.6 PSFs and CAFs from saved Policy 54 of the DLPR 1994:

- 1 & Marshalswick Baptist Free Church Sherwood Avenue
- Marshalswick Library, Marshalswick Community Centre & 505 The Ridgeway
- 185 Marshalswick Lane

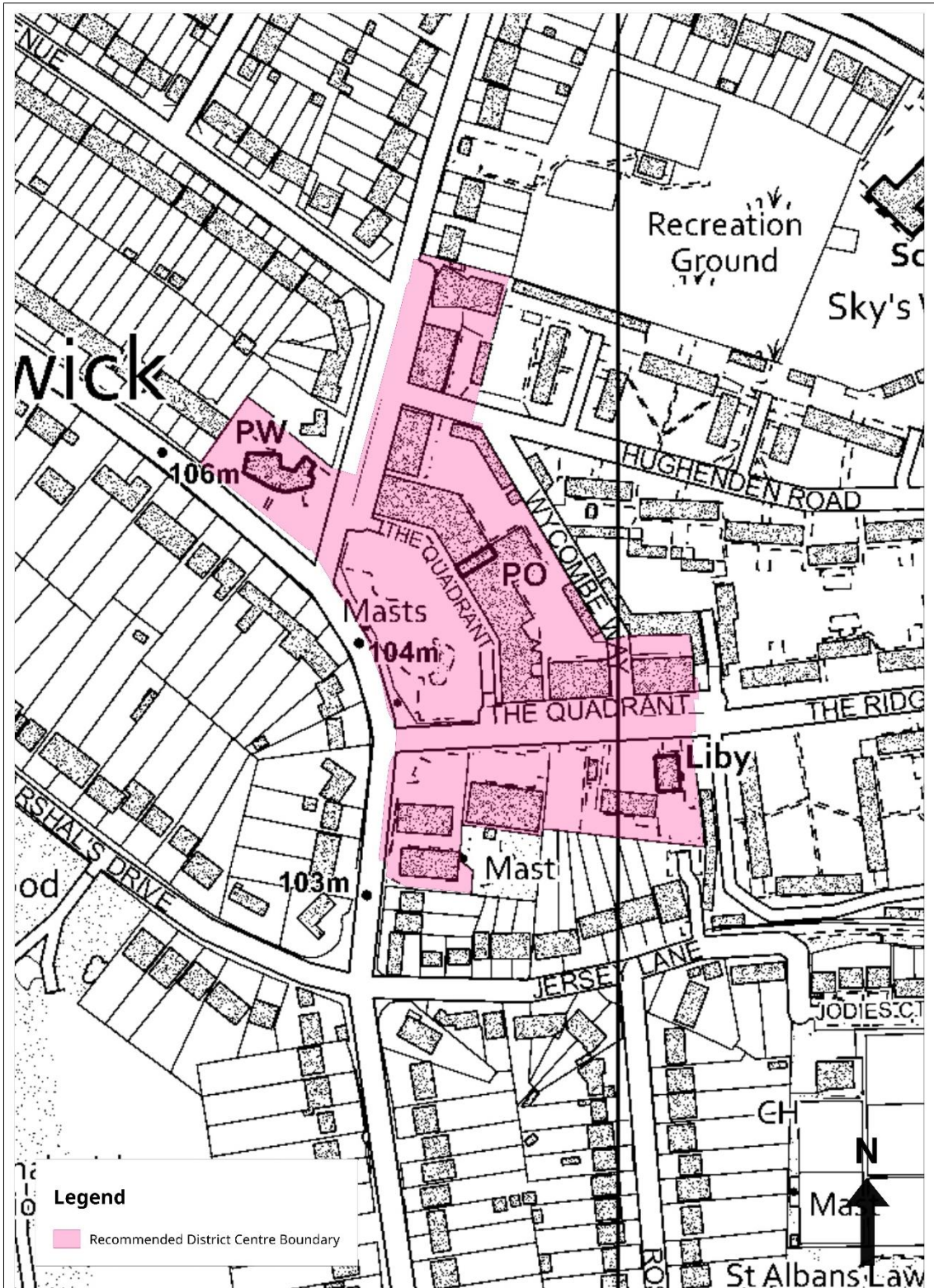
4.1.3.6.5 The following properties at the addresses below are included within the recommended district centre boundary at The Quadrant, Marshalswick, St Albans:

- 1-72 The Quadrant
- 1-9 Wycombe Place

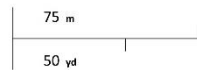


- 1 & Marshalswick Baptist Free Church Sherwood Avenue
- Marshalswick Library, Marshalswick Community Centre & 505 The Ridgeway
- 185 Marshalswick Lane

Figure 9: Map of recommended district centre boundary – The Quadrant, Marshalswick, St Albans



**The Quadrant, Marshalswick, St Albans**



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#### **4.1.3.7 London Colney**

4.1.3.7.1 A map of the recommended boundary for the designated district centre at London Colney is illustrated in Figure 10 below.

##### **Description**

4.1.3.7.2 London Colney is a significant district centre in St Albans District. It serves the urban area and parish of London Colney and comprises a variety of retail premises, including two convenience retail shops at Co-op and Tesco Express. London Colney also has several other comparison and convenience retail premises, cafes and hot food takeaways. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.3.7.3 The recommended district centre boundary at London Colney includes the existing designated PSFs and CAFs from DLPR 1994 saved Policy 54, neighbourhood centre NC.7. Subsequent updates to the recommended district centre boundary are described below.

4.1.3.7.4 The centre boundary includes the following property addresses in addition to the existing designated neighbourhood centre NC.7 PSFs and CAFs from saved Policy 54 of the DLPR 1994:

- Our Lady Of Walsingham Catholic Church Haseldine Road
- 148 High Street

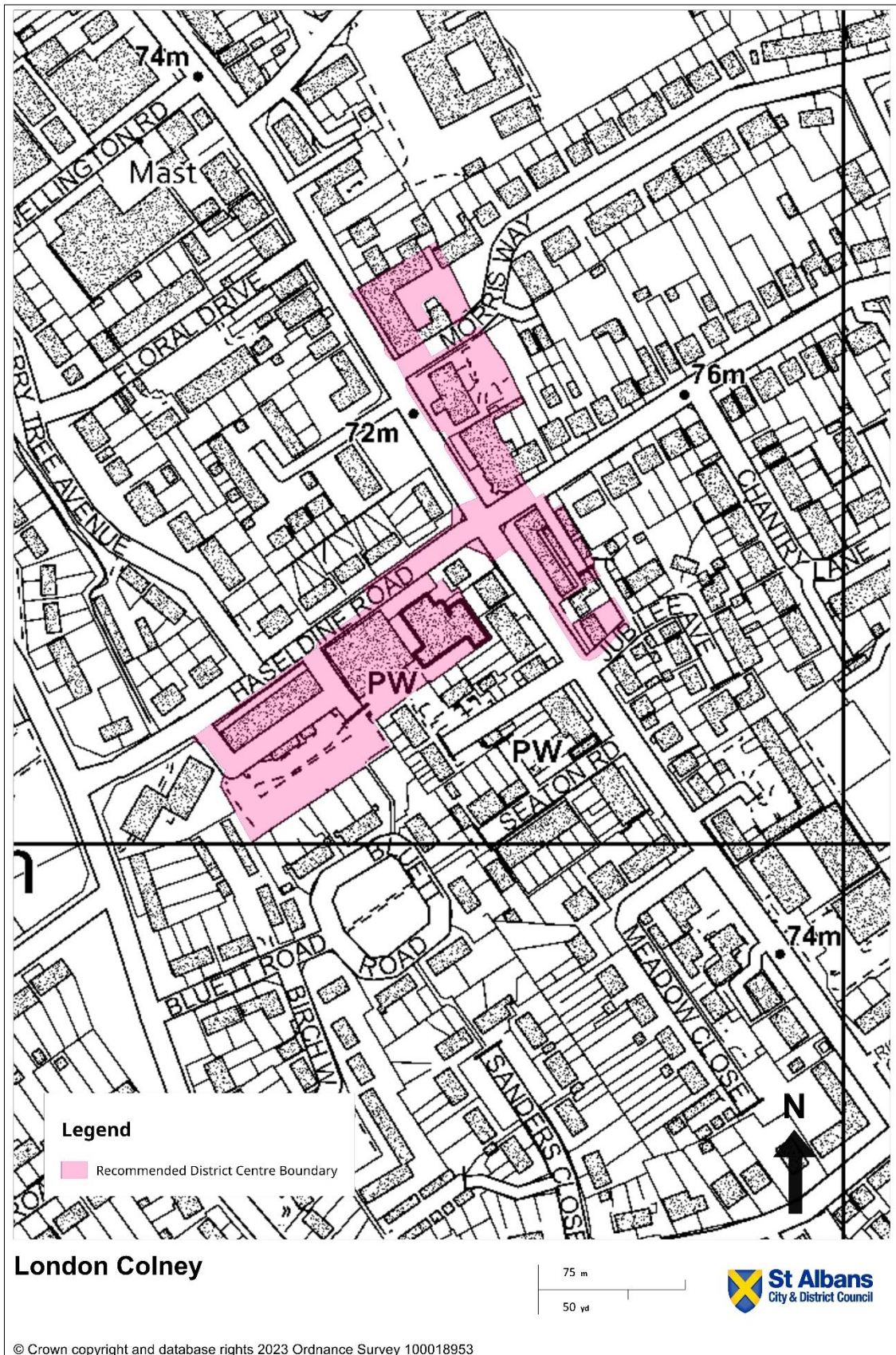
4.1.3.7.5 The centre boundary excludes the following property address from the DLPR 1994 saved Policy 54 existing designated neighbourhood centre NC.7 PSFs:

- 152 High Street

4.1.3.7.6 The following properties at the addresses below are included within the recommended District Centre boundary at London Colney:

- 1-17, The Cooperative Food & Our Lady Of Walsingham Catholic Church Haseldine Road
- 148, 154-166, 170-176 & 182-196 High Street

Figure 10: Map of recommended district centre boundary – London Colney



#### 4.1.4 Recommended Local Centres Boundaries

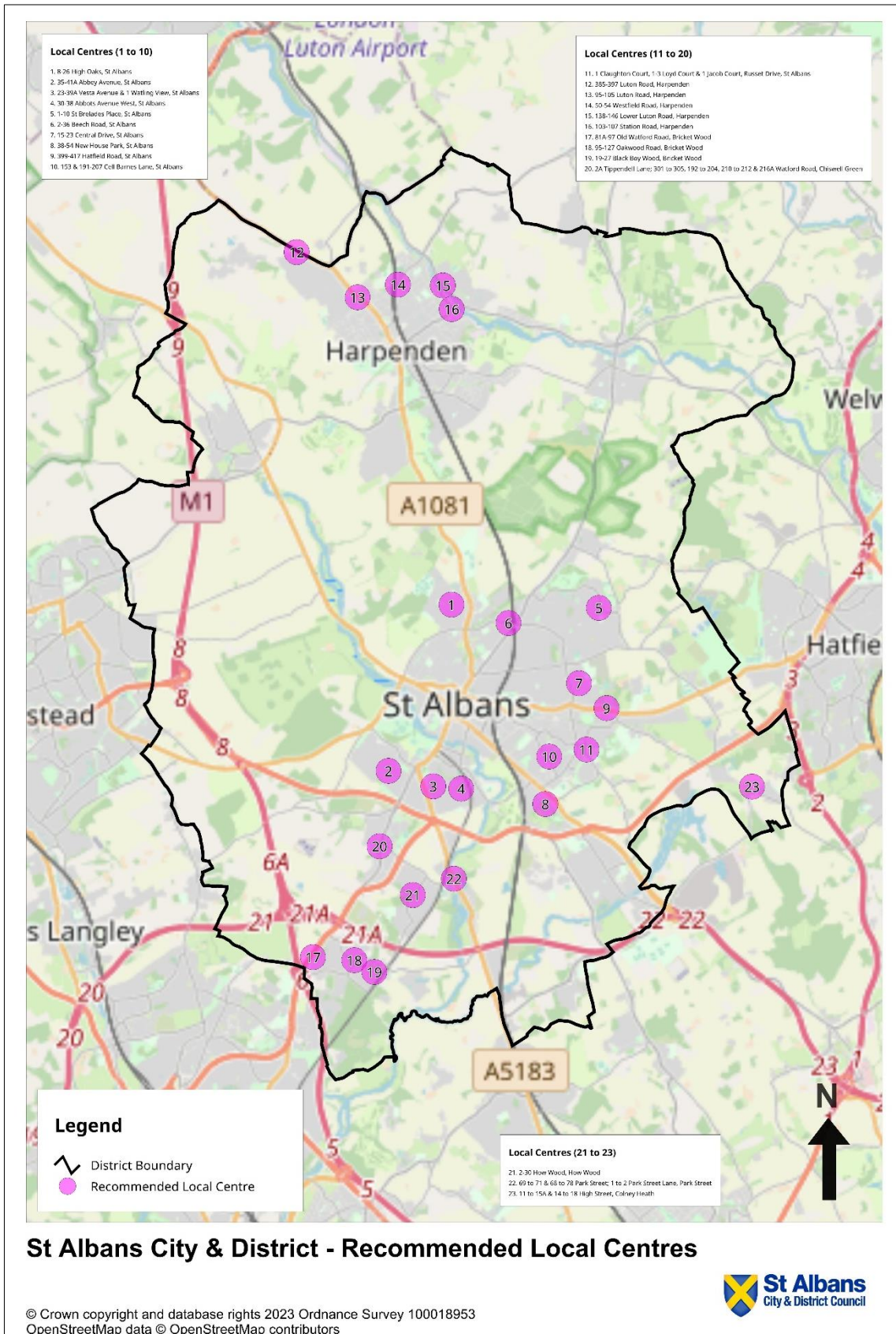
4.1.4.1 This subsection recommends the proposed boundaries of designated local centres in St Albans District. A total of 23 local centres in the District are recommended for designation in the emerging new draft Local Plan and summarised in Table 3 below:

**Table 3: Recommended local centres in St Albans District**

<b>Map reference number</b>	<b>Recommended local centre (new draft Local Plan)</b>
1	8-26 High Oaks, St Albans
2	35-41A Abbey Avenue, St Albans
3	23-39A Vesta Avenue & 1 Watling View, St Albans
4	30-38 Abbots Avenue West, St Albans
5	1-10 St Brelades Place, St Albans
6	2-36 Beech Road, St Albans
7	15-23 Central Drive, St Albans
8	38-54 New House Park, St Albans
9	399-417 Hatfield Road, St Albans
10	153 & 191-207 Cell Barnes Lane, St Albans
11	1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, St Albans
12	385-397 Luton Road, Harpenden
13	95-105 Luton Road, Harpenden
14	50-54 Westfield Road, Harpenden
15	138-146 Lower Luton Road, Harpenden
16	103-107 Station Road, Harpenden
17	81A-97 Old Watford Road, Bricket Wood
18	95-127 Oakwood Road, Bricket Wood
19	19-27 Black Boy Wood, Bricket Wood
20	2A Tippendell Lane; 301-305, 192-204, 210-212 & 216A Watford Road, Chiswell Green
21	2-30 How Wood, How Wood
22	69-71 & 68-78 Park Street; 1-2 Park Street Lane, Park Street
23	11-15A & 14-18 High Street, Colney Heath

4.1.4.2 A map of the 23 recommended local centres in St Albans District is illustrated in Figure 11 below.

Figure 11: Map of recommended local centres in St Albans District



#### **4.1.4.1 8-26 High Oaks, St Albans**

4.1.4.1.1 A map of the recommended boundary for the designated local centre at 8-26 High Oaks, St Albans is illustrated in Figure 12 below.

##### **Description**

4.1.4.1.2 8-26 High Oaks, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including a convenience retail shop at McColl's. 8-26 High Oaks also has two hot food takeaways and a dental practice. The centre has some landscaping and a high quality public realm.

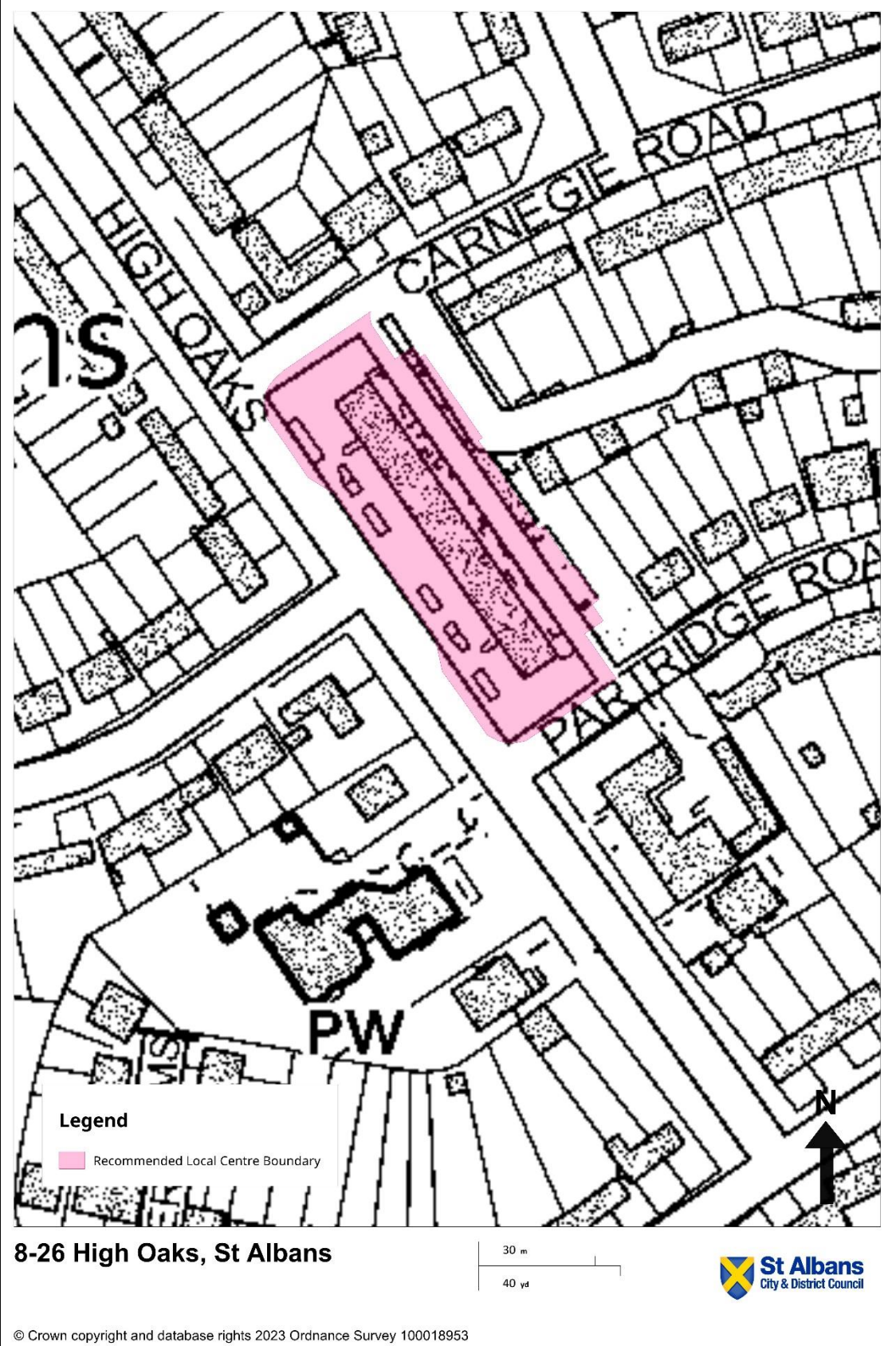
##### **Updates to recommended centre boundary**

4.1.4.1.3 The recommended local centre boundary at 8-26 High Oaks, St Albans includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.1. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.1.4 The following properties at the address below are included within the recommended local centre boundary at 8-26 High Oaks, St Albans:

- 8-26 High Oaks

Figure 12: Map of recommended local centre boundary – 8-26 High Oaks, St Albans





#### **4.1.4.2 35-41A Abbey Avenue, St Albans**

4.1.4.2.1 A map of the recommended boundary for the designated local centre at 35-41A Abbey Avenue, St Albans is illustrated in Figure 13 below.

##### **Description**

4.1.4.2.2 35-41A Abbey Avenue, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including a convenience retail shop. 35-41A Abbey Avenue also has a medical clinic. The centre has some landscaping and a good public realm.

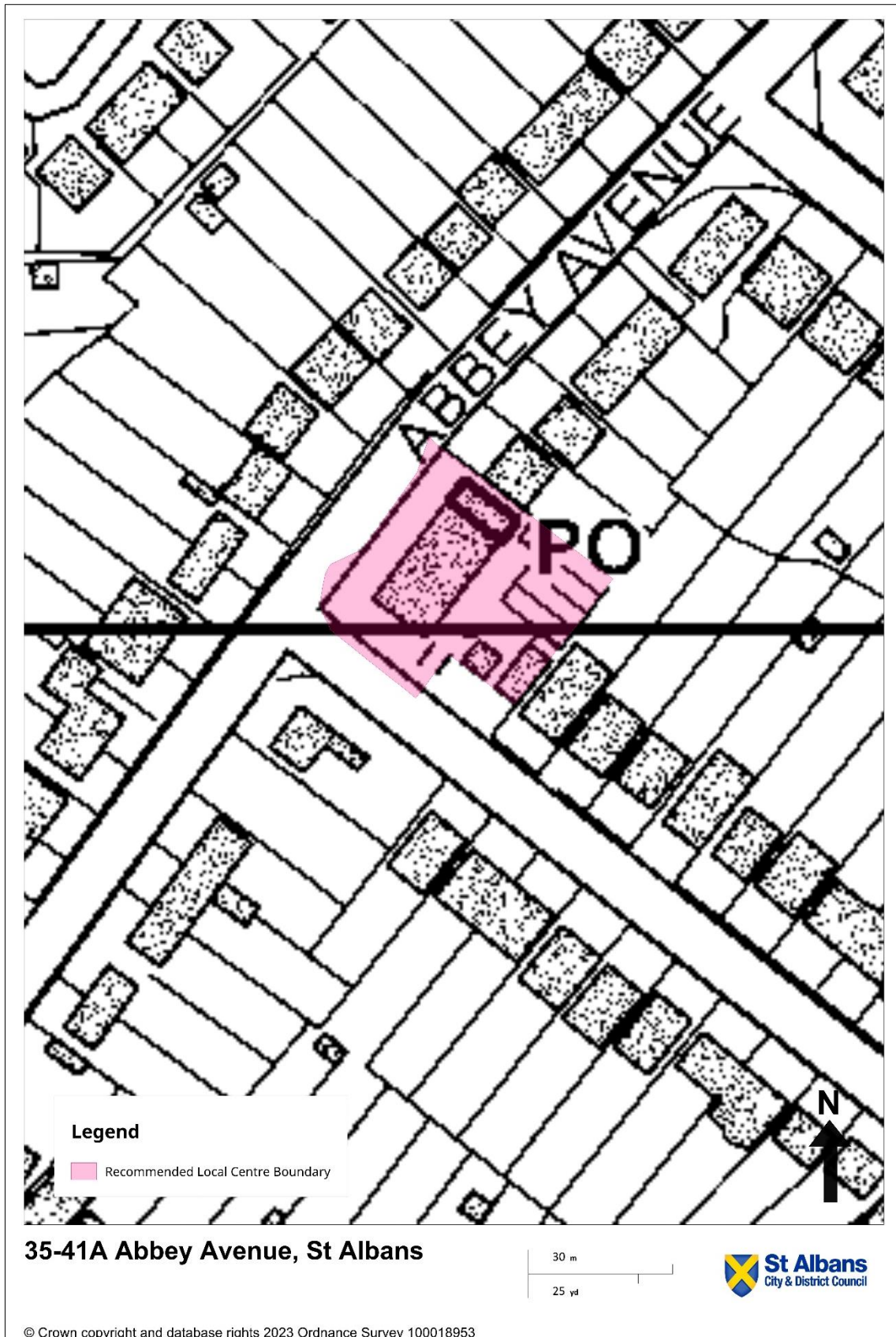
##### **Updates to recommended centre boundary**

4.1.4.2.3 The recommended local centre boundary at 35-41A Abbey Avenue, St Albans includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.2. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.3.4 The following properties at the address below are included within the recommended local centre boundary at 35-41A Abbey Avenue, St Albans:

- 35-41A Abbey Avenue

Figure 13: Map of recommended local centre boundary – 35-41A Abbey Avenue, St Albans



### **4.1.4.3 23-39A Vesta Avenue & 1 Watling View, St Albans**

4.1.4.3.1 A map of the recommended boundary for the designated local centre at 23-39A Vesta Avenue & 1 Watling View, St Albans is illustrated in Figure 14 below.

#### **Description**

4.1.4.3.2 23-39A Vesta Avenue & 1 Watling View, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including two convenience retail shops at Costcutter and Vesta Express. 23-39A Vesta Avenue & 1 Watling View also has a dental / medical clinic and several hot food takeaways. The centre has some landscaping and a good public realm.

#### **Updates to recommended centre boundary**

4.1.4.3.3 The recommended local centre boundary at 23-39A Vesta Avenue & 1 Watling View, St Albans includes most of the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.3. Subsequent updates to the recommended local centre boundary are described below.

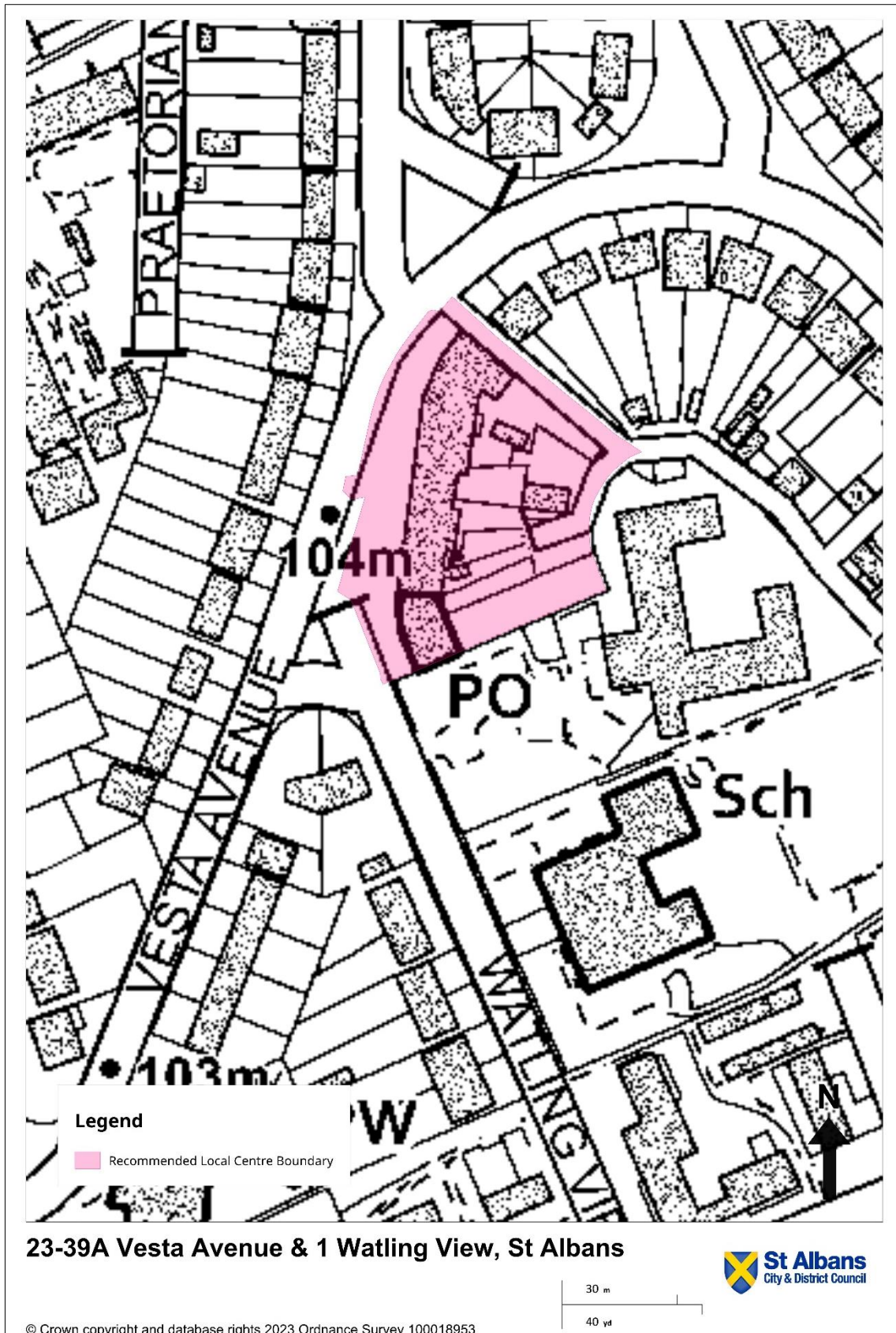
4.1.4.3.4 The centre boundary excludes the following property address from the DLPR 1994 saved Policy 55 existing designated local centre LC.3 frontage:

- 3 Watling View

4.1.4.3.5 The following properties at the addresses below are included within the recommended local centre boundary at 23-39A Vesta Avenue & 1 Watling View, St Albans:

- 23-39A Vesta Avenue
- 1 Watling View

Figure 14: Map of recommended local centre boundary – 23-39A Vesta Avenue & 1 Watling View, St Albans



#### **4.1.4.4 30-38 Abbots Avenue West, St Albans**

4.1.4.4.1 A map of the recommended boundary for the designated local centre at 30-38 Abbots Avenue West, St Albans is illustrated in Figure 15 below.

##### **Description**

4.1.4.4.2 30-38 Abbots Avenue West, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including a convenience retail shop. 30-38 Abbots Avenue West also has a hot food takeaway. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.4.3 The recommended local centre boundary at 30-38 Abbots Avenue West, St Albans includes most of the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.4. Subsequent updates to the recommended local centre boundary are described below.

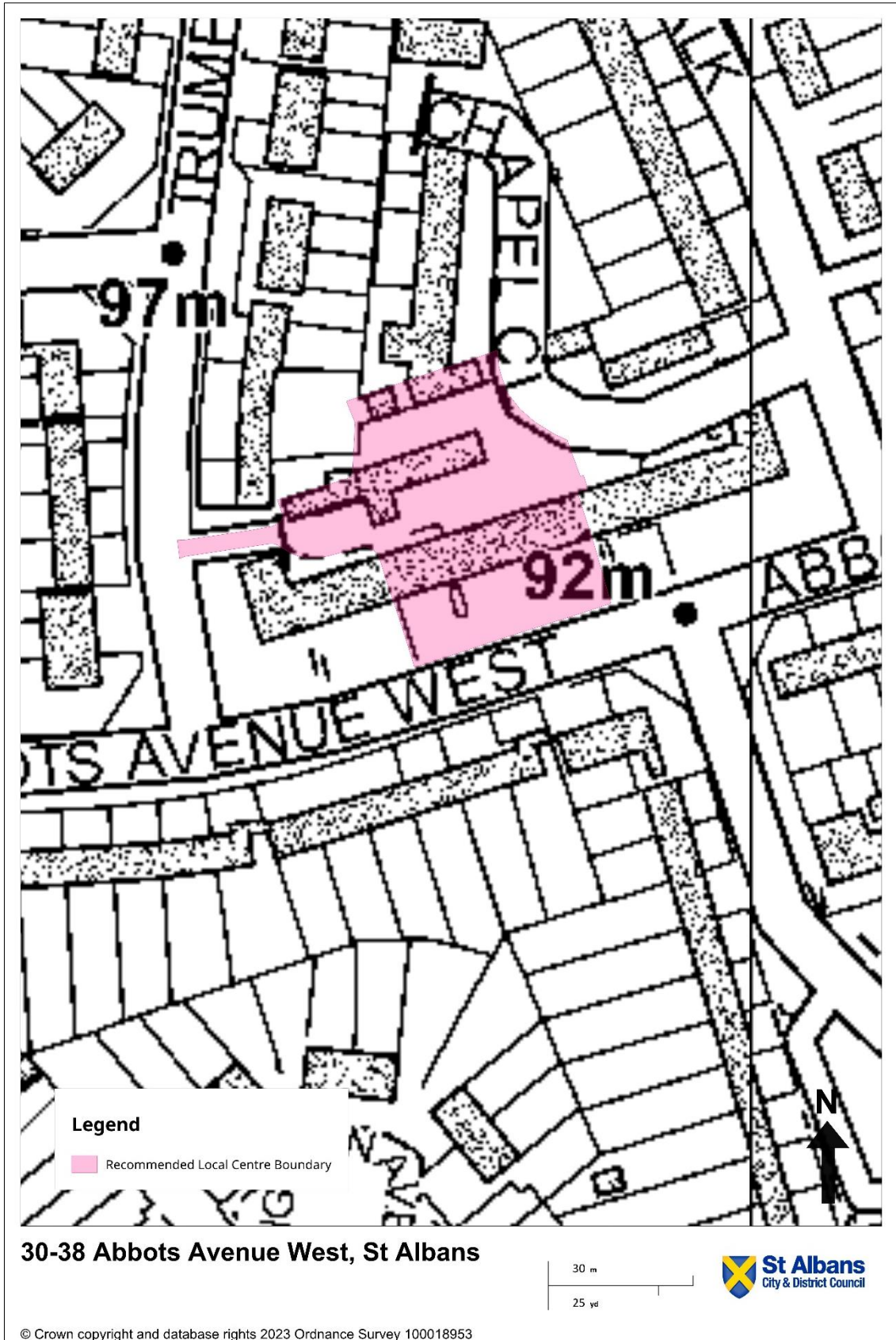
4.1.4.4.4 The centre boundary excludes the following property address from the DLPR 1994 saved Policy 55 existing designated local centre LC.4 frontage:

- 28 Abbots Avenue West

4.1.4.4.5 The following properties at the address below are included within the recommended local centre boundary at 30-38 Abbots Avenue West, St Albans:

- 30-38 Abbots Avenue West

Figure 15: Map of recommended local centre boundary – 30-38 Abbots Avenue West, St Albans



#### **4.1.4.5 1-10 St Brelades Place, St Albans**

4.1.4.5.1 A map of the recommended boundary for the designated local centre at 1-10 St Brelades Place, St Albans is illustrated in Figure 16 below.

##### **Description**

4.1.4.5.2 1-10 St Brelades Place, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including a convenience retail shop at Tesco Express. 1-10 St Brelades Place also has a dental practice, community hall, public house and several hot food takeaways. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.5.3 The recommended local centre boundary at 1-10 St Brelades Place, St Albans includes the existing designated frontages from DLPR 1994 saved Policy 55, local centre LC.5. It also corresponds with the existing local centre boundary for St Brelades Place in Policy C2 (Retail Areas) and Figure 12 (St Brelades Place – Local Centre) of the made Sandridge Parish Neighbourhood Plan 2019-2036. Subsequent updates to the recommended Local Centre boundary are described below.

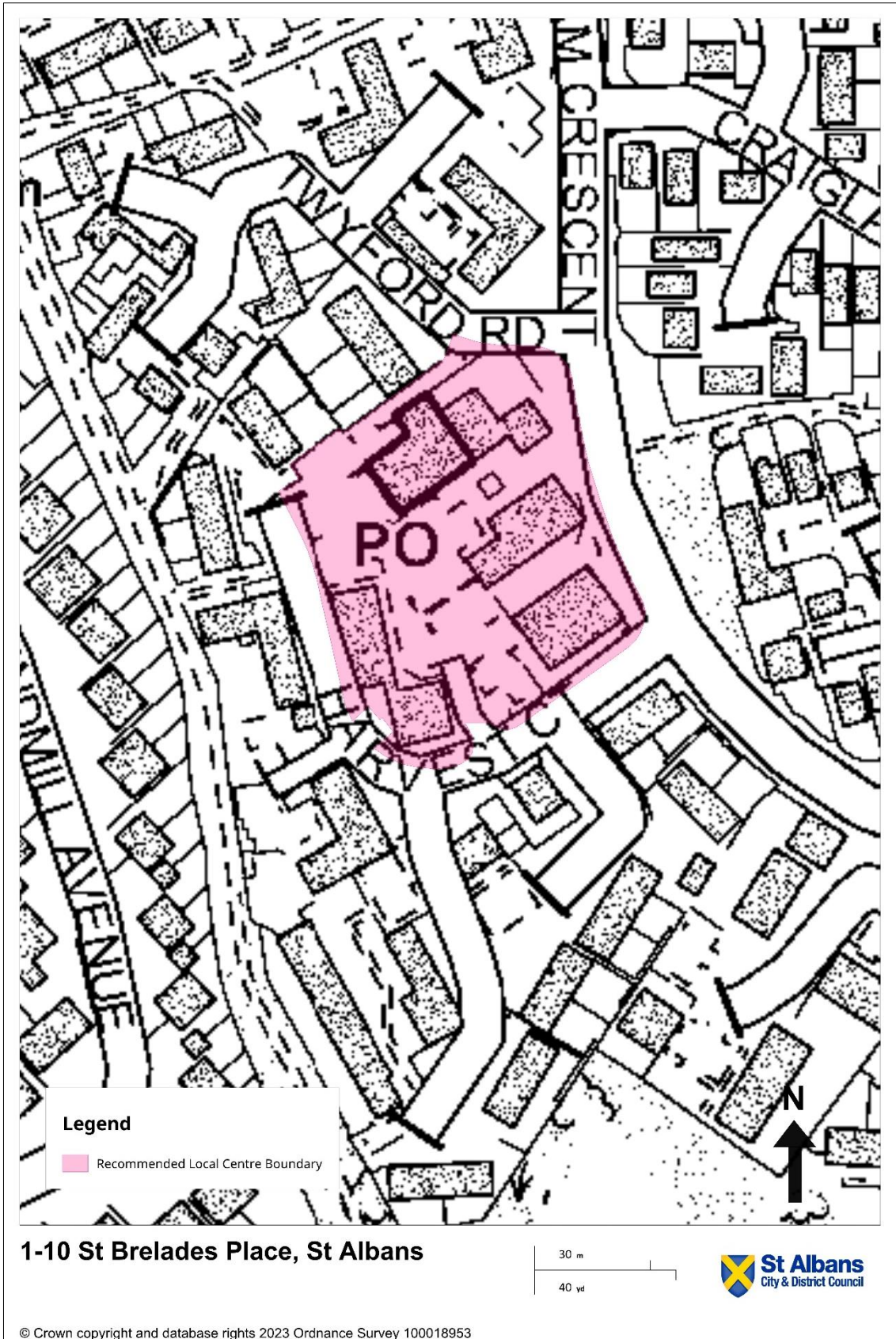
4.1.4.5.4 The centre boundary includes the following property addresses in addition to the existing designated local centre LC.5 frontages from saved Policy 55 of the DLPR 1994:

- 1-3 St Brelades Place

4.1.4.5.5 The following properties at the address below are included within the recommended local centre boundary at 1-10 St Brelades Place, St Albans:

- 1-10 St Brelades Place

Figure 16: Map of recommended local centre boundary – 1-10 St Brelades Place, St Albans





#### **4.1.4.6 2-36 Beech Road, St Albans**

4.1.4.6.1 A map of the recommended boundary for the designated local centre at 2-36 Beech Road, St Albans is illustrated in Figure 17 below.

##### **Description**

4.1.4.6.2 2-36 Beech Road, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including a convenience retail shop at Tesco Express. 2-36 Beech Road also has a petrol station and several hot food takeaways. The centre has a good public realm.

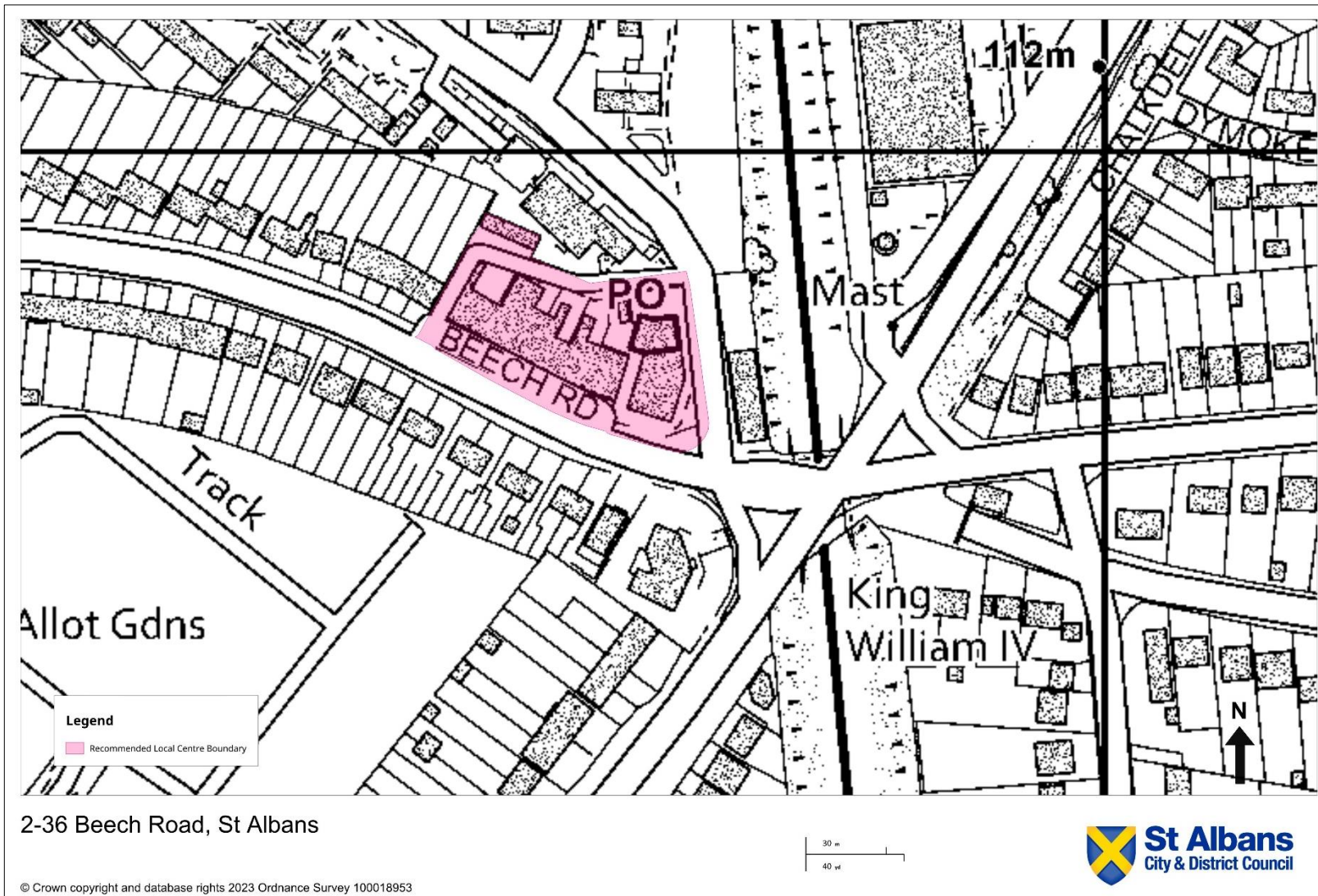
##### **Updates to recommended centre boundary**

4.1.4.6.3 The recommended local centre boundary at 2-36 Beech Road, St Albans includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.6. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.6.4 The following properties at the address below are included within the recommended local centre boundary at 2-36 Beech Road, St Albans:

- 2-36 Beech Road

Figure 17: Map of recommended local centre boundary – 2-36 Beech Road, St Albans



#### **4.1.4.7 15-23 Central Drive, St Albans**

4.1.4.7.1 A map of the recommended boundary for the designated local centre at 15-23 Central Drive, St Albans is illustrated in Figure 18 below.

##### **Description**

4.1.4.7.2 15-23 Central Drive, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including a convenience retail shop. 15-23 Central Drive also has a cafe. The centre has a good public realm.

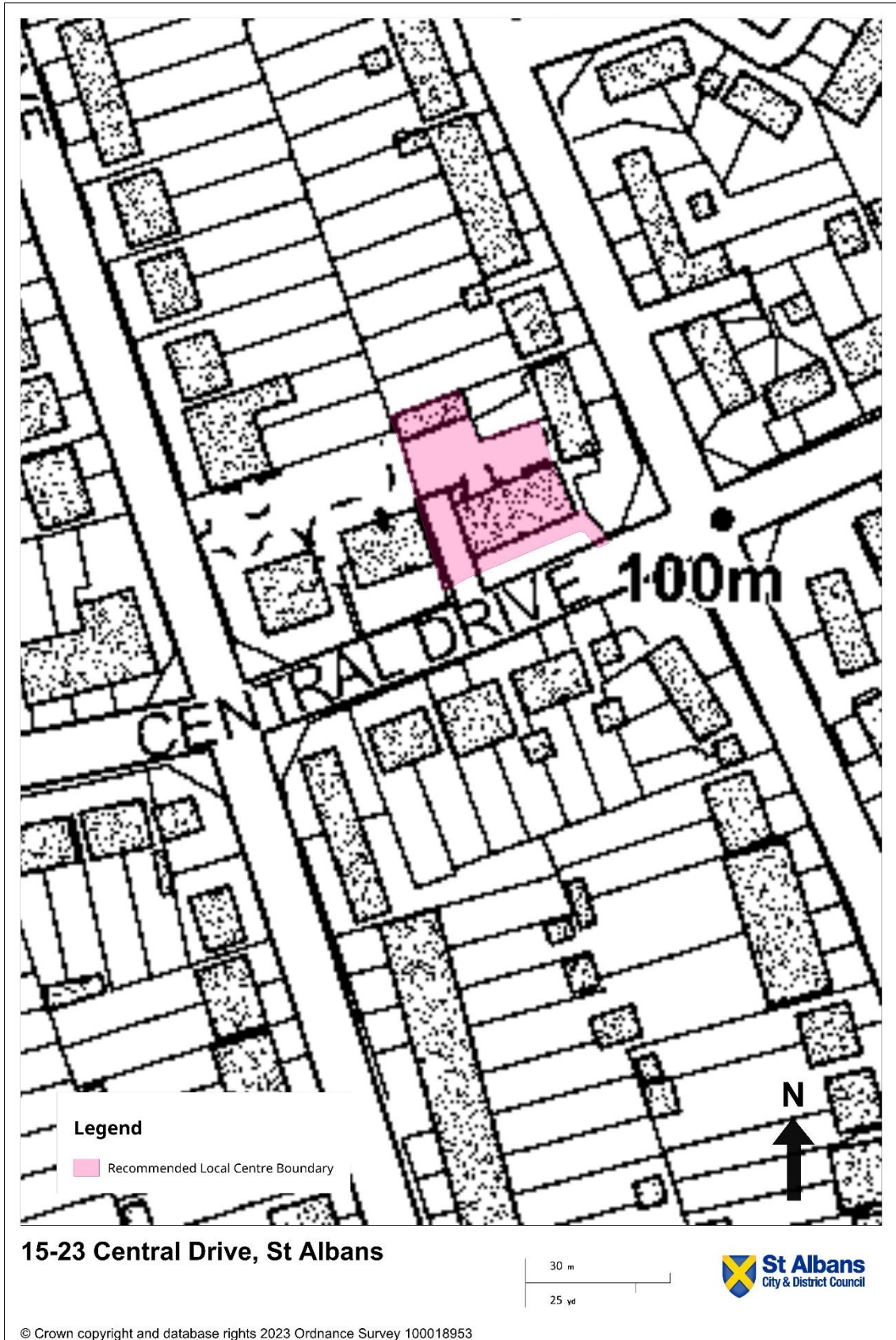
##### **Updates to recommended centre boundary**

4.1.4.7.3 The recommended local centre boundary at 15-23 Central Drive, St Albans includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.8. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.7.4 The following properties at the address below are included within the recommended local centre boundary at 15-23 Central Drive, St Albans:

- 15-23 Central Drive

Figure 18: Map of recommended local centre boundary – 15-23 Central Drive, St Albans



#### **4.1.4.8 38-54 New House Park, St Albans**

4.1.4.8.1 A map of the recommended boundary for the designated local centre at 38-54 New House Park, St Albans is illustrated in Figure 19 below.

##### **Description**

4.1.4.8.2 38-54 New House Park, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including a convenience retail shop. 15-23 Central Drive also has two hot food takeaways. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.8.3 The recommended local centre boundary at 38-54 New House Park, St Albans includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.9. Subsequent updates to the recommended local centre boundary are described below.

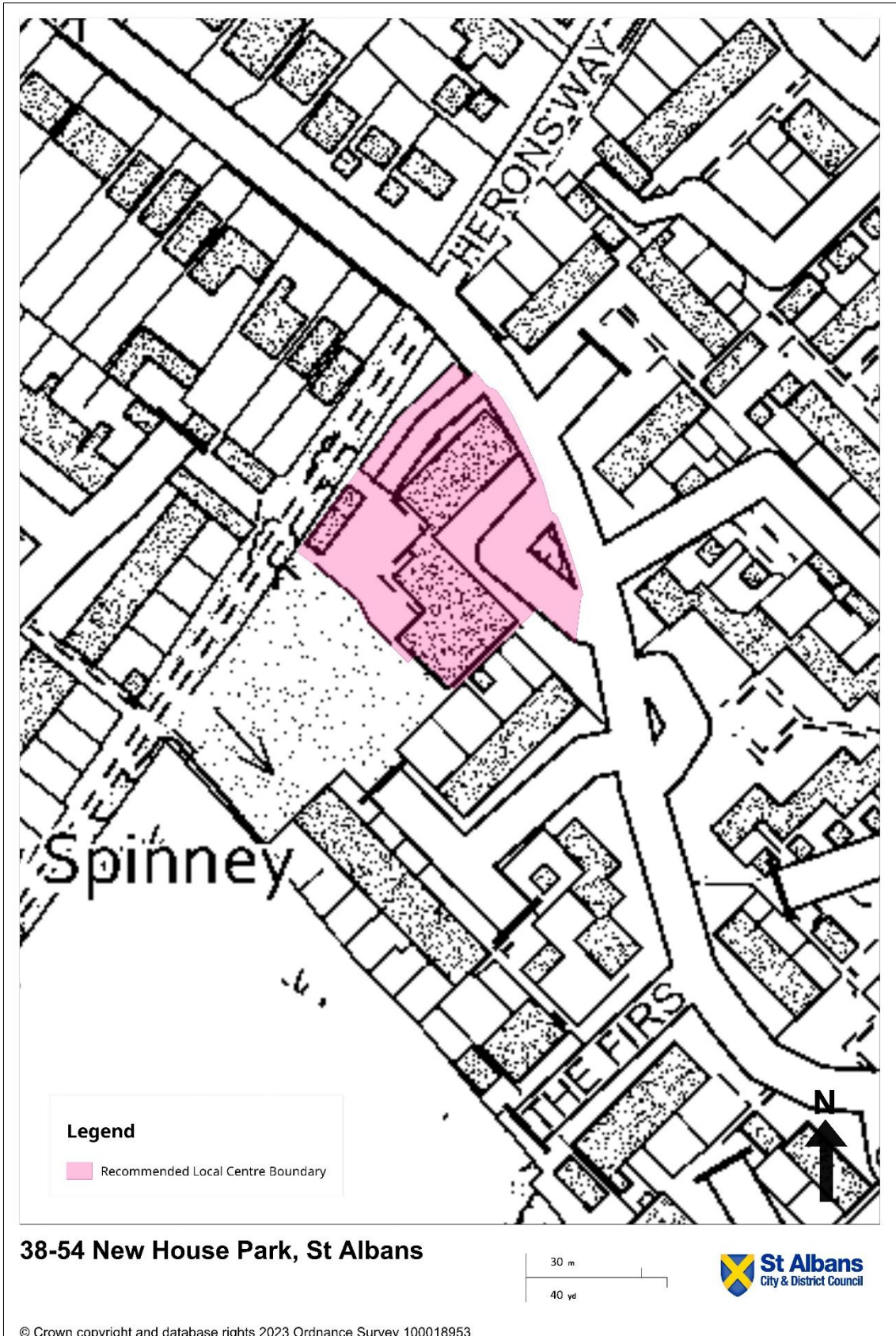
4.1.4.8.4 The centre boundary includes the following property address in addition to the existing designated local centre LC.9 frontages from saved Policy 55 of the DLPR 1994:

- 54 New House Park

4.1.4.8.5 The following properties at the address below are included within the recommended local centre boundary at 38-54 New House Park, St Albans:

- 38-54 New House Park

Figure 19: Map of recommended local centre boundary – 38-54 New House Park, St Albans



#### **4.1.4.9 399-417 Hatfield Road, St Albans**

4.1.4.9.1 A map of the recommended boundary for the designated local centre at 399-417 Hatfield Road, St Albans is illustrated in Figure 20 below.

##### **Description**

4.1.4.9.2 399-417 Hatfield Road, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets. 399-417 Hatfield Road also has two hot food takeaways and an estate agent unit. The centre has a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.9.3 The recommended local centre boundary at 399-417 Hatfield Road, St Albans includes some of the existing designated frontages from DLPR 1994 saved Policy 55, local centre LC.10. Subsequent updates to the recommended local centre boundary are described below.

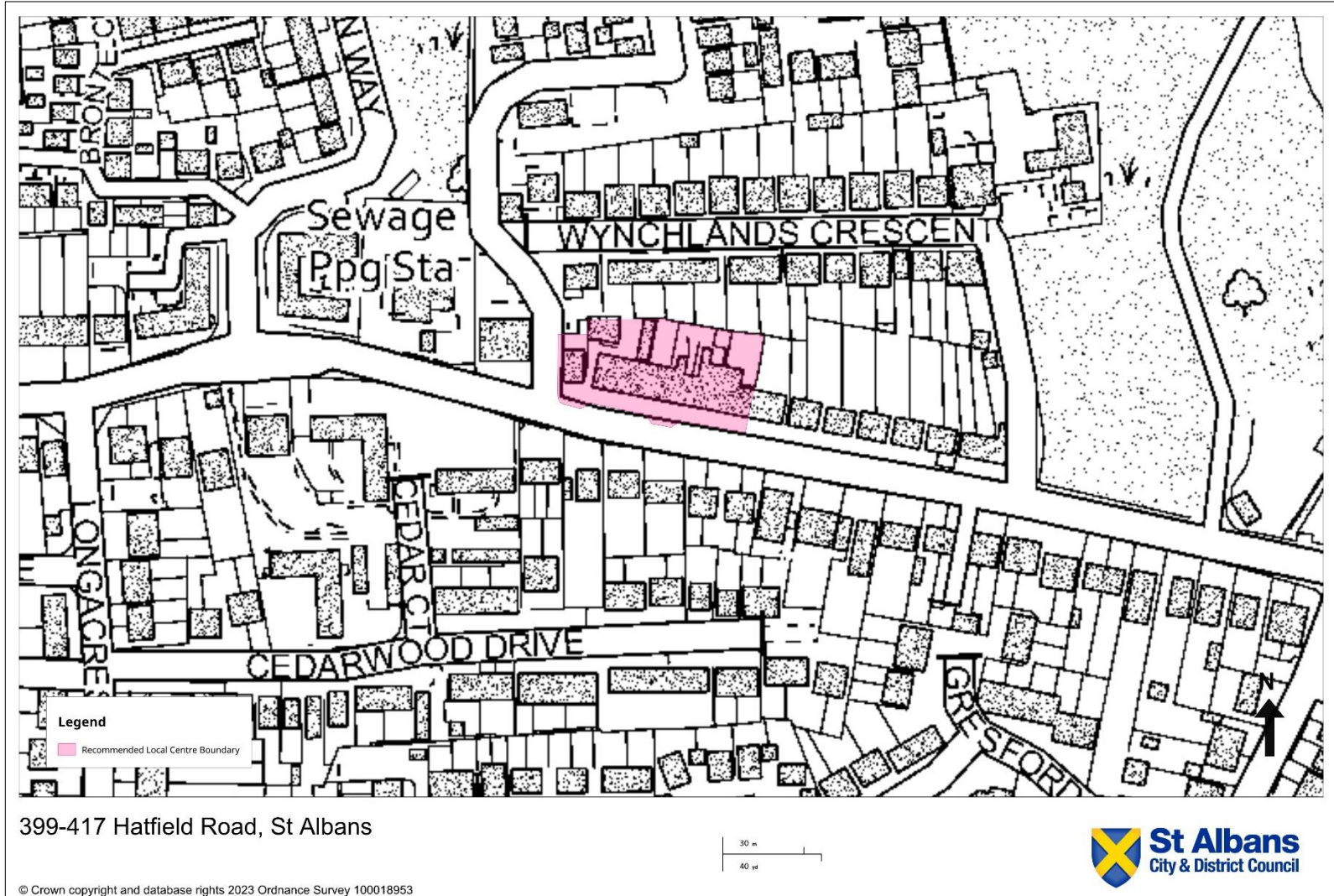
4.1.4.9.4 The centre boundary excludes the following property addresses from the DLPR 1994 saved Policy 55 existing designated local centre LC.10 frontages:

- 419-421 & 444 Hatfield Road

4.1.4.9.5 The following properties at the addresses below are included within the recommended local centre boundary at 399-417 Hatfield Road, St Albans:

- 399-417 Hatfield Road

Figure 20: Map of recommended local centre boundary – 399-417 Hatfield Road, St Albans





#### **4.1.4.10 153 & 191-207 Cell Barnes Lane, St Albans**

4.1.4.10.1 A map of the recommended boundary for the designated local centre at 153 & 191-207 Cell Barnes Lane, St Albans is illustrated in Figure 21 below.

##### **Description**

4.1.4.10.2 153 & 191-207 Cell Barnes Lane, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including two convenience retail shops at Martin's and Co-op. 153 & 191-207 Cell Barnes Lane also has a church, community centre and hot food takeaway. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.10.3 The recommended local centre boundary at 153 & 191-207 Cell Barnes Lane, St Albans includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.12. Subsequent updates to the recommended local centre boundary are described below.

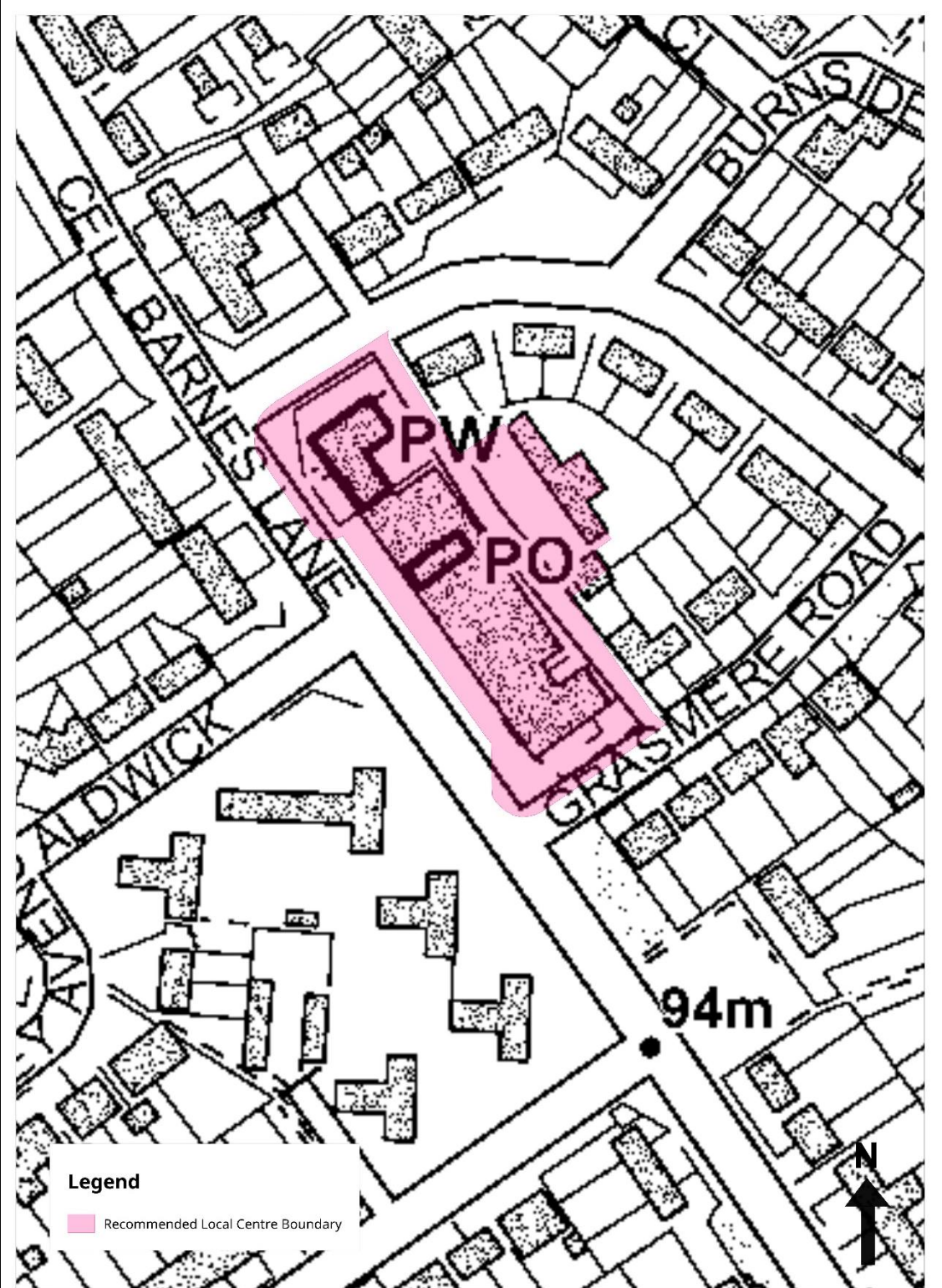
4.1.4.10.4 The centre boundary includes the following property addresses in addition to the existing designated local centre LC.12 frontages from saved Policy 55 of the DLPR 1994:

- 153 & 207 Cell Barnes Lane

4.1.4.10.5 The following properties at the address below are included within the recommended local centre boundary at 153 & 191-207 Cell Barnes Lane, St Albans:

- 153 & 191-207 Cell Barnes Lane

Figure 21: Map of recommended local centre boundary – 153 & 191-207 Cell Barnes Lane, St Albans



**Legend**

Recommended Local Centre Boundary

153 & 191-207 Cell Barnes Lane, St Albans



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**4.1.4.11 1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, St Albans**

4.1.4.11.1 A map of the recommended boundary for the designated local centre at 1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, St Albans is illustrated in Figure 22 below.

**Description**

4.1.4.11.2 1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, St Albans is a local centre in St Albans District. It serves a small catchment in the urban area of St Albans and comprises a small group of retail premises and service outlets, including a convenience retail shop at Spar. 1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive also has a medical surgery and two hot food takeaways. The centre has some landscaping and a good public realm.

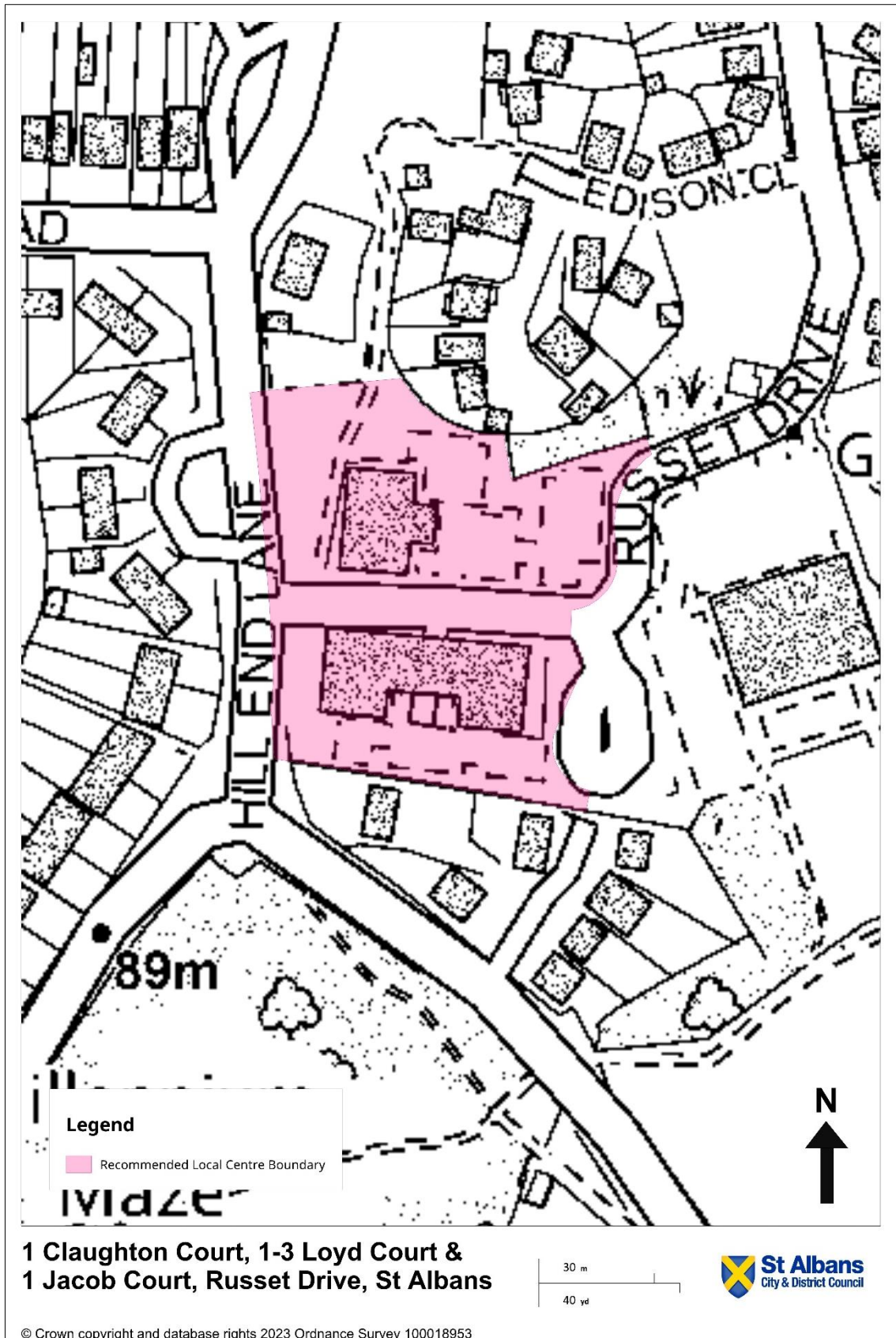
**Updates to recommended centre boundary**

4.1.4.11.3 1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, St Albans was previously designated as a proposed new local centre (LC.13) at Hill End / Cell Barnes in saved Policy 55 of the DLPR 1994. Consequently, saved Policy 55 of the DLPR 1994 did not define the frontage for this designated local centre. Therefore, a new recommended local centre boundary is defined below.

4.1.4.11.4 The following properties at the addresses below are included within the recommended local centre boundary at 1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, St Albans:

- 1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive

Figure 22: Map of recommended local centre boundary – 1 Claughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, St Albans



#### **4.1.4.12 385-397 Luton Road, Harpenden**

4.1.4.12.1 A map of the recommended boundary for the designated local centre at 385-397 Luton Road, Harpenden is illustrated in Figure 23 below.

##### **Description**

4.1.4.12.2 385-397 Luton Road, Harpenden is a local centre in St Albans District. It serves a small catchment in the urban area of Harpenden and comprises a small group of retail premises and service outlets, including a convenience retail shop. 385-397 Luton Road also has a dental clinic. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.12.3 The recommended local centre boundary at 385-397 Luton Road, Harpenden includes most of the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.14. Subsequent updates to the recommended local centre boundary are described below.

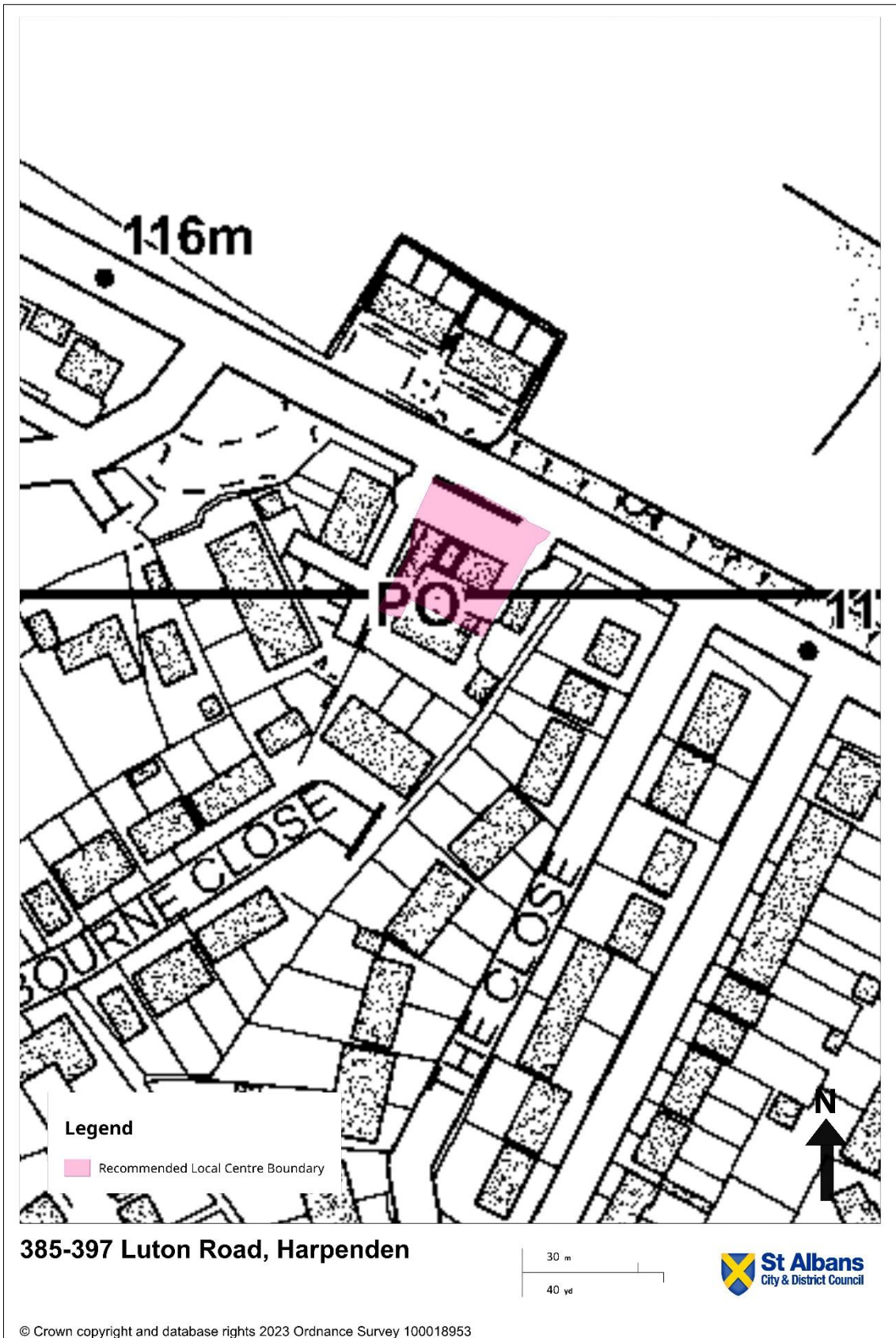
4.1.4.12.4 The centre boundary excludes the following property address from the DLPR 1994 saved Policy 55 existing designated local centre LC.14 frontage:

- 381 Luton Road

4.1.4.15.5 The following properties at the address below are included within the recommended local centre boundary at 385-397 Luton Road, Harpenden:

- 385-397 Luton Road

Figure 23: Map of recommended local centre boundary – 385-397 Luton Road, Harpenden



#### **4.1.4.13 95-105 Luton Road, Harpenden**

4.1.4.13.1 A map of the recommended boundary for the designated local centre at 95-105 Luton Road, Harpenden is illustrated in Figure 24 below.

##### **Description**

4.1.4.13.2 95-105 Luton Road, Harpenden is a local centre in St Albans District. It serves a small catchment in the urban area of Harpenden and comprises a small group of retail premises and service outlets, including a convenience retail shop at Tesco Express. 95-105 Luton Road also has a medical clinic and hot food takeaway. The centre has a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.13.3 The recommended local centre boundary at 95-105 Luton Road, Harpenden includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.15. Subsequent updates to the recommended local centre boundary are described below.

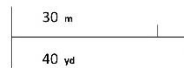
4.1.4.13.4 The following properties at the address below are included within the recommended local centre boundary at 95-105 Luton Road, Harpenden:

- 95-105 Luton Road

Figure 24: Map of recommended local centre boundary – 95-105 Luton Road, Harpenden



95-105 Luton Road, Harpenden



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#### **4.1.4.14 50-54 Westfield Road, Harpenden**

4.1.4.14.1 A map of the recommended boundary for the designated local centre at 50-54 Westfield Road, Harpenden is illustrated in Figure 25 below.

##### **Description**

4.1.4.14.2 50-54 Westfield Road, Harpenden is a local centre in St Albans District. It serves a small catchment in the urban area of Harpenden and comprises a small group of retail premises and service outlets, including three comparison retail shops. The centre has some landscaping and a good public realm.

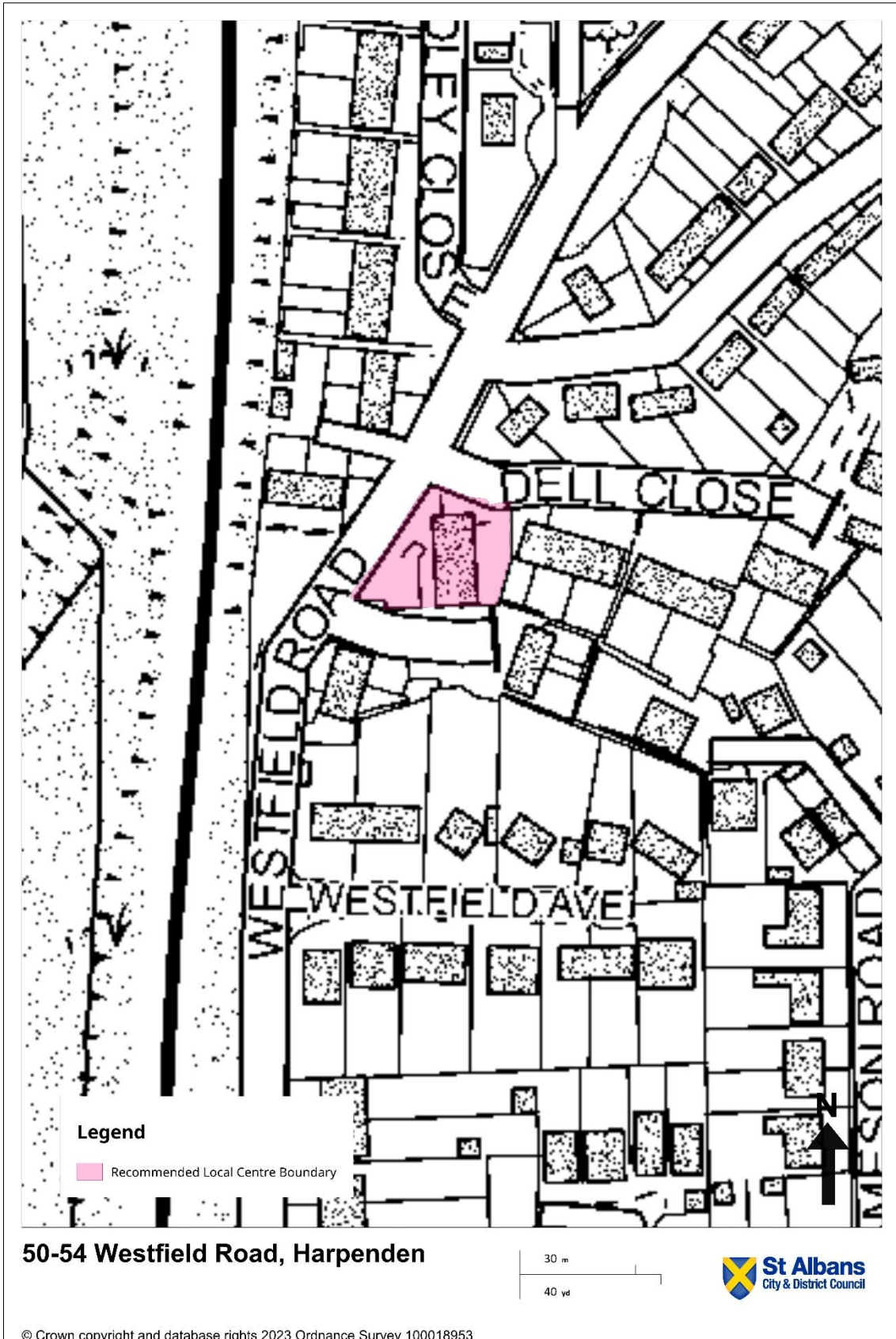
##### **Updates to recommended centre boundary**

4.1.4.14.3 The recommended local centre boundary at 50-54 Westfield Road, Harpenden includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.16. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.14.4 The following properties at the address below are included within the recommended local centre boundary at 50-54 Westfield Road, Harpenden:

- 50-54 Westfield Road

Figure 25: Map of recommended local centre boundary – 50-54 Westfield Road, Harpenden



#### **4.1.4.15 138-146 Lower Luton Road, Harpenden**

4.1.4.15.1 A map of the recommended boundary for the designated local centre at 138-146 Lower Luton Road, Harpenden is illustrated in Figure 26 below.

##### **Description**

4.1.4.15.2 138-146 Lower Luton Road, Harpenden is a local centre in St Albans District. It serves a small catchment in the urban area of Harpenden and comprises a small group of retail premises and service outlets, including a convenience retail shop at Co-op. 138-146 Lower Luton Road also has a hot food takeaway. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.15.3 The recommended local centre boundary at 138-146 Lower Luton Road, Harpenden includes some of the existing designated frontages from DLPR 1994 saved Policy 55, local centre LC.17. Subsequent updates to the recommended local centre boundary are described below.

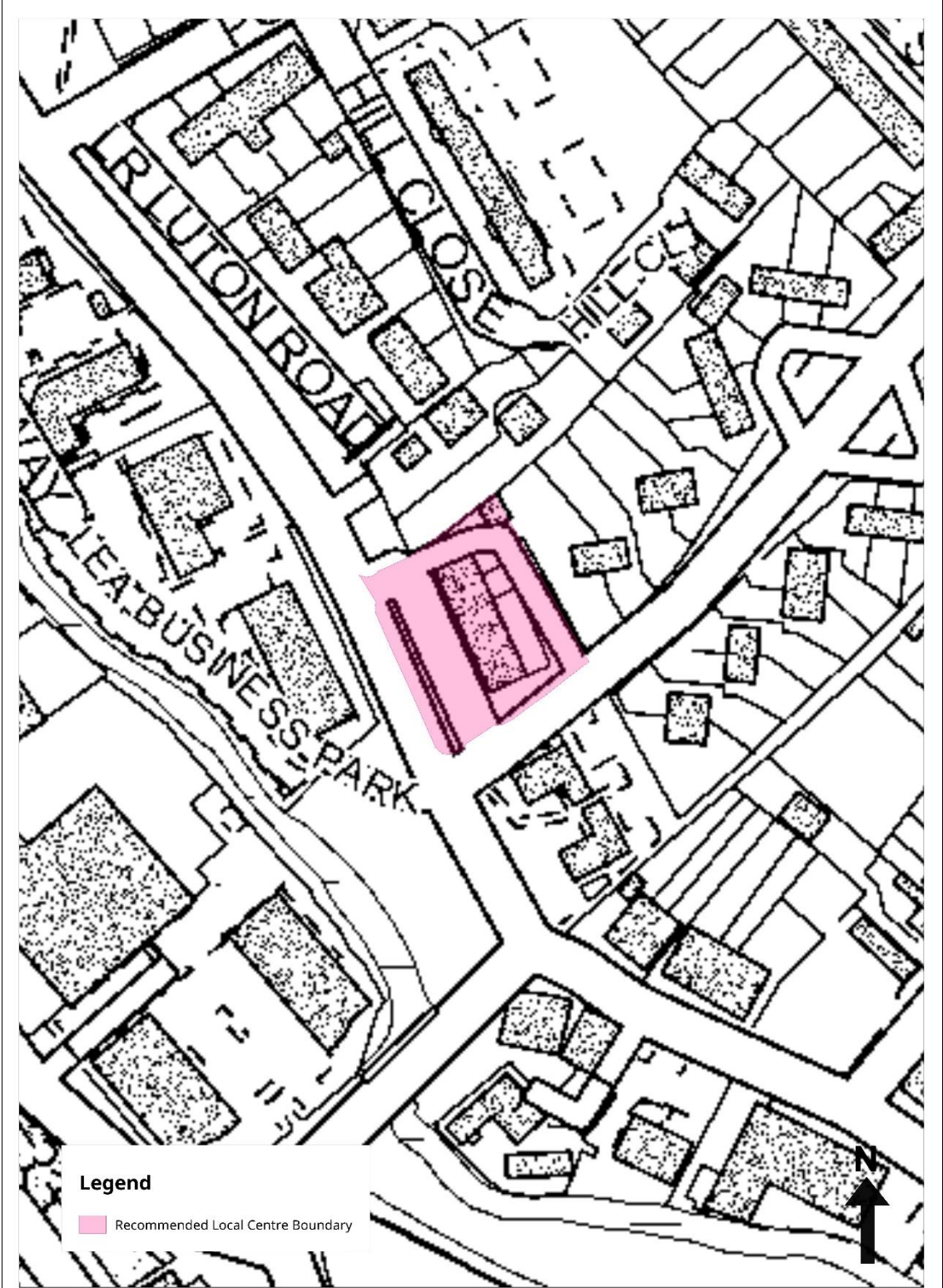
4.1.4.15.4 The centre boundary excludes the following property addresses from the DLPR 1994 saved Policy 55 existing designated local centre LC.17 frontages:

- 121-125 Lower Luton Road

4.1.4.15.5 The following properties at the address below are included within the recommended local centre boundary at 138-146 Lower Luton Road, Harpenden:

- 138-146 Lower Luton Road

Figure 26: Map of recommended local centre boundary – 138-146 Lower Luton Road, Harpenden



138-146 Lower Luton Road, Harpenden

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#### **4.1.4.16 103-107 Station Road, Harpenden**

4.1.4.16.1 A map of the recommended boundary for the designated local centre at 103-107 Station Road, Harpenden is illustrated in Figure 27 below.

##### **Description**

4.1.4.16.2 103-107 Station Road, Harpenden is a local centre in St Albans District. It serves a small catchment in the urban area of Harpenden and comprises a small group of retail premises and service outlets, including a convenience retail shop. The centre has some landscaping and a good public realm.

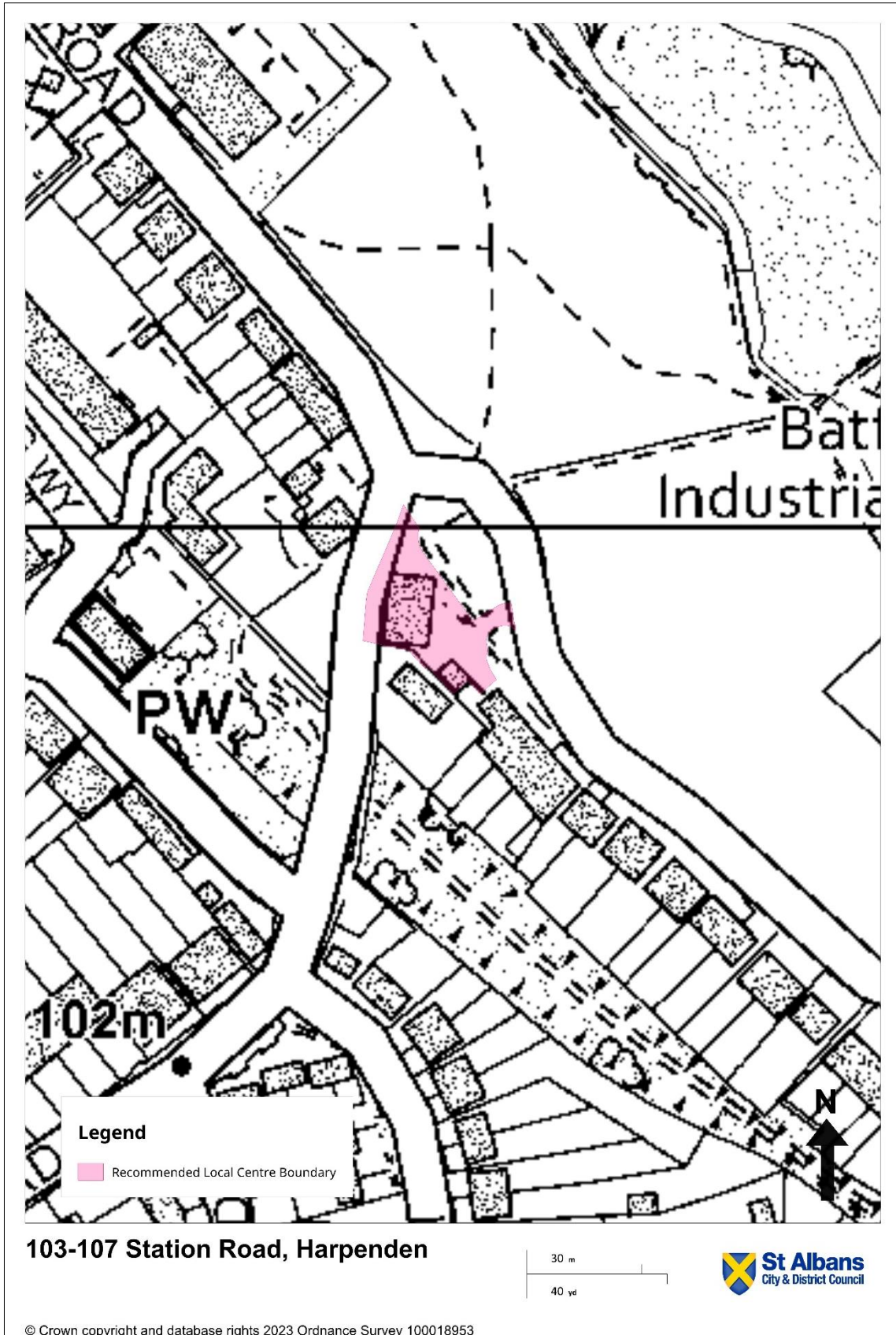
##### **Updates to recommended centre boundary**

4.1.4.16.3 The recommended local centre boundary at 103-107 Station Road, Harpenden includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.18. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.16.4 The following properties at the address below are included within the recommended local centre boundary at 103-107 Station Road, Harpenden:

- 103-107 Station Road

Figure 27: Map of recommended local centre boundary – 103-107 Station Road, Harpenden



#### **4.1.4.17 81A-97 Old Watford Road, Bricket Wood**

4.1.4.17.1 A map of the recommended boundary for the designated local centre at 81A-97 Old Watford Road, Bricket Wood is illustrated in Figure 28 below.

##### **Description**

4.1.4.17.2 81A-97 Old Watford Road, Bricket Wood is a local centre in St Albans District. It serves a small catchment in the urban area of Bricket Wood and comprises a small group of retail premises and service outlets, including a convenience retail shop. 81A-97 Old Watford Road also has a restaurant and hot food takeaway. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.17.3 The recommended local centre boundary at 81A-97 Old Watford Road, Bricket Wood includes the existing designated frontage from DLPR 1994 saved policy 55, local centre LC.20. Subsequent updates to the recommended local centre boundary are described below.

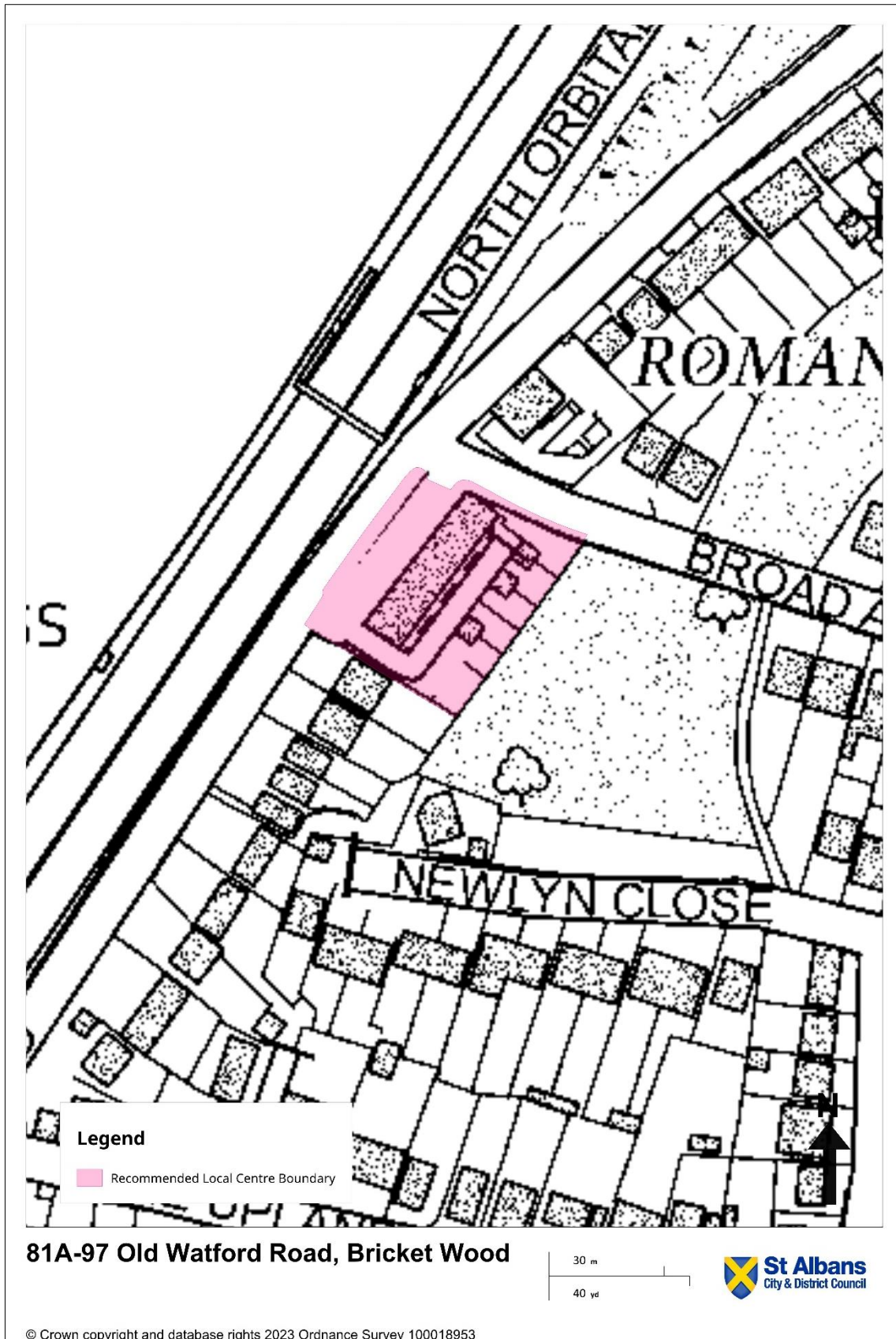
4.1.4.17.4 The centre boundary includes the following property address in addition to the existing designated local centre LC.20 frontage from saved Policy 55 of the DLPR 1994:

- 81A Old Watford Road

4.1.4.17.5 The following properties at the addresses below are included within the recommended local centre boundary at 81A-97 Old Watford Road, Bricket Wood:

- 81A-97 Old Watford Road

Figure 28: Map of recommended local centre boundary – 81A-97 Old Watford Road, Bricket Wood





#### **4.1.4.18 95-127 Oakwood Road, Bricket Wood**

4.1.4.18.1 A map of the recommended boundary for the designated local centre at 95-127 Oakwood Road, Bricket Wood is illustrated in Figure 29 below.

##### **Description**

4.1.4.18.2 95-127 Oakwood Road, Bricket Wood is a local centre in St Albans District. It serves a small catchment in the urban area of Bricket Wood and comprises a small group of retail premises and service outlets, including two convenience retail shops at Londis and Bricket Wood Post Office. 95-127 Oakwood Road also has an estate agent unit. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.18.3 The recommended local centre boundary at 95-127 Oakwood Road, Bricket Wood includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.21. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.18.4 The following properties at the address below are included within the recommended local centre boundary at 95-127 Oakwood Road, Bricket Wood:

- 95-127 Oakwood Road

Figure 29: Map of recommended local centre boundary – 95-127 Oakwood Road, Bricket Wood



#### **4.1.4.19 19-27 Black Boy Wood, Bricket Wood**

4.1.4.19.1 A map of the recommended boundary for the designated local centre at 19-27 Black Boy Wood, Bricket Wood is illustrated in Figure 30 below.

##### **Description**

4.1.4.19.2 19-27 Black Boy Wood, Bricket Wood is a local centre in St Albans District. It serves a small catchment in the urban area of Bricket Wood and comprises a small group of retail premises and service outlets, including a convenience retail shop at Costcutter. 19-27 Black Boy Wood also has a hot food takeaway. The centre has a good public realm.

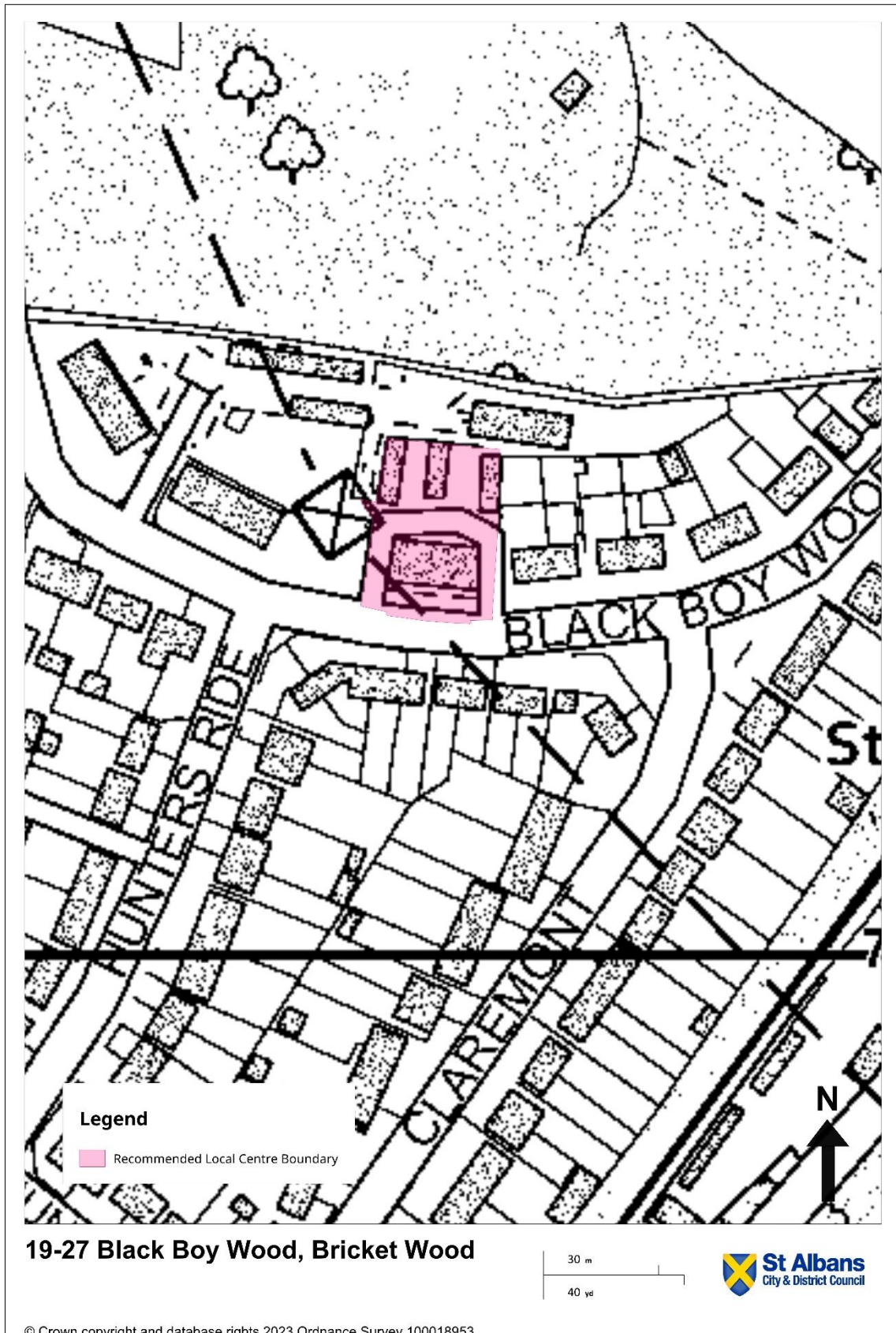
##### **Updates to recommended centre boundary**

4.1.4.19.3 The recommended local centre boundary at 19-27 Black Boy Wood, Bricket Wood includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.22. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.19.4 The following properties at the address below are included within the recommended local centre boundary at 19-27 Black Boy Wood, Bricket Wood:

- 19-27 Black Boy Wood

Figure 30: Map of recommended local centre boundary – 19-27 Black Boy Wood, Bricket Wood



#### **4.1.4.20 2A Tippendell Lane; 301-305, 192-204, 210-212 & 216A Watford Road, Chiswell Green**

4.1.4.20.1 A map of the recommended boundary for the designated local centre at 2A Tippendell Lane; 301-305, 192-204, 210-212 & 216A Watford Road, Chiswell Green is illustrated in Figure 31 below.

#### **Description**

4.1.4.20.2 2A Tippendell Lane; 301-305, 192-204, 210-212 & 216A Watford Road, Chiswell Green is a local centre in St Albans District. It serves a small catchment in the urban area of Chiswell Green and comprises a small group of retail premises and service outlets, including two convenience retail shops at Co-op and Chiswell Green Local Store. 2A Tippendell Lane; 301-305, 192-204, 210-212 & 216A Watford Road also has a restaurant, hot food takeaway, public house and dental practice. The centre has some landscaping and a good public realm.

#### **Updates to recommended centre boundary**

4.1.4.20.3 The recommended local centre boundary at 2A Tippendell Lane; 301-305, 192-204, 210-212 & 216A Watford Road, Chiswell Green includes most of the existing designated frontages from DLPR 1994 saved Policy 55, local centre LC.23. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.20.4 The centre boundary includes the following property addresses in addition to the existing designated local centre LC.23 frontages from saved Policy 55 of the DLPR 1994:

- 210-212 & 216A Watford Road

4.1.4.20.5 The centre boundary excludes the following property address from the DLPR 1994 saved Policy 55 existing designated local centre LC.23 frontages:

- 337 Watford Road

4.1.4.20.6 The following properties at the addresses below are included within the recommended local centre boundary at 2A Tippendell Lane; 301-305, 192-204, 210-212 & 216A Watford Road, Chiswell Green:

- 2A Tippendell Lane
- 301-305, 192-204, 210-212 & 216A Watford Road

**Figure 31: Map of recommended local centre boundary – 2A Tippendell Lane; 301-305, 192-204, 210-212 & 216A Watford Road, Chiswell Green**



#### **4.1.4.21 2-30 How Wood, How Wood**

4.1.4.21.1 A map of the recommended boundary for the designated local centre at 2-30 How Wood, How Wood is illustrated in Figure 32 below.

##### **Description**

4.1.4.21.2 2-30 How Wood, How Wood is a local centre in St Albans District. It serves a small catchment in the urban area of How Wood and comprises a small group of retail premises and service outlets, including a convenience retail shop at Co-op. 2-30 How Wood also has two hot food takeaways and an estate agent unit. The centre has a good public realm.

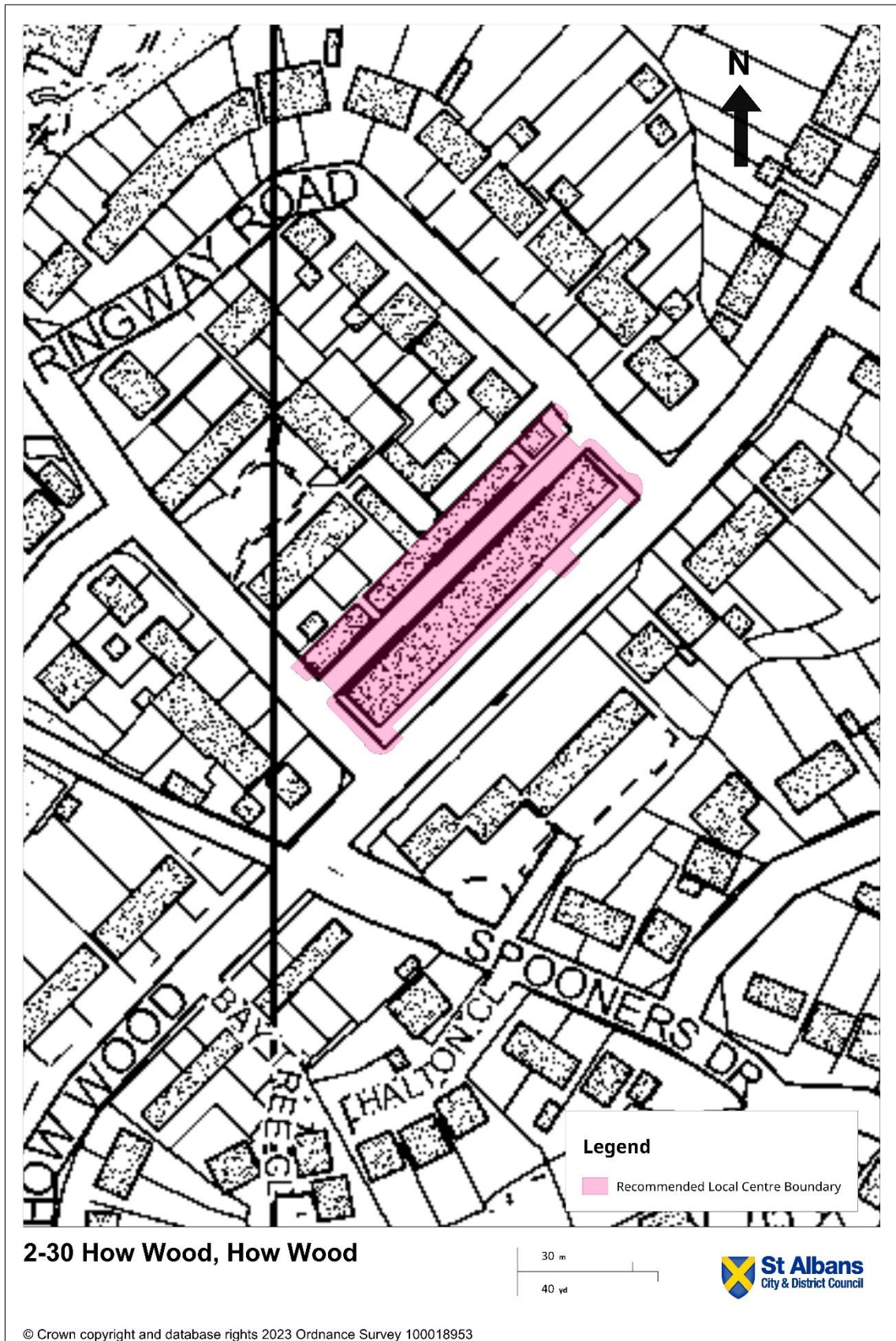
##### **Updates to recommended centre boundary**

4.1.4.21.3 The recommended local centre boundary at 2-30 How Wood, How Wood includes the existing designated frontage from DLPR 1994 saved Policy 55, local centre LC.24. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.21.4 The following properties at the address below are included within the recommended local centre boundary at 2-30 How Wood, How Wood:

- 2-30 How Wood

Figure 32: Map of recommended local centre boundary – 2-30 How Wood, How Wood





#### **4.1.4.22 69-71 & 68-78 Park Street; 1-2 Park Street Lane, Park Street**

4.1.4.22.1 A map of the recommended boundary for the designated local centre at 69-71 & 68-78 Park Street; 1-2 Park Street Lane, Park Street is illustrated in Figure 33 below.

##### **Description**

4.1.4.22.2 69-71 & 68-78 Park Street; 1-2 Park Street Lane, Park Street is a local centre in St Albans District. It serves a small catchment in the urban area of Park Street and comprises a small group of retail premises and service outlets, including a convenience retail shop. 69-71 & 68-78 Park Street; 1-2 Park Street Lane also has two hot food takeaways and a public house. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.22.3 The recommended local centre boundary at 69-71 & 68-78 Park Street; 1-2 Park Street Lane, Park Street includes most of the existing designated frontages from DLPR 1994 saved Policy 55, local centre LC.25. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.23.4 The centre boundary includes the following property address in addition to the existing designated local centre LC.25 frontages from saved Policy 55 of the DLPR 1994:

- 78 Park Street

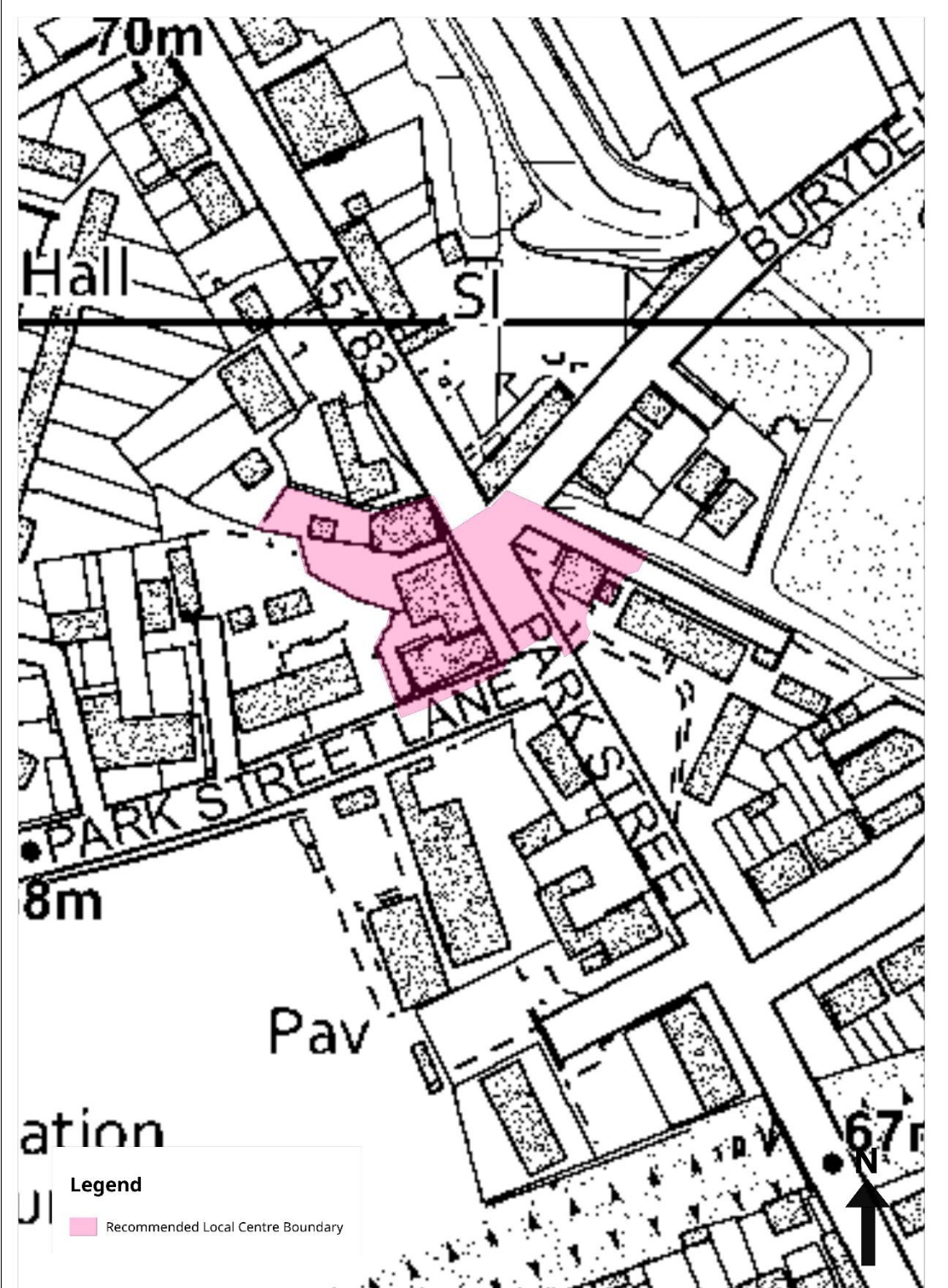
4.1.4.22.5 The centre boundary excludes the following property address from the DLPR 1994 saved Policy 55 existing designated local centre LC.25 frontages:

- Land south of 84 Park Street

4.1.4.22.6 The following properties at the addresses below are included within the recommended local centre boundary at 69-71 & 68-78 Park Street; 1-2 Park Street Lane, Park Street:

- 69-71 & 68-78 Park Street
- 1-2 Park Street Lane

Figure 33: Map of recommended local centre boundary – 69-71 & 68-78 Park Street; 1-2 Park Street Lane, Park Street



69-71 & 68-78 Park Street;  
1-2 Park Street Lane, Park Street



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#### **4.1.4.23 11-15A & 14-18 High Street, Colney Heath**

4.1.4.23.1 A map of the recommended boundary for the designated local centre at 11-15A & 14-18 High Street, Colney Heath is illustrated in Figure 34 below.

##### **Description**

4.1.4.23.2 11-15A & 14-18 High Street, Colney Heath is a local centre in St Albans District. It serves a small catchment in the Green Belt village of Colney Heath and comprises a small group of retail premises and service outlets, including a convenience retail shop. 11-15A & 14-18 High Street also has a hot food takeaway and public house. The centre has some landscaping and a good public realm.

##### **Updates to recommended centre boundary**

4.1.4.23.3 The recommended local centre boundary at 11-15A & 14-18 High Street, Colney Heath includes some of the existing designated frontages from DLPR 1994 saved Policy 55, local centre LC.26. Subsequent updates to the recommended local centre boundary are described below.

4.1.4.23.4 The centre boundary includes the following property addresses in addition to the existing designated local centre LC.26 frontages from saved Policy 55 of the DLPR 1994:

- 11-15A & 18 High Street

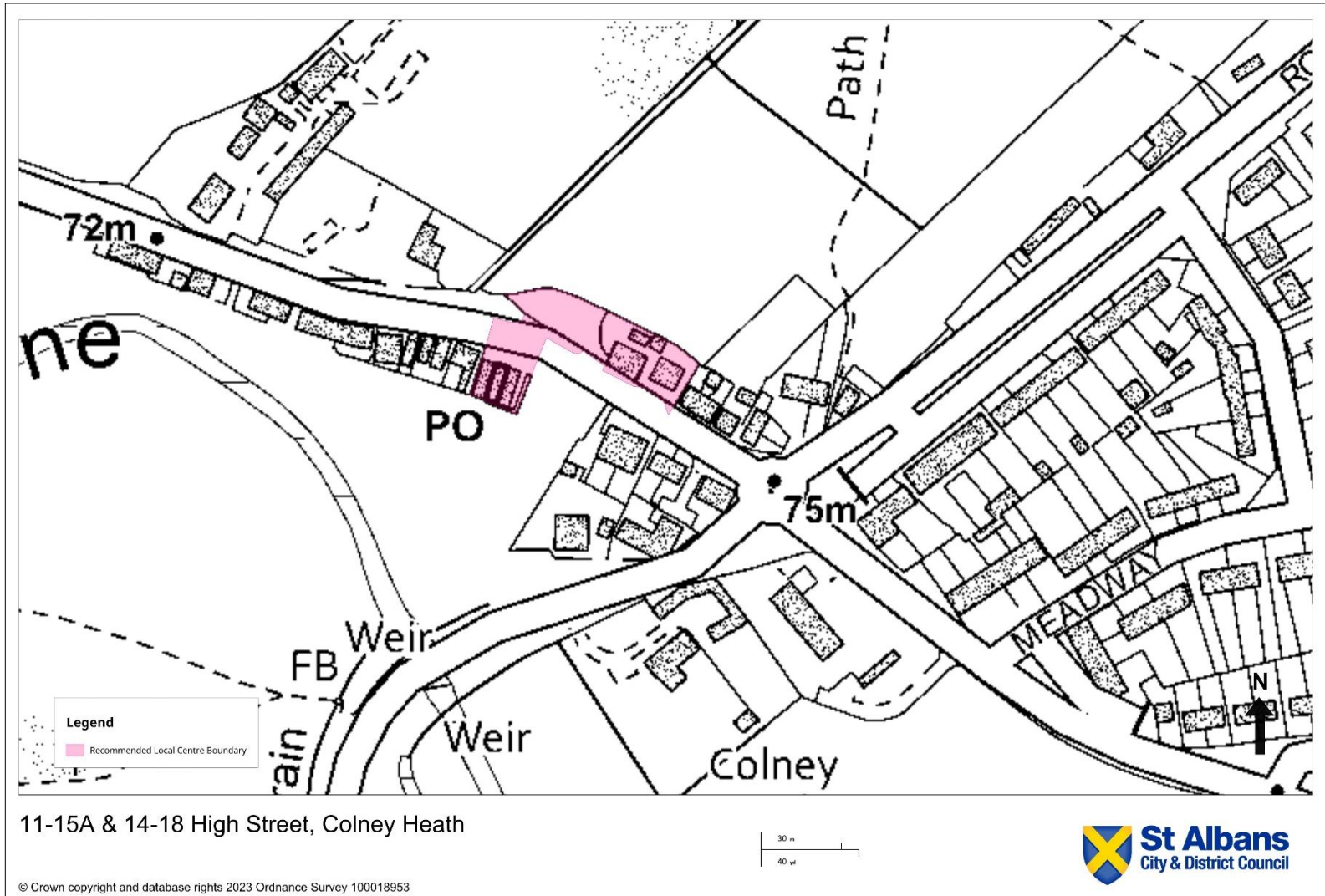
4.1.4.23.5 The centre boundary excludes the following property addresses from DLPR 1994 saved Policy 55 existing designated local centre LC.26 frontages:

- 15 & 8-12 High Street

4.1.4.23.6 The following properties at the address below are included within the recommended local centre boundary at 11-15A & 14-18 High Street, Colney Heath:

- 11-15A & 14-18 High Street

Figure 34: Map of recommended local centre boundary – 11-15A & 14-18 High Street, Colney Heath



## 4.1.5 Non-Recommended Local Centres

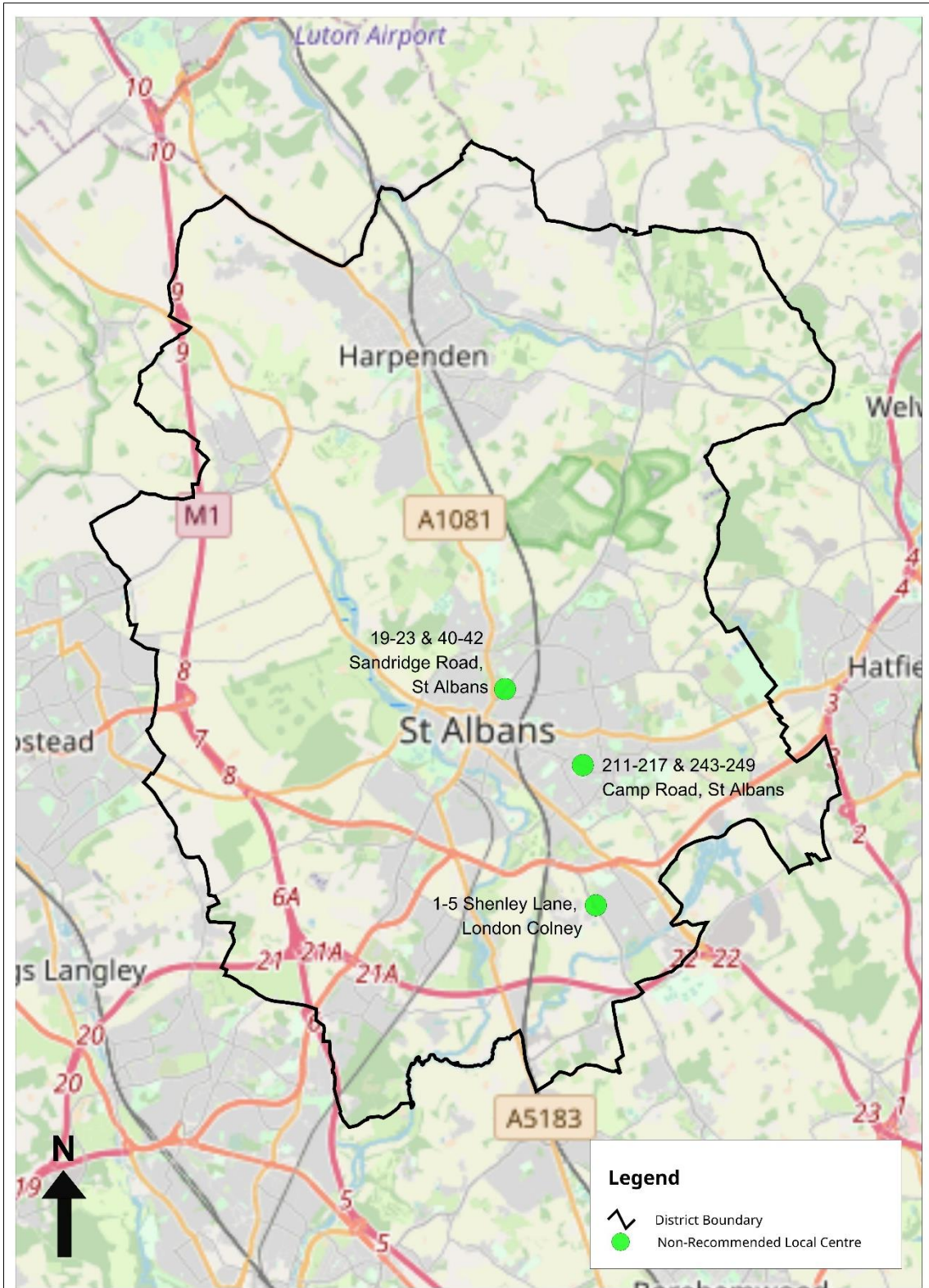
4.1.5.0.1 This subsection examines several existing designated local centres from DLPR 1994 saved Policy 55, which are not recommended for designation as local centres in the defined town centre hierarchy in the Council's emerging new draft Local Plan. A total of 3 local centres from saved Policy 55 of the DLPR 1994 in St Albans District are not recommended for designation in the emerging new draft Local Plan and summarised in Table 4 below:

**Table 4: Non-recommended DLPR 1994 (saved Policy 55) local centres in St Albans District**

<b>Non-recommended local centre (DLPR 1994 saved Policy 55)</b>
19-23 & 40-42 Sandridge Road, St Albans
211-217 & 243-249 Camp Road, St Albans
1-5 Shenley Lane, London Colney

4.1.5.0.2 A map of the 3 non-recommended local centres from DLPR 1994 saved Policy 55 in the District is illustrated in Figure 35 below.

**Figure 35: Map of non-recommended DLPR 1994 (Saved Policy 55) local centres in St Albans District**



**St Albans City & District - Non-Recommended Local Centres**

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#### **4.1.5.1 19-23 & 40-42 Sandridge Road, St Albans**

4.1.5.1.1 19-23 & 40-42 Sandridge Road, St Albans is designated as local centre LC.7 in saved Policy 55 of the DLPR 1994.

4.1.5.1.2 Council officers undertook a physical site survey of DLPR 1994 local centre LC.7 in September 2022. Results from the survey indicated that all of the former units in the DLPR 1994 local centre LC.7 frontages at 19-23 & 40-42 Sandridge Road are in residential use (see Figure 36 below). Therefore, DLPR 1994 local centre LC.7 will not be recommended for designation as a local centre in the Council's emerging new draft Local Plan, given that it does not comprise any main town centre uses.

**Figure 36: Map of non-recommended DLPR 1994 local centre LC.7 – 19-23 & 40-42 Sandridge Road, St Albans**



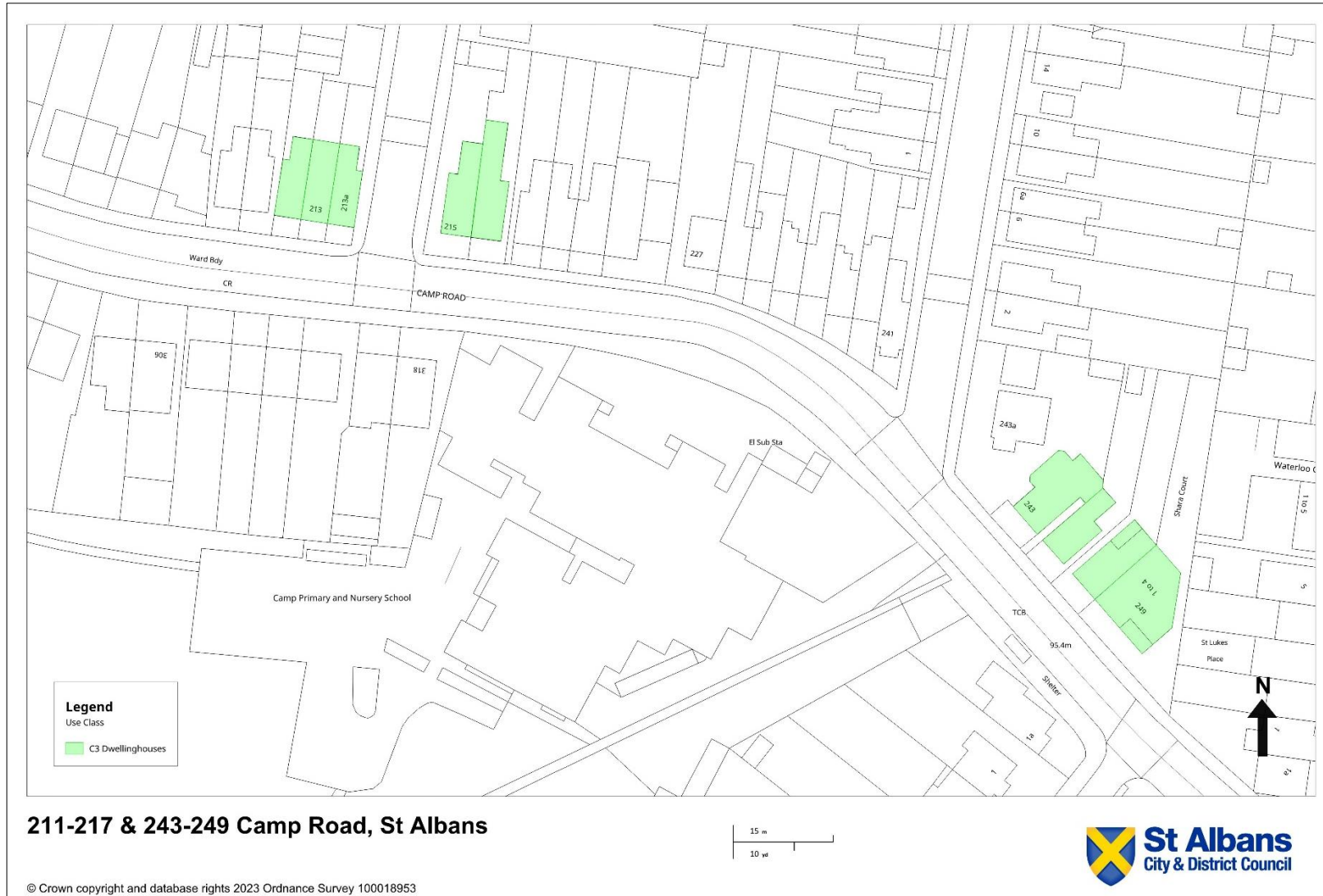


#### **4.1.5.2 211-217 & 243-249 Camp Road, St Albans**

4.1.5.2.1 211-217 & 243-249 Camp Road, St Albans is designated as local centre LC.11 in saved Policy 55 of the DLPR 1994.

4.1.5.2.2 Council officers undertook a physical site survey of DLPR 1994 local centre LC.11 in September 2022. Results from the survey indicated that all of the former units in the DLPR 1994 local centre LC.11 frontages at 211-217 & 243-249 Camp Road are in residential use (see Figure 37 below). Therefore, 1994 DLPR local centre LC.11 will not be recommended for designation as a local centre in the Council's emerging new draft Local Plan, given that it does not comprise any main town centre uses.

Figure 37: Map of non-recommended 1994 DLPR local centre LC.11 – 211-217 & 243-249 Camp Road, St Albans



### **4.1.5.3 1-5 Shenley Lane, London Colney**

4.1.5.3.1 1-5 Shenley Lane, London Colney is designated as local centre LC.19 in saved Policy 55 of the DLPR 1994.

4.1.5.3.2 Council officers undertook a physical site survey of 1994 DLPR local centre LC.19 in September 2022. Results from the survey indicated that one of the former units in the 1994 DLPR local centre LC.19 frontage at 5 Shenley Lane is in residential use (see Figure 38 below). In addition, one unit at 1 Shenley Lane was in commercial, business and service use (as a restaurant) and the use of one unit at 3 Shenley Lane was sui generis (a hot food takeaway). Therefore, 1994 DLPR local centre LC.19 will not be recommended for designation in the Council's emerging new draft Local Plan, as the two remaining main town centre uses units are of insufficient size to constitute a local centre.

**Figure 38: Map of non-recommended 1994 DLPR Local Centre LC.19 – 1-5 Shenley Lane, London Colney**



## **4.1.6 Recommended Primary Shopping Areas Boundaries**

4.1.6.0.1 This subsection recommends the proposed boundaries of designated primary shopping areas in St Albans District. Two primary shopping areas in the District in St Albans City Centre and Harpenden Town Centre are recommended for designation in the emerging new draft Local Plan, due to the size, diversity and function of retail uses in these locations.

### **4.1.6.1 St Albans City Centre Primary Shopping Area**

4.1.6.1.1 A map of the recommended boundary for the designated primary shopping area in St Albans City Centre is illustrated in Figure 39 below.

#### **Description**

4.1.6.1.2 This primary shopping area is located in the central area of St Albans City Centre, where a high proportion of retail uses are concentrated. It comprises a wide range of convenience and comparison retail uses and premises, with a mix of global and national retailers, as well as independent shops. The St Albans City Centre primary shopping area also includes a lower proportion of other commercial, business and service uses, such as cafes, restaurants and financial and professional services, along with some sui generis uses such as public houses.

#### **Recommended primary shopping area boundary**

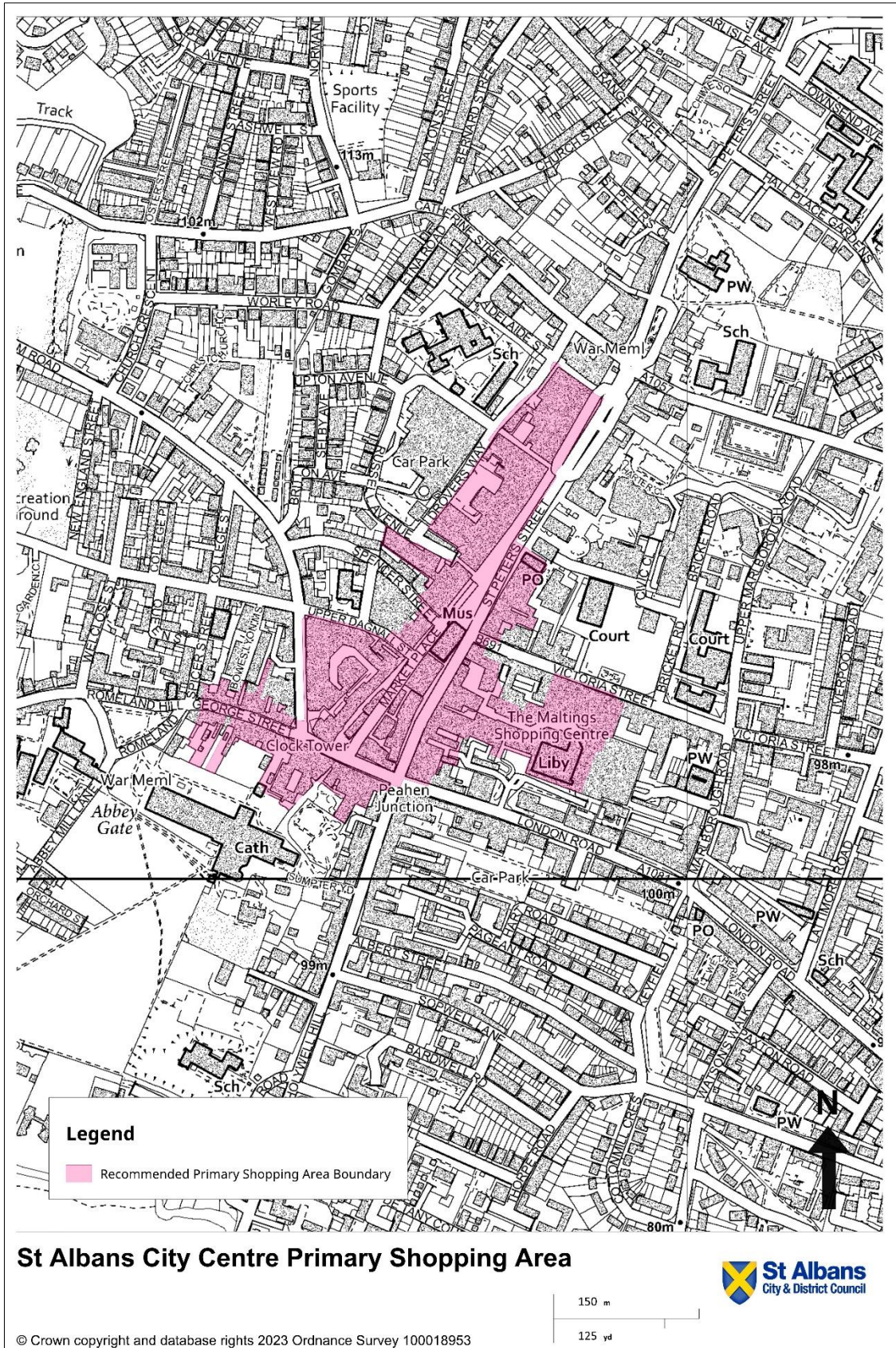
4.1.6.1.3 Saved Policy 52 of the DLPR 1994 does not define a primary shopping Area in St Albans City Centre. Therefore, a new recommended boundary for the St Albans City Centre primary shopping area is defined below. The recommended boundary includes most of the existing designated PSFs and some of the SSFs and CAFs in St Albans City Centre from saved Policy 52 of the DLPR 1994.

4.1.6.1.4 The following properties at the addresses below are included within the recommended St Albans City Centre primary shopping area boundary:

- 3-37 & 2A-38 Chequer Street
- 2-23 Christopher Place
- 1-21 French Row
- 1-9, 11-14 & 18-28 George Street
- 1-55 The Maltings

- 1-37 & 2-38 Market Place
- Town Hall, 1-55, 61-75, 2-10, 1-5 The Broadway & 14 St Peters Street
- 2-16, 20 & 3-33 High Street
- 13-23 Heritage Close
- 1-8 The Colonnade Verulam Road
- 1 & 12-13 The Colonnade Upper Dagnall Street
- 1 & 7 Victoria Street

**Figure 39: Map of recommended primary shopping area boundary – St Albans City Centre primary shopping area**



## **4.1.6.2 Harpenden Town Centre Primary Shopping Area**

4.1.6.2.1 A map of the recommended boundary for the designated primary shopping area in Harpenden Town Centre is illustrated in Figure 40 below.

### **Description**

4.1.6.2.2 This primary shopping area is located in the central area of Harpenden Town Centre, where a high proportion of retail uses are concentrated. It comprises a wide range of convenience and comparison retail uses and premises, with a mix of national retailers and independent shops. The Harpenden Town Centre primary shopping area also includes a lower proportion of other commercial, business and service uses, such as cafes, restaurants and financial and professional services, along with some sui generis uses such as public houses.

### **Recommended primary shopping area boundary**

4.1.6.2.3 Saved Policy 53 of the DLPR 1994 does not define a primary shopping area in Harpenden Town Centre. Therefore, a new recommended boundary for the Harpenden Town Centre primary shopping area is defined below. The recommended boundary includes the existing designated PSFs and some of the SSFs and CAFs in Harpenden Town Centre from saved Policy 53 of the DLPR 1994.

4.1.6.2.4 The following properties at the addresses below are included within the recommended Harpenden Town Centre primary shopping area boundary:

- 1-3 & 12-18 Church Green Row Church Green
- 1-27, Harpenden Methodist Church, 29-31A & 18-50 High Street
- 1-3 & 7-9 The Leys (between High Street and Leyton Road)
- 2A-10A & 1A-3 Leyton Road
- 5 Leyton Green
- 2A & 2 Vaughan Road



Figure 40: Map of recommended primary shopping area boundary – Harpenden Town Centre primary shopping area



## 4.2 Recommended Out of Centre Retail Parks Boundaries

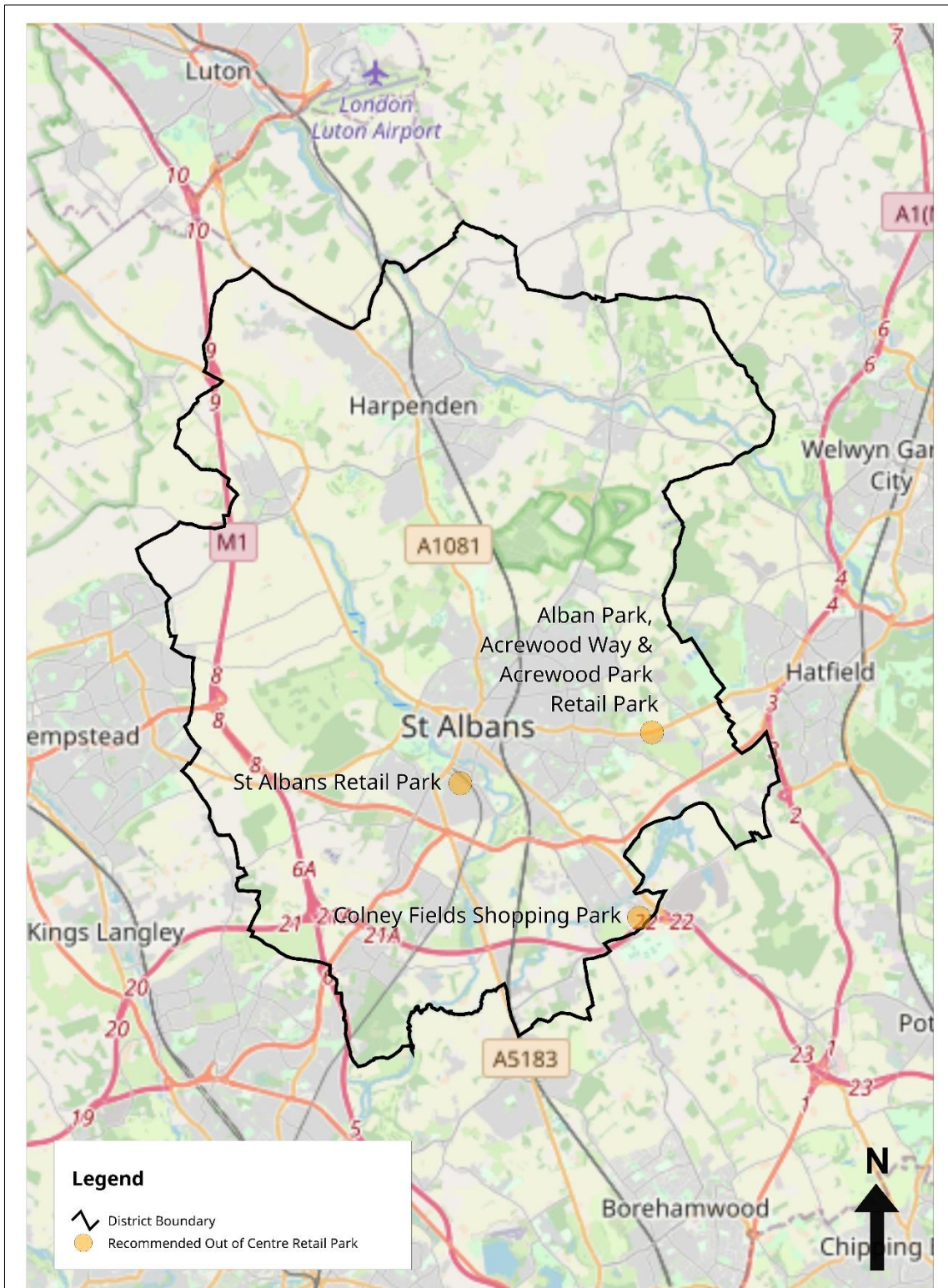
4.2.0.1 This subsection proposes the recommended boundaries of designated out of centre retail parks in St Albans District for the Council's emerging new draft Local Plan. The recommended out of centre retail parks comprise groupings of relatively large retail units or warehouses, which are located outside of designated town centres and within existing urban areas. A total of 3 out of centre retail Parks in St Albans District are recommended for designation in the emerging new draft Local Plan and summarised in Table 5 below:

**Table 5: Recommended out of centre retail parks in St Albans District**

<b>Recommended out of centre retail park (new draft Local Plan)</b>
St Albans Retail Park, Griffiths Way, St Albans
Alban Park, Acrewood Way & Acrewood Park Retail Park, Hatfield Road, St Albans
Colney Fields Shopping Park, Barnet Road, London Colney

4.2.0.2 A map of the 3 recommended out of centre retail parks in St Albans District is illustrated in Figure 41 below.

**Figure 41: Map of recommended out of centre retail parks in St Albans District**



**St Albans City & District - Recommended Out of Centre Retail Parks**

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## **4.2.1 St Albans Retail Park, Griffiths Way, St Albans**

4.2.1.1 A map of the recommended boundary for the designated out of centre retail park at St Albans Retail Park, Griffiths Way, St Albans is illustrated in Figure 42 below.

### **Description**

4.2.1.2 This out of centre retail park is located in Griffiths Way in the urban area of St Albans, southeast of St Albans Abbey station. It comprises groupings of large convenience and comparison retail units and warehouses for mostly national retailers, as well as large car parking areas. This out of centre retail park also includes two drive-through restaurants, a gym and petrol filling station.

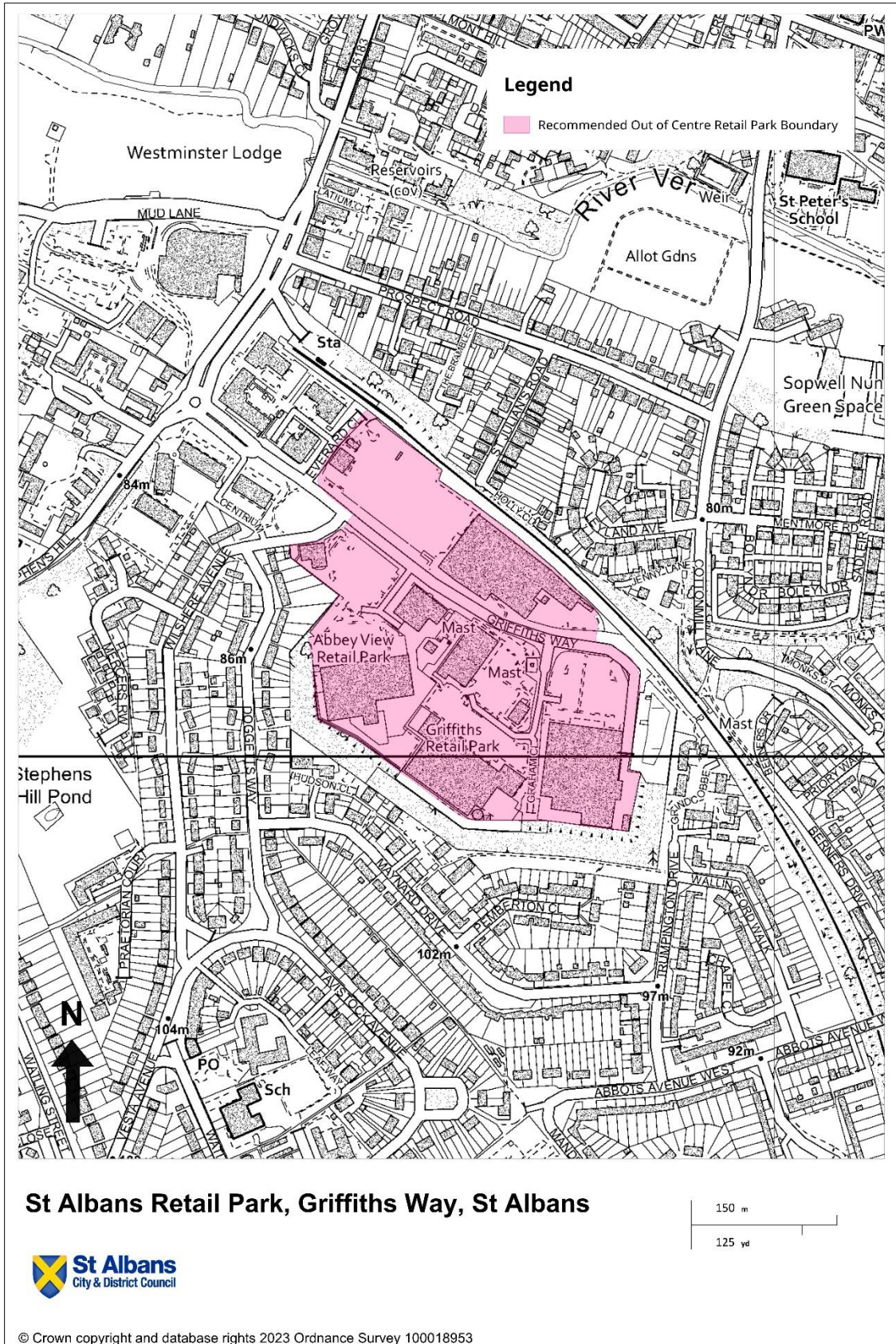
### **Recommended out of centre retail park boundary**

4.2.1.3 The saved policies of the DLPR 1994 do not define boundaries for out of centre retail parks in St Albans District. Therefore, a new recommended boundary for the out of centre retail park at St Albans Retail Park, Griffiths Way, St Albans is defined below.

4.2.1.4 The following properties at the addresses below are included within the recommended out of centre retail park boundary at St Albans Retail Park, Griffiths Way, St Albans:

- Sainsburys Everard Close
- Units 1-6 St Albans Retail Park Griffiths Way
- 3-5 & The Range Graham Close

**Figure 42: Map of recommended out of centre retail park boundary – St Albans Retail Park, Griffiths Way, St Albans**



## **4.2.2 Alban Park, Acrewood Way & Acrewood Park Retail Park, Hatfield Road, St Albans**

4.2.2.1 A map of the recommended boundary for the designated out of centre retail park at Alban Park, Acrewood Way & Acrewood Park Retail Park, Hatfield Road, St Albans is illustrated in Figure 43 below.

### **Description**

4.2.2.2 This out of centre Retail Park is located in Hatfield Road in the east of the urban area of St Albans. It comprises groupings of large comparison retail units and warehouses for mostly national retailers, as well as large car parking areas. This out of centre retail park also includes two car repair workshop units.

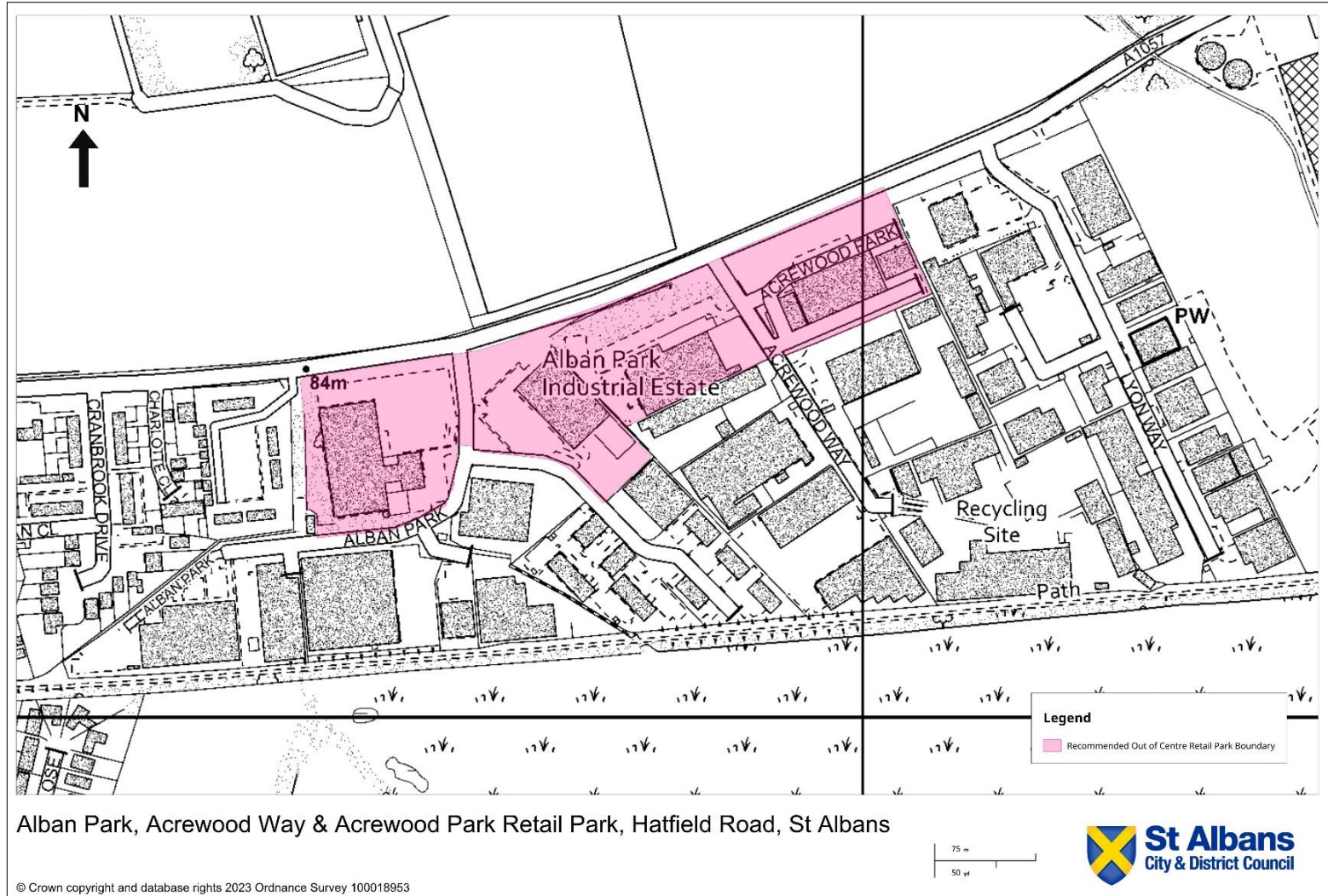
### **Recommended out of centre retail park boundary**

4.2.2.3 The saved policies of the DLPR 1994 do not define boundaries for out of centre retail parks in St Albans District. Therefore, a new recommended boundary for the out of centre retail park at Alban Park, Acrewood Way & Acrewood Park Retail Park, Hatfield Road, St Albans is defined below.

4.2.2.4 The following properties at the addresses below are included within the recommended out of centre retail park boundary at Alban Park, Acrewood Way & Acrewood Park Retail Park, Hatfield Road, St Albans:

- 1 & Unit 2 Alban Park Hatfield Road
- Wickes & Units 1-6 Acrewood Park Acrewood Way

Figure 43: Map of recommended out of centre retail park boundary – Alban Park, Acrewood Way & Acrewood Park Retail Park, Hatfield Road, St Albans



## **4.2.3 Colney Fields Shopping Park, Barnet Road, London Colney**

4.2.3.1 A map of the recommended boundary for the designated out of centre retail park at Colney Fields Shopping Park, Barnet Road, London Colney is illustrated in Figure 44 below.

### **Description**

4.2.3.2 This out of centre retail park is located in the southeast of the urban area of London Colney. It comprises groupings of large convenience and comparison retail units and warehouses for mostly national retailers, as well as a large car parking area. This out of centre retail park also includes a petrol filling station and car wash.

### **Recommended out of centre retail park boundary**

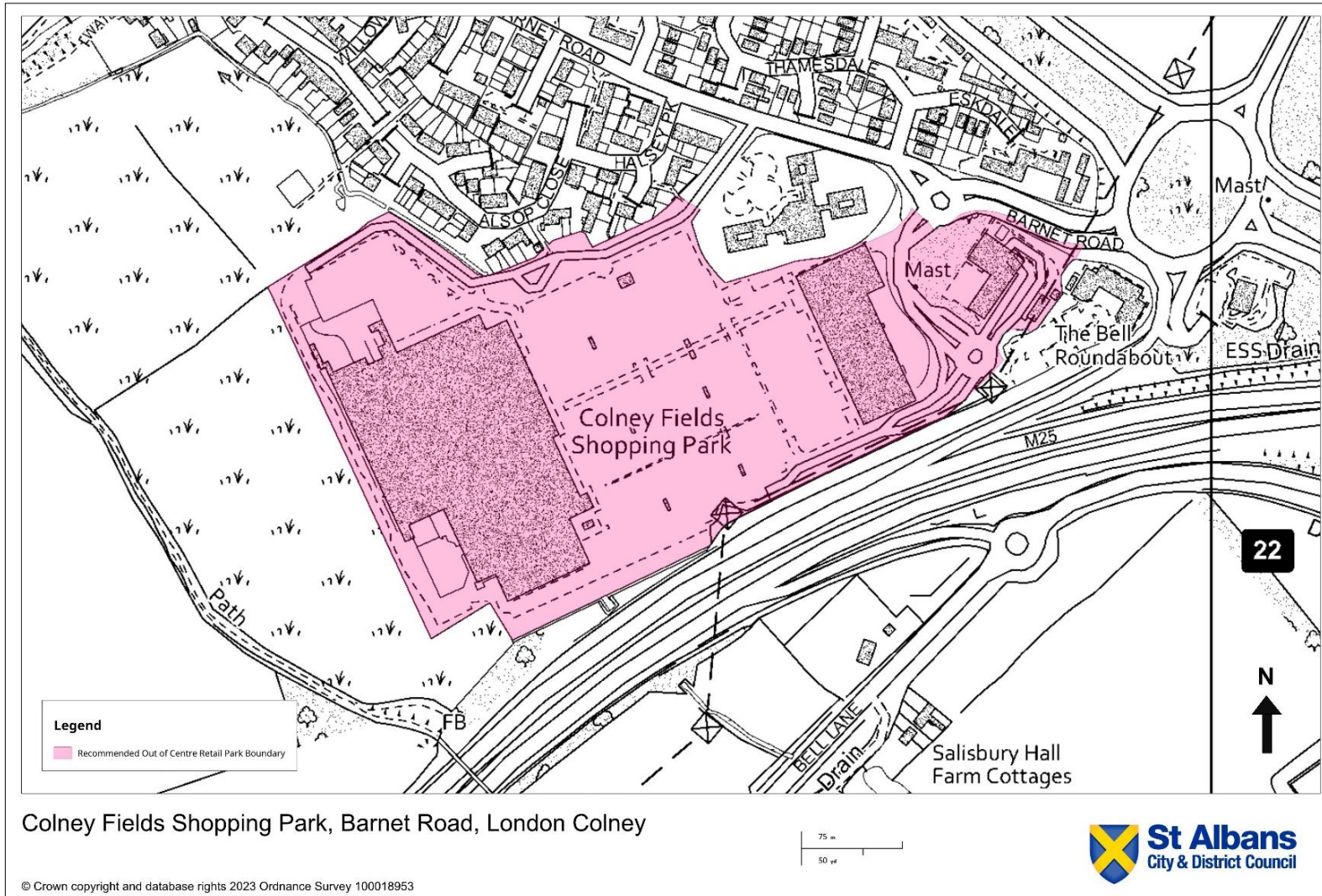
4.2.3.3 The saved Policies of the DLPR 1994 do not define boundaries for out of centre retail parks in St Albans District. Therefore, a new recommended boundary for the out of centre retail park at Colney Fields Shopping Park, Barnet Road, London Colney is defined below.

4.2.3.4 The following properties at the addresses below are included within the recommended out of centre retail park boundary at Colney Fields Shopping Park, Barnet Road, London Colney:

- Units 1-7 Colney Fields Shopping Park and Sainsburys Petrol Station Barnet Road



Figure 44: Map of recommended out of centre retail park boundary – Colney Fields Shopping Park, Barnet Road, London Colney



### 4.3 Recommended Protected Employment (Office) Area Boundaries

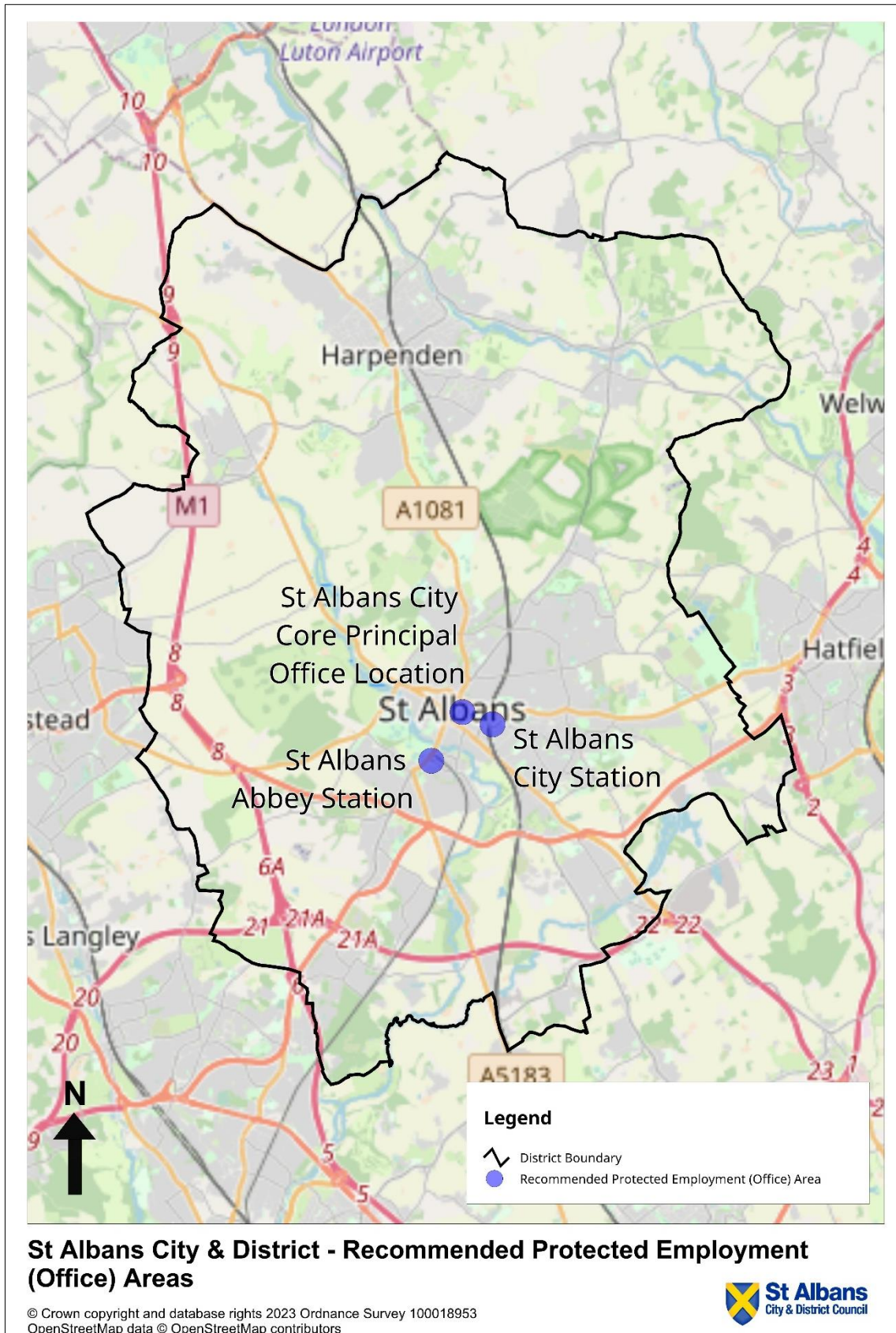
4.3.0.1 This subsection proposes the recommended boundaries of designated protected employment (office) areas in St Albans District for the Council's emerging new draft Local Plan. The recommended protected employment (office) areas comprise edge of centre locations for office development in urban areas, where a high proportion of office uses are concentrated. A total of 3 protected employment (office) areas in St Albans District are recommended for designation in the emerging new draft Local Plan and summarised in Table 6 below:

**Table 6: Recommended protected employment (office) areas in St Albans District**

<b>Recommended protected employment (office) area (new draft Local Plan)</b>
St Albans City Core Principal Office Location
St Albans City Station
St Albans Abbey Station

4.3.0.2 A map of the 3 recommended protected employment (office) areas in St Albans District is illustrated in Figure 45 below.

**Figure 45: Map of recommended protected employment (office) areas in St Albans District**



### **4.3.1 St Albans City Core Principal Office Location**

4.3.1.1 A map of the recommended boundary for the designated protected employment (office) area at St Albans City Core Principal Office Location is illustrated in Figure 46 below.

#### **Description**

4.3.1.2 This protected employment (office) area is located adjacent to St Albans City Centre. St Albans City Core is a strategically important office location, comprising a wide range of office uses and some higher-grade office premises with a mix of global, national and local occupiers. The protected employment (office) area also includes two law court buildings, car parking areas and a high quality public realm.

#### **Updates to recommended protected employment (office) area boundary**

4.3.1.3 The saved Policies of the DLPR 1994 do not define boundaries for protected employment (office) areas in St Albans District. However, an Article 4 direction area withdrawing national permitted development rights for changes of use from offices to residential in St Albans City Core was previously in effect. The recommended protected employment (office) Area boundary at St Albans City Core includes most of the existing land and buildings from the previous Article 4 direction area. Subsequent updates to the protected employment (Office) area boundary are described below.

4.3.1.4 The protected employment (office) area boundary includes the following property addresses in addition to the previous Article 4 direction area:

- 32-44 St Peters Street

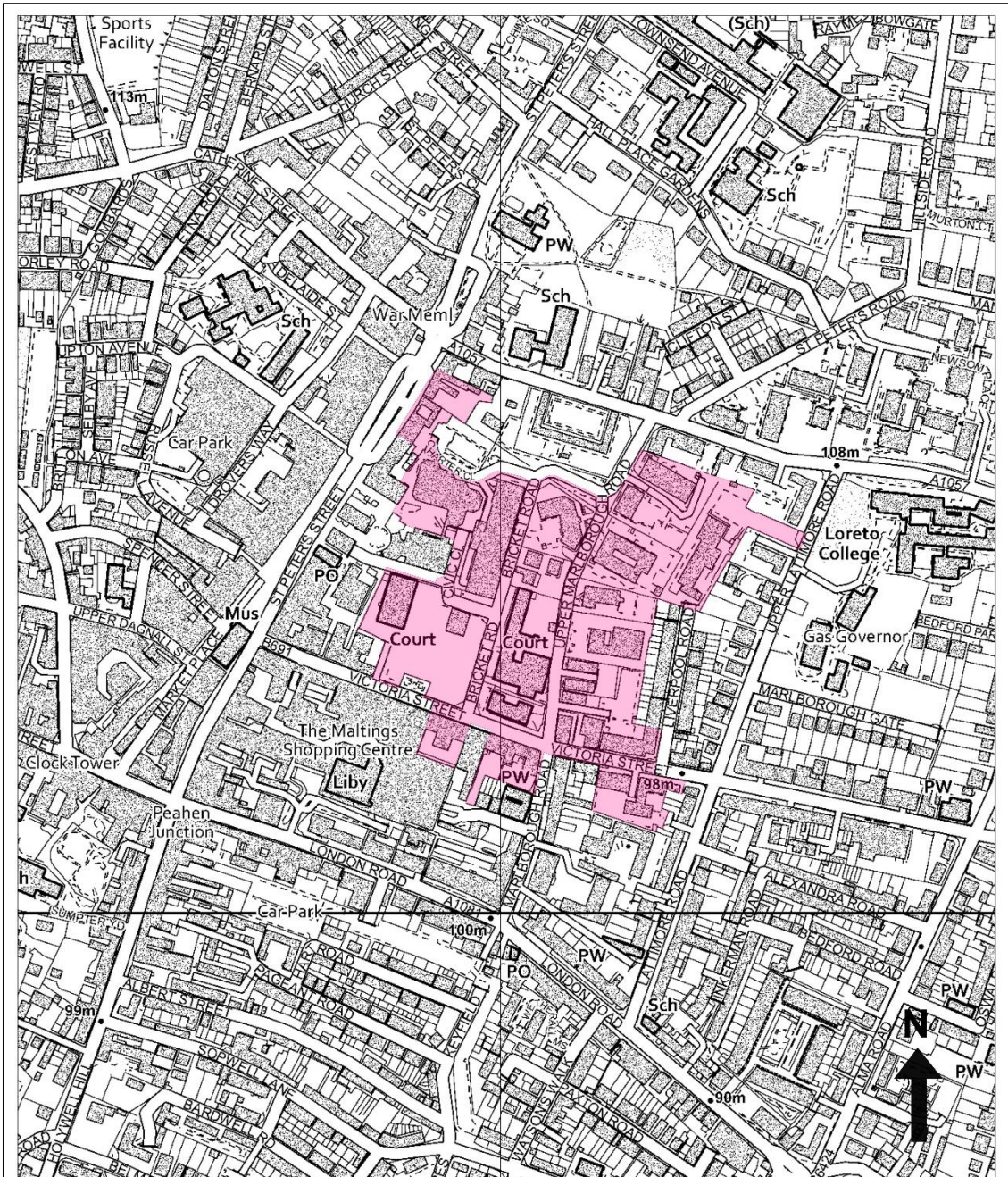
4.3.1.5 The protected employment (office) area boundary excludes the following property addresses from the previous Article 4 direction area:

- 16 and Marlborough Buildings Hatfield Road
- Alban Arena & Waterend Barn St Peters Street
- 15-21, 79-89, 8-18, 50-52, 60 & 80 Victoria Street
- 26-36 Marlborough Road
- 55-63 Lattimore Road
- Art School Yard & 9-25 The Maltings

4.3.1.6 The following properties at the addresses below are included within the recommended protected employment (office) area boundary at St Albans City Core:

- 42-48, 54-58, 62-72, 74-78, 80A, 45, 55 & 63-77 Victoria Street
- Hertfordshire House Civic Close
- St Albans Magistrates Court, Civic Centre & 32-44 St Peters Street
- 2-10 Bricket Road
- 2-14, 18 & 22-38 Upper Marlborough Road
- St Albans Telephone Exchange Liverpool Road

**Figure 46: Map of recommended protected employment (office) area boundary – St Albans City Core Principal Office Location**



**Legend**

Recommended Protected Employment (Office) Area Boundary



**St Albans City Core Principal Office Location**



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## **4.3.2 St Albans City Station**

4.3.2.1 A map of the recommended boundary for the designated protected employment (office) area at St Albans City Station is illustrated in Figure 47 below.

### **Description**

4.3.2.2 The northern part of this protected employment (office) area is located at St Albans City railway station, extending south of Victoria Street at Victoria Square. There is also a separate office building to the west of the railway station at Beaconsfield Road. St Albans City Station is a strategically important office location, comprising a broad range of office uses and some higher-grade office premises with a mix of national and local occupiers. The protected employment (office) area includes a railway station, bus station, car parking areas and a high quality public realm.

### **Updates to recommended protected employment (office) area boundary**

4.3.2.3 The saved Policies of the DLPR 1994 do not define boundaries for protected employment (office) areas in St Albans District. However, an Article 4 direction area withdrawing national permitted development rights for changes of use from offices to residential in St Albans City Station was previously in effect. The recommended protected employment (office) area boundary at St Albans City Station includes all of the existing land and buildings from the previous Article 4 direction area. Subsequent updates to the protected employment (office) area boundary are described below.

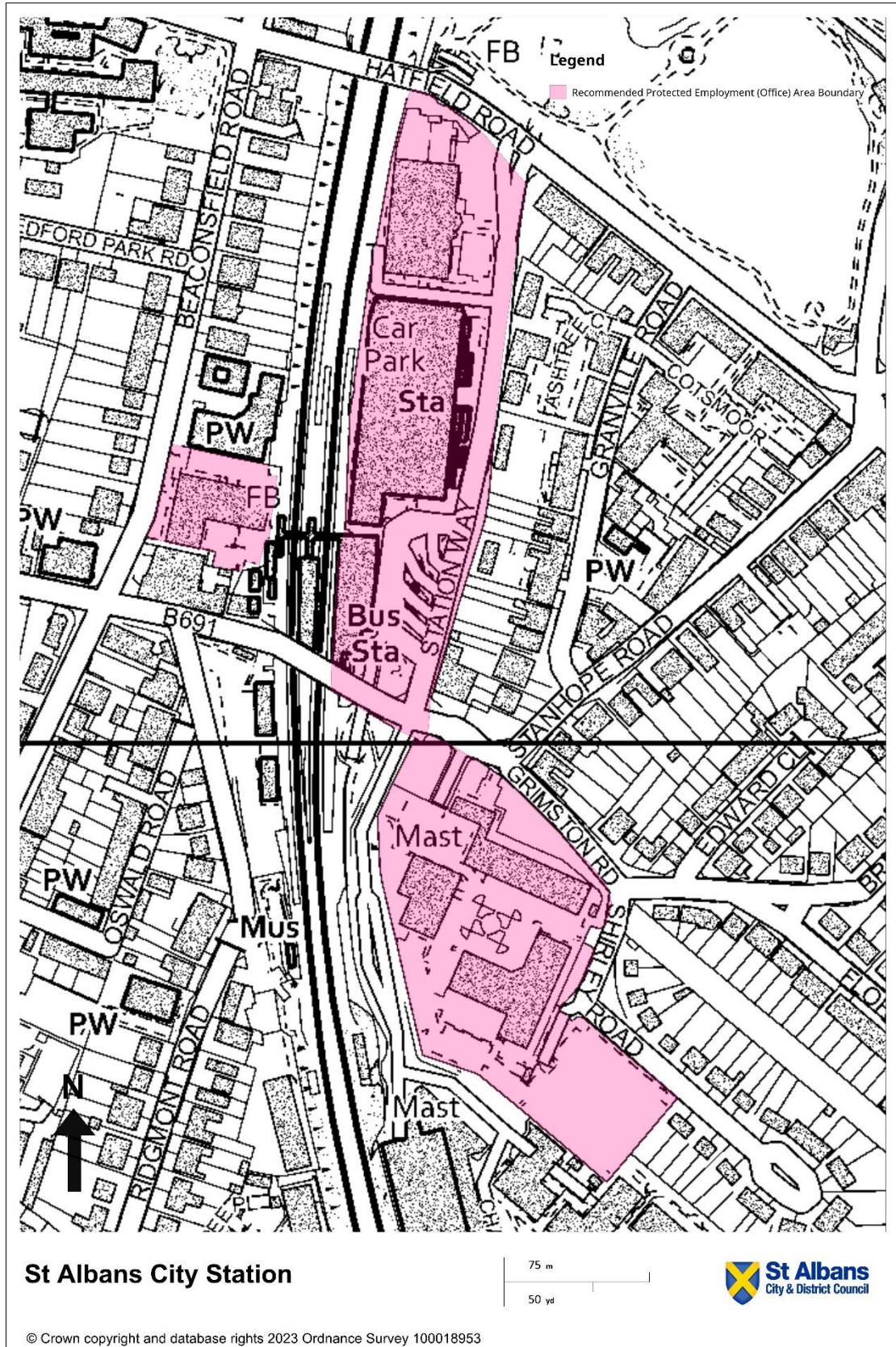
4.3.2.4 The protected employment (office) area boundary includes the following property address in addition to the previous Article 4 direction area:

- 4 Beaconsfield Road

4.3.2.5 The following properties at the addresses below are included within the recommended protected employment (office) area boundary at St Albans City Station:

- Verulam Point & St Albans City Station Station Way
- 1-4 Victoria Square Victoria Street
- 4 Beaconsfield Road

Figure 47: Map of recommended protected employment (office) area boundary – St Albans City Station





### **4.3.3 St Albans Abbey Station**

4.3.3.1 A map of the recommended boundary for the designated protected employment (office) area at St Albans Abbey Station is illustrated in Figure 48 below.

#### **Description**

4.3.3.2 This protected employment (office) area is located adjacent to St Albans Abbey Station. St Albans Abbey Station is a strategically important office location, comprising a broad range of office uses and some higher-grade office premises with a mix of national and local occupiers. The protected employment (office) area also includes car parking areas and a high quality public realm.

#### **Updates to recommended protected employment (office) area boundary**

4.3.3.3 The Saved Policies of the DLPR 1994 do not define boundaries for protected employment (office) areas in St Albans District. However, an Article 4 direction area withdrawing national permitted development rights for changes of use from offices to residential in St Albans Abbey Station was previously in effect. The recommended protected employment (office) area boundary at St Albans Abbey Station includes most of the existing land and buildings from the previous Article 4 direction area. Subsequent updates to the protected employment (office) area boundary are described below.

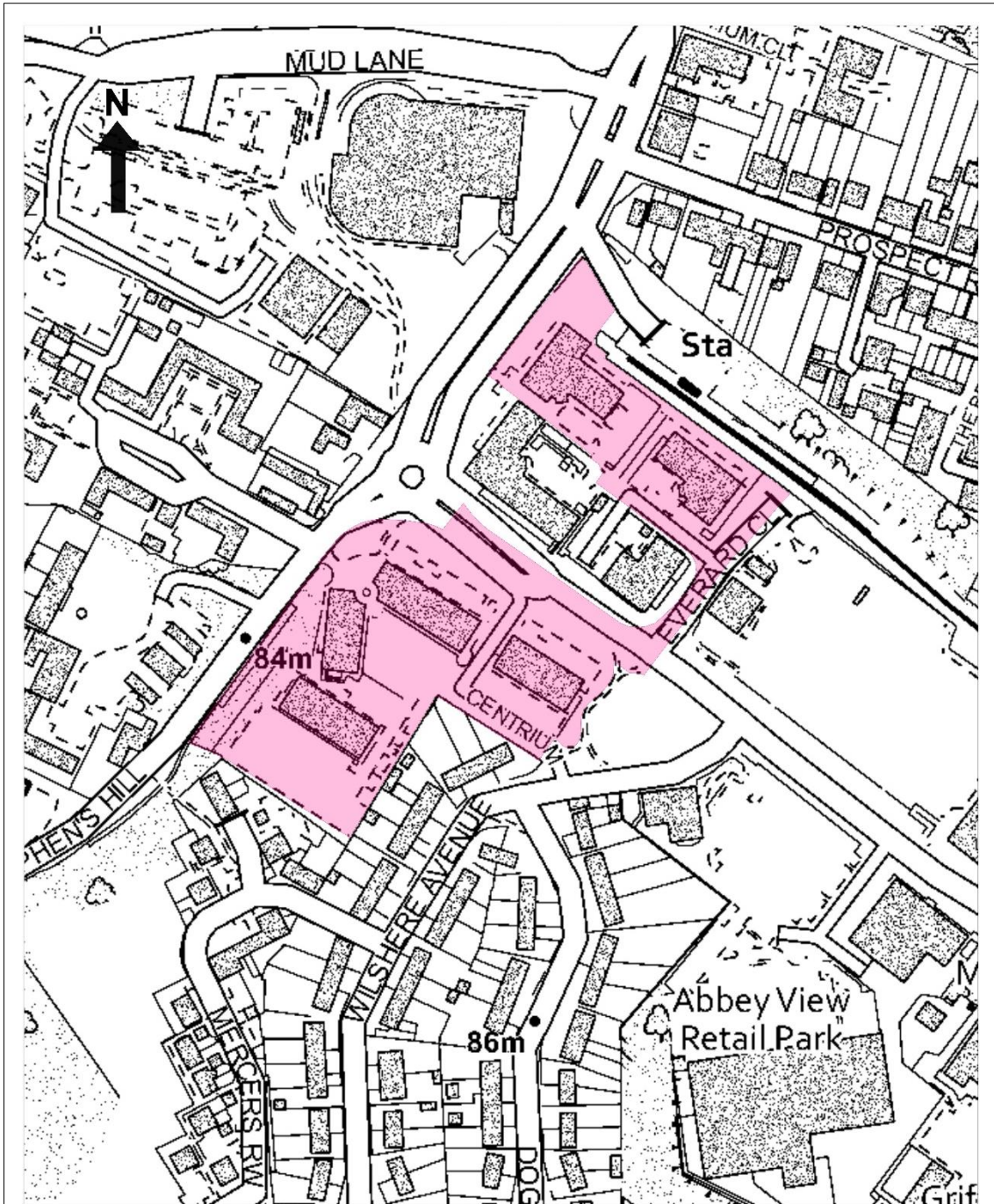
4.3.3.4 The protected employment (office) area boundary excludes the following property addresses from the previous Article 4 direction area:

- Abbott House & Titus House Everard Close

4.3.3.5 The following properties at the addresses below are included within the recommended protected employment (office) area boundary at St Albans Abbey Station:

- 1-2 Abbey View Everard Close
- 1-4 Centrium Griffiths Way

**Figure 48: Map of recommended protected employment (office) area boundary – St Albans Abbey Station**



**Legend**

Recommended Protected Employment (Office) Area Boundary



**St Albans Abbey Station**



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## Glossary of Terms

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**Article 4 direction:** A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order<sup>2</sup>.

**City centre:** The highest order centre, often a regional or sub-regional retailing and service centre, serving a wide catchment<sup>12</sup>.

**Class 'A' frontages:** A term from the saved policies of the St Albans District Local Plan Review 1994 to describe local service uses, originating from Class A (revoked) of The Town and Country Planning (Use Classes) Order 1987 (as amended)<sup>5</sup>.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made<sup>2</sup>.

**District centre:** A group of shops and some service outlets serving part of an urban area and providing a geographic focus for it, separate from the town centre but with more variety than local centres<sup>12</sup>.

**Edge of centre:** For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances<sup>2</sup>.

**Evidence base:** The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area<sup>12</sup>.

**Local centre:** A small group of shops and perhaps limited service outlets of a local nature (for example, a suburban housing estate) serving a small catchment<sup>12</sup>.

**Local Plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two<sup>2</sup>.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities<sup>2</sup>.

**Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)<sup>2</sup>.

**Neighbourhood Plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004<sup>2</sup>.

**Out of centre:** A location which is not in or on the edge of a centre but not necessarily outside the urban area<sup>2</sup>.

**Out of town:** A location out of centre that is outside the existing urban area<sup>2</sup>.

**Primary shopping frontages:** Are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods<sup>12</sup>.

**Primary shopping area:** Defined area where retail development is concentrated<sup>2</sup>.

**Retail park:** A grouping of retail warehouses<sup>12</sup>.

**Retail warehouses:** Large, usually out-of-town or out-of-centre units selling non-food items such as DIY, furniture, leisure and household goods<sup>12</sup>.

**Secondary shopping frontages:** A retailing area, secondary to the primary shopping frontage, that provides greater opportunities for a diversity of uses<sup>12</sup>.

**Town centre:** Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres<sup>2</sup>.

# Appendices

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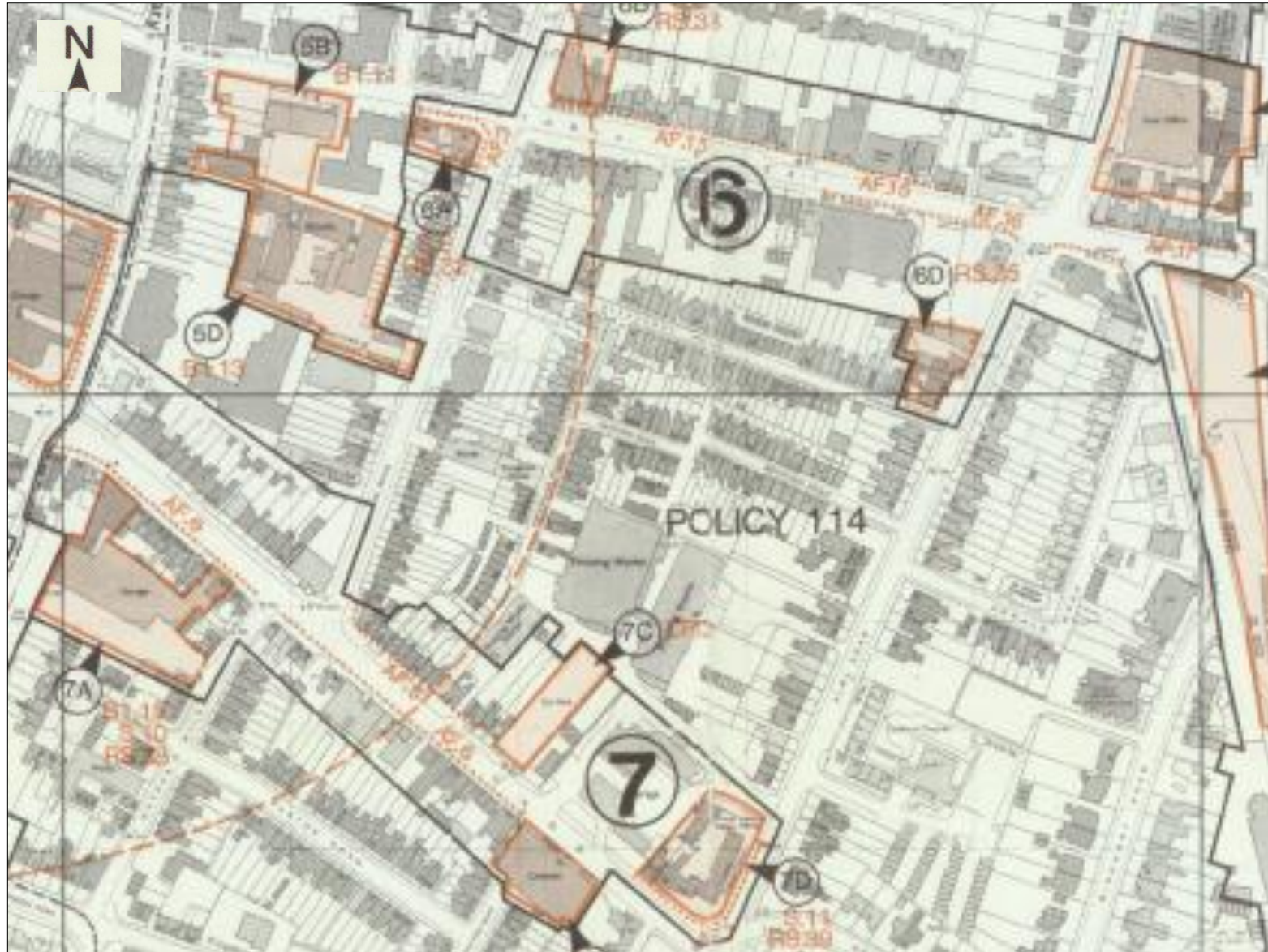
## Appendix 1: Existing Town Centres Frontages and Boundaries

Figure 49: Map extracts of existing town centre frontages – St Albans City Centre (DLPR 1994 saved Policy 52)





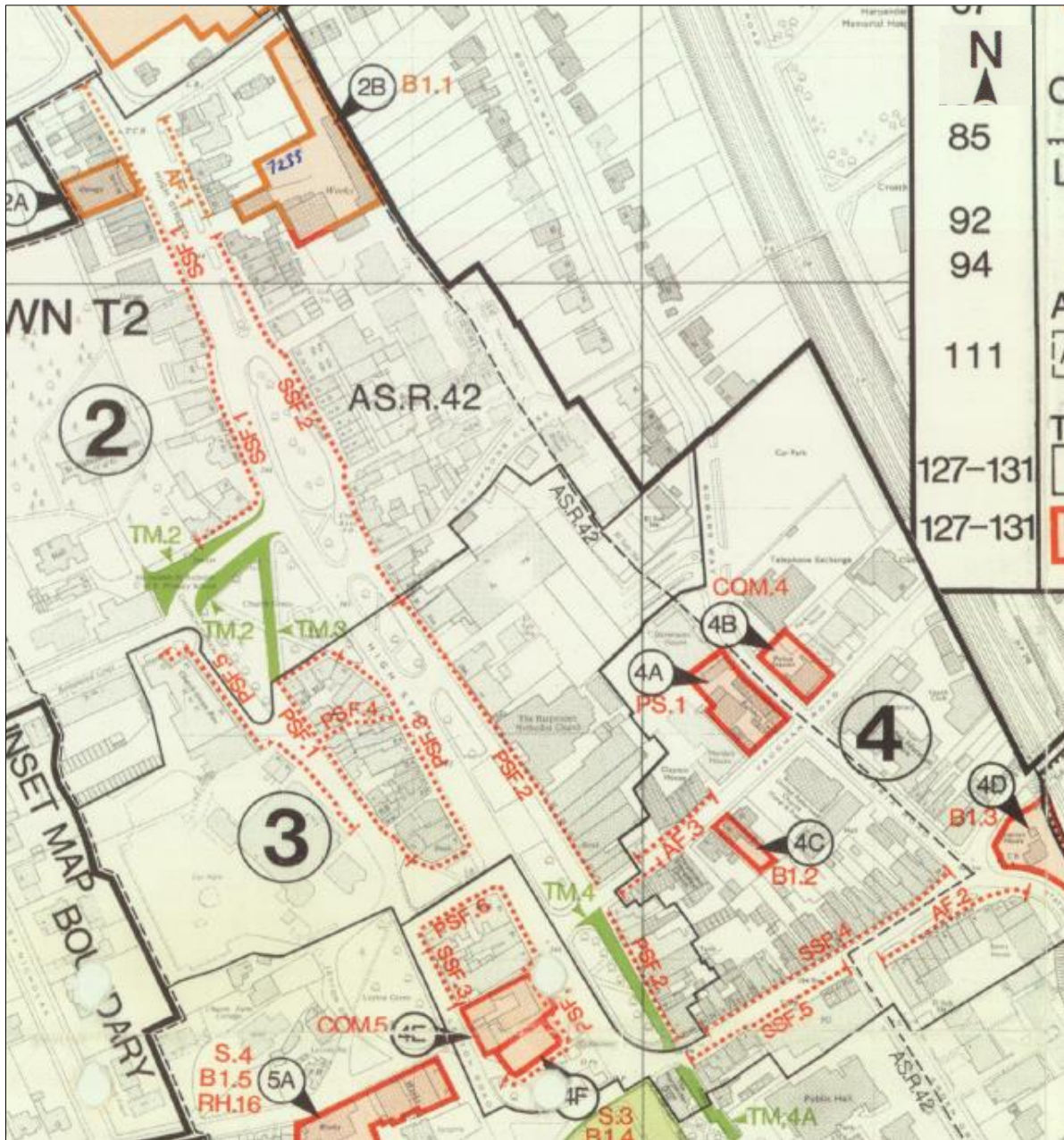




POLICIES AND PROPOSALS	
POLICY NUMBER	KEY STRUCTURING POLICIES
	SHOPPING and SERVICE USES
53	S.- Shopping development ( or service uses where consistent with Policy 57 )
53	PSF.- Primary Shopping Frontage
53	SSF.- Secondary Shopping Frontage
53	AF.- Class "A" Frontage

*N.B. Map extracts are not to scale*

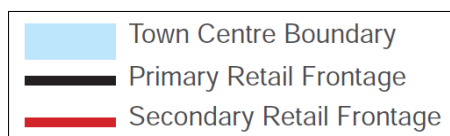
Figure 50: Map extract of existing town centre frontages – Harpenden Town Centre (DLPR 1994 saved Policy 53)



POLICIES AND PROPOSALS	
POLICY NUMBER	KEY STRUCTURING POLICIES
	SHOPPING and SERVICE USES
53	S.- Shopping development ( or service uses where consistent with Policy 57 )
53	PSF.- Primary Shopping Frontage
53	SSF.- Secondary Shopping Frontage
53	AF.- Class "A" Frontage

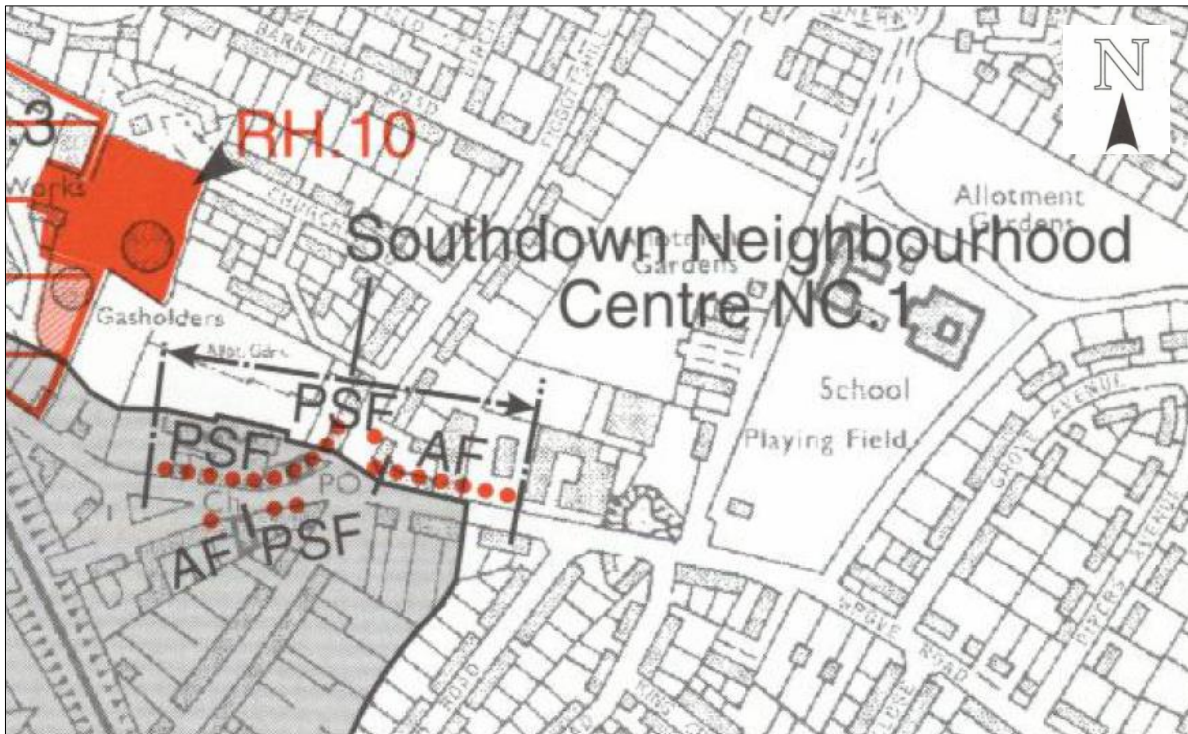
N.B. Map extract is not to scale

Figure 51: Map extract of existing town centre frontages and boundary – Harpenden Town Centre (made Harpenden Neighbourhood Plan 2018-2033 Policy ER4, Figure 5.2)



*N.B. Map extract is not to scale*

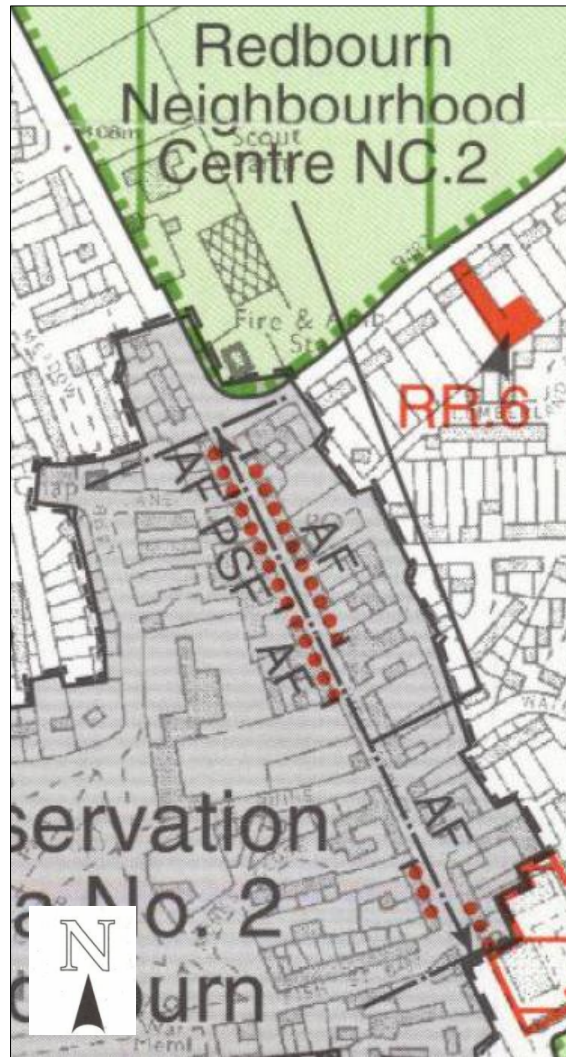
Figure 52: Map extract of existing town centre frontages – Southdown, Harpenden (DLPR 1994 saved Policy 54, Neighbourhood Centre NC.1)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	<u>SHOPPING and SERVICE USES</u>	
1,2,3,4	54	NC.-	Neighbourhood Centres
1,2,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF	Class "A" Frontage - neighbourhood centres
		LC.-	Local centres

*N.B. Map extract is not to scale*

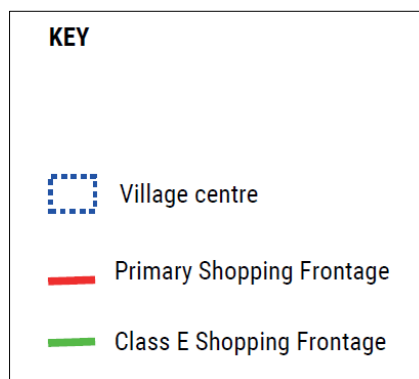
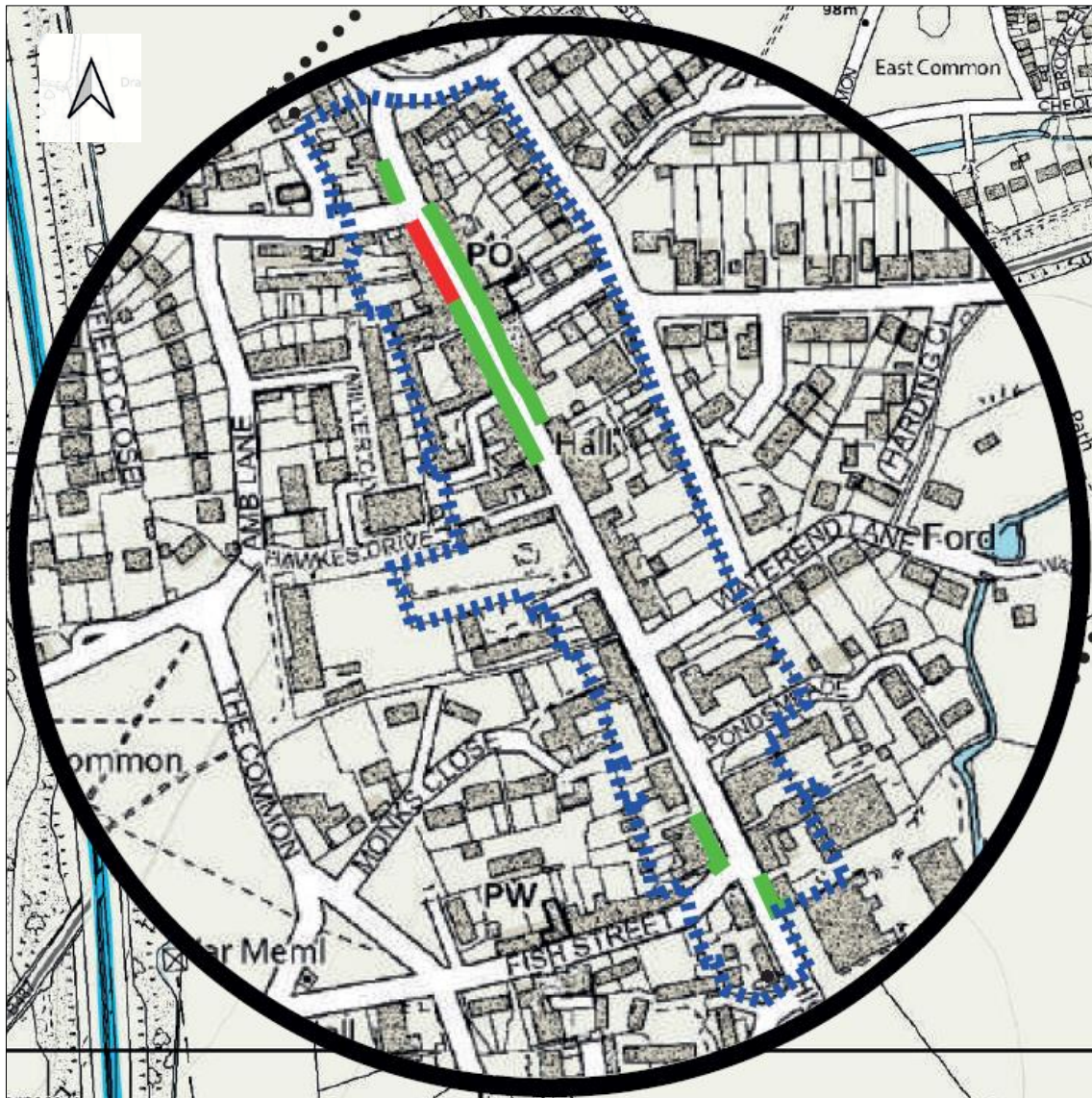
Figure 53: Map extract of existing town centre frontages – Redbourn (DLPR 1994 saved Policy 54, Neighbourhood Centre NC.2)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	<b>SHOPPING and SERVICE USES</b>
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF Class "A" Frontage - neighbourhood centres
		LC.- Local centres

*N.B. Map extract is not to scale*

Figure 54: Map extract of existing town centre frontages and boundary – Redbourn (made Redbourn Neighbourhood Plan 2020-38 Policy RED 1, Figure 16)



*N.B. Map extract is not to scale*

Figure 55: Map extract of existing town centre frontages – Wheathampstead (DLPR 1994 saved Policy 54, Neighbourhood Centre NC.3)

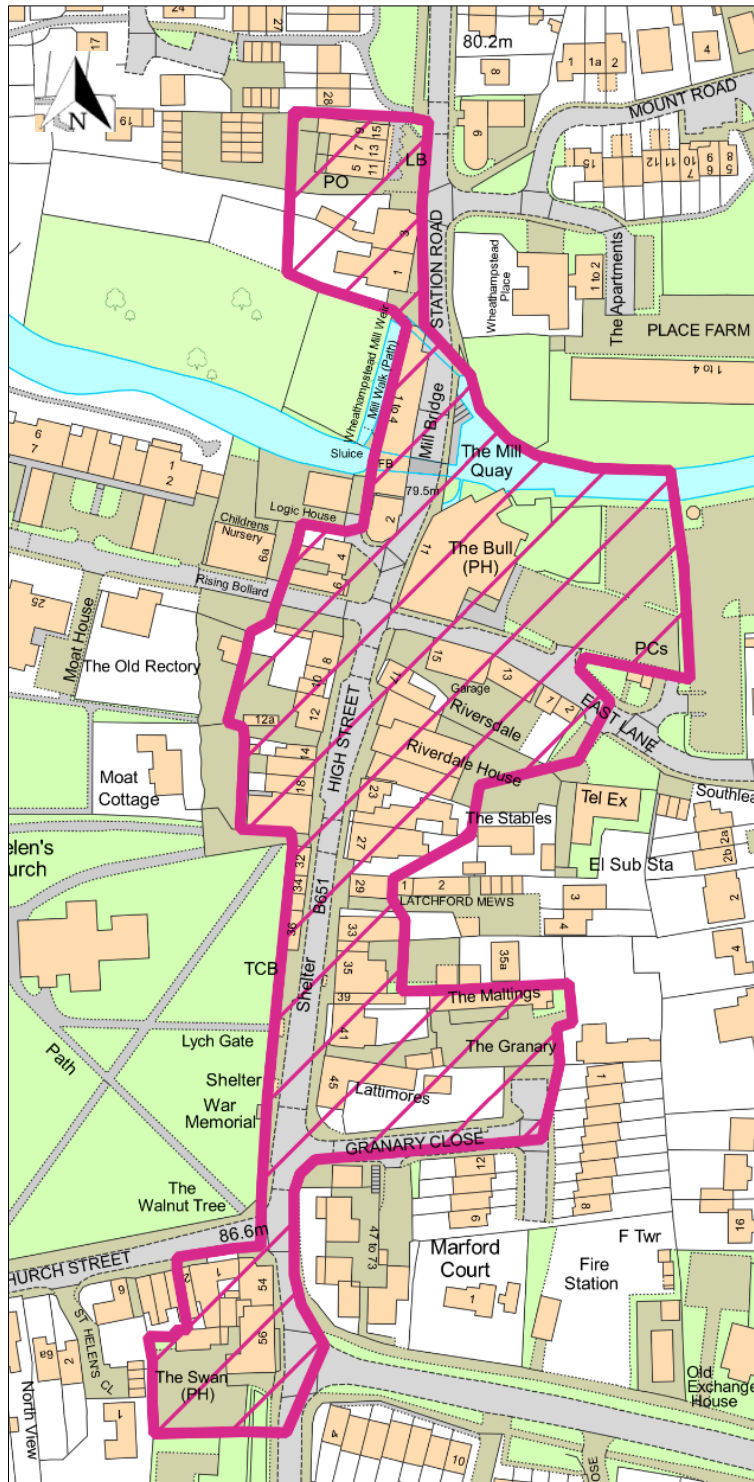


PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	<b>SHOPPING and SERVICE USES</b>
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF Class "A" Frontage - neighbourhood centres
		LC.- Local centres

N.B. Map extract is not to scale



**Figure 56: Map extract of existing town centre boundary – Wheathampstead (made Wheathampstead Neighbourhood Plan 2020-2035 Policy W24, Figure 9.1)**



 Wheathampstead Village Centre and Retail Areas (Policy W24)

*N.B. Map extract is not to scale*

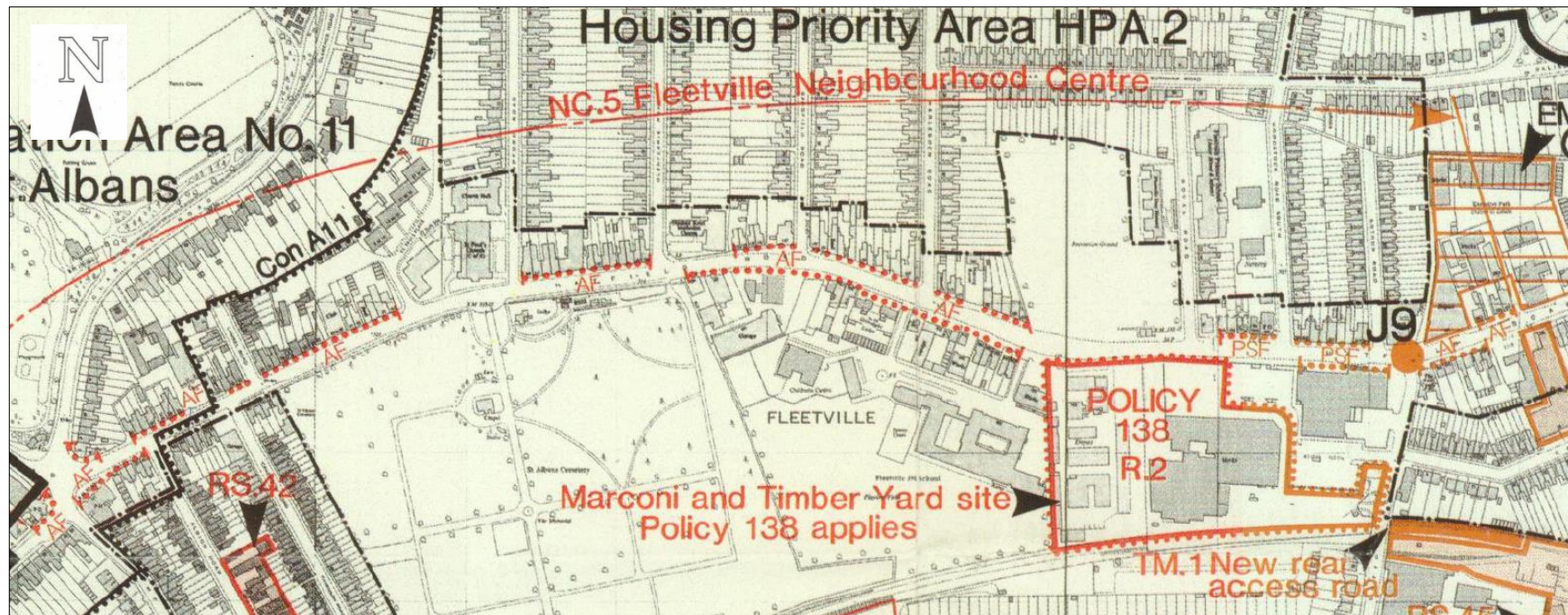
**Figure 57: Map extract of existing town centre frontages – Verulam Estate, St Albans (DLPR 1994 saved Policy 54, Neighbourhood Centre NC.4)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	<u>SHOPPING and SERVICE USES</u>	
1,2,3,4	54	NC.-	Neighbourhood Centres
1,2,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF	Class "A" Frontage - neighbourhood centres
		LC.-	Local centres

*N.B. Map extract is not to scale*

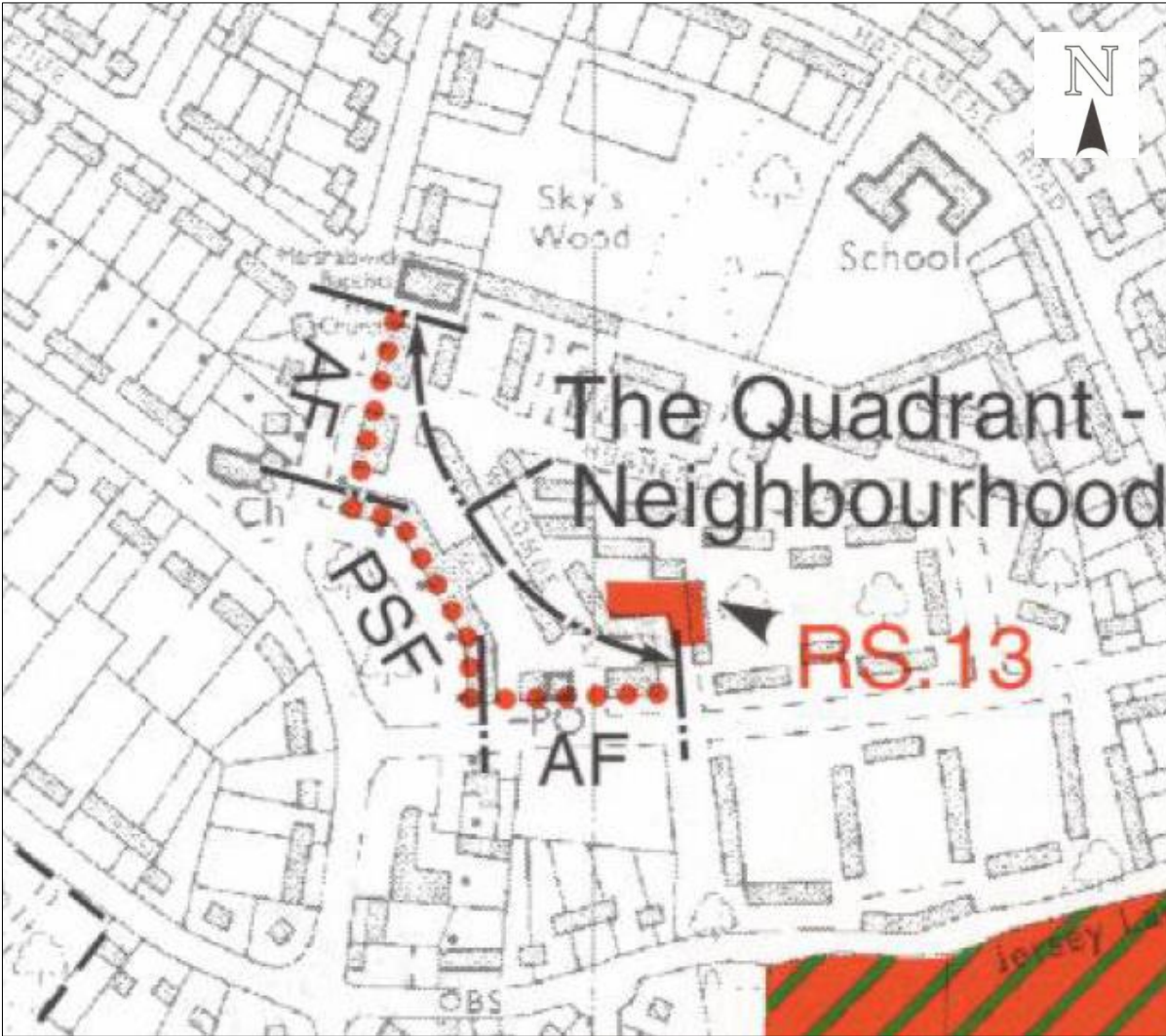
Figure 58: Map extract of existing town centre frontages – Fleetville, St Albans (DLPR 1994 saved Policy 54, Neighbourhood Centre NC.5)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	<b>SHOPPING and SERVICE USES</b>
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF Class "A" Frontage - neighbourhood centres
		LC.- Local centres

N.B. Map extract is not to scale

**Figure 59: Map extract of existing town centre frontages – The Quadrant, Marshalswick, St Albans (DLPR 1994 saved Policy 54, Neighbourhood Centre NC.6)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	<b>SHOPPING and SERVICE USES</b>
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF Class "A" Frontage - neighbourhood centres
		LC.- Local centres

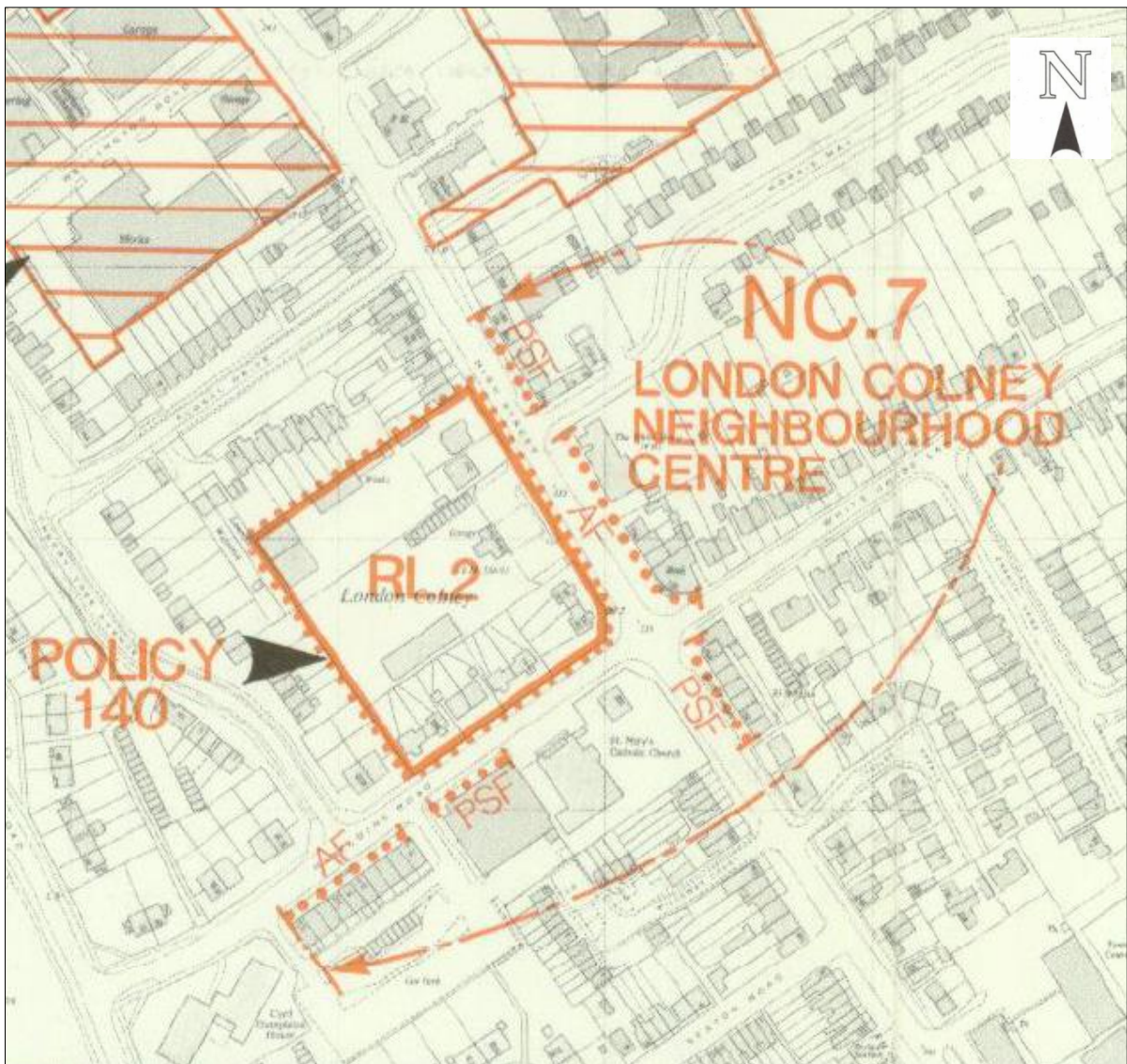
*N.B. Map extract is not to scale*

Figure 60: Map extract of existing town centre boundary – The Quadrant, Marshalswick, St Albans (made Sandridge Parish Neighbourhood Plan 2019-2036 Policy C2, Figure 11)



*N.B. Map extract is not to scale*

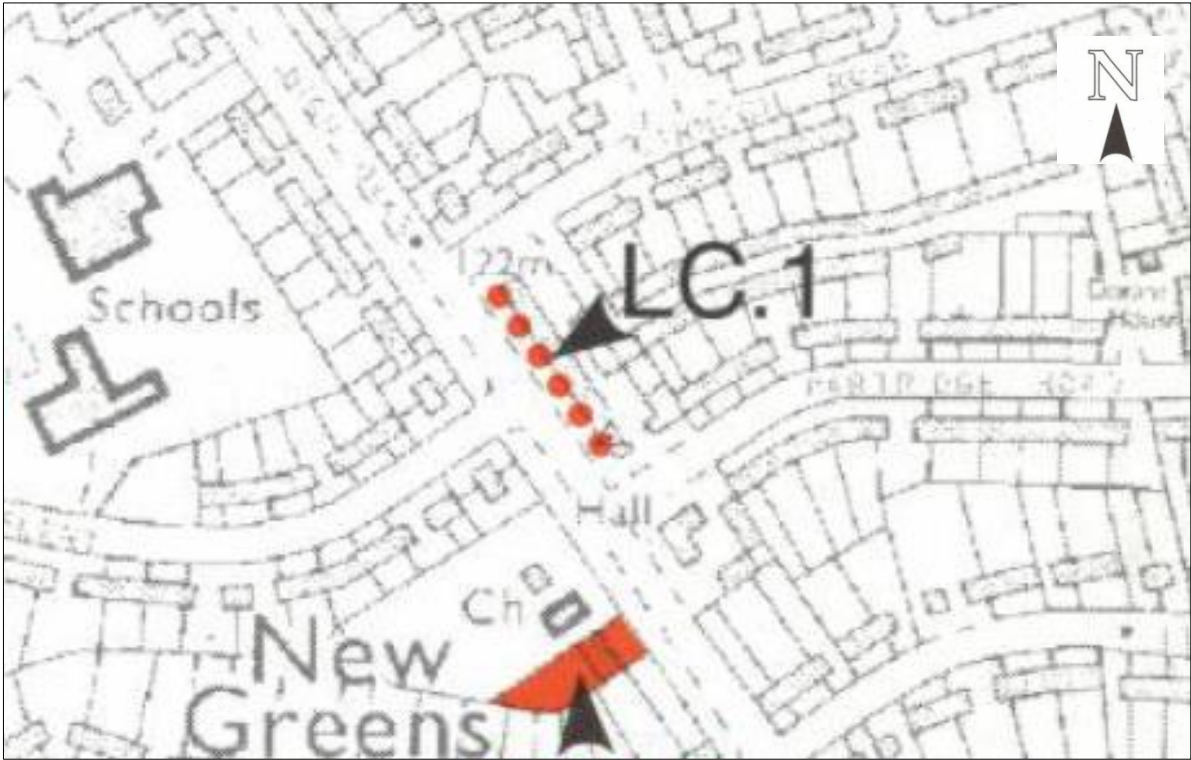
Figure 61: Map extract of existing town centre frontages – London Colney (DLPR 1994 saved Policy 54, Neighbourhood Centre NC.7)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	<u>SHOPPING and SERVICE USES</u>	
1,2,3,4	54	.....	NC.- Neighbourhood Centres
1,2,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF	Class "A" Frontage - neighbourhood centres
		.....	LC.- Local centres

N.B. Map extract is not to scale

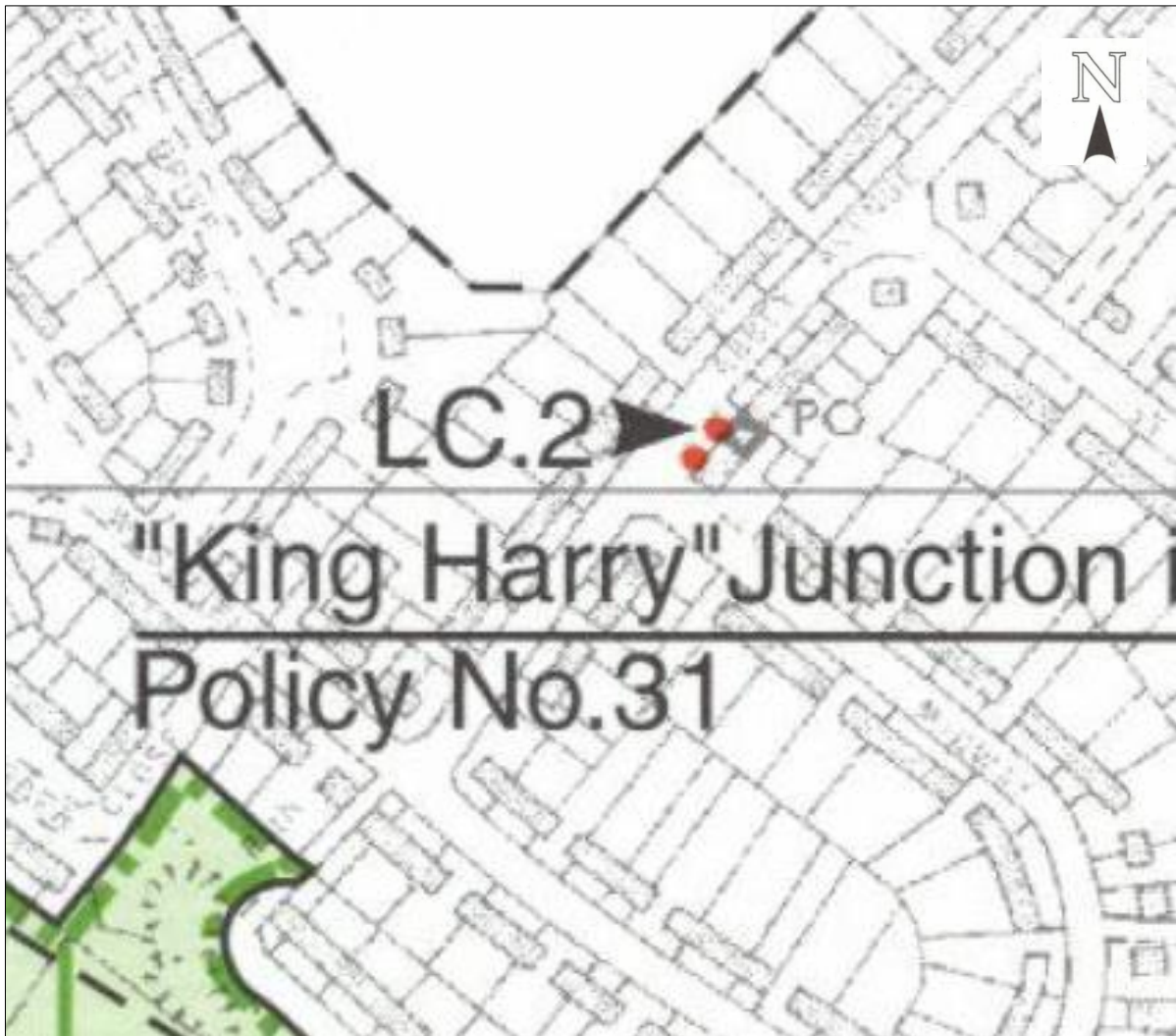
**Figure 62: Map extract of existing town centre frontage – 8-26 High Oaks, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.1)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.- Local centres

*N.B. Map extract is not to scale*

**Figure 63: Map extract of existing town centre frontage – 35-41A Abbey Avenue, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.2)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	<u>SHOPPING and SERVICE USES</u>	
1,2,3,4	54	..... NC.-	Neighbourhood Centres
1,2,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF	Class "A" Frontage - neighbourhood centres
		..... LC.-	Local centres

*N.B. Map extract is not to scale*



Figure 64: Map extract of existing town centre frontage – 23-39A Vesta Avenue & 1-3 Watling View, St Albans (DLPR saved Policy 55, Local Centre LC.3)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.- Local centres

*N.B. Map extract is not to scale*

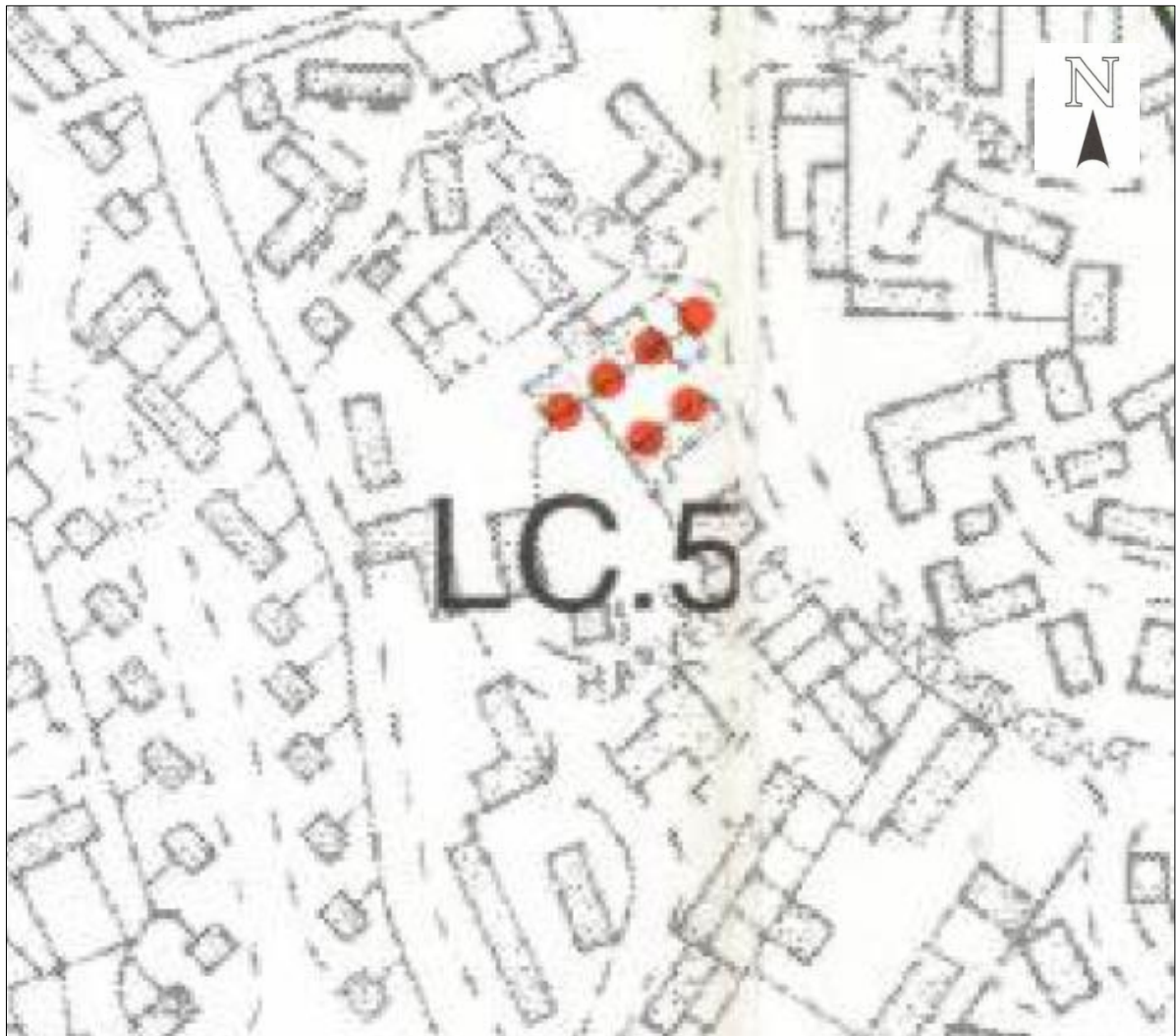
**Figure 65: Map extract of existing town centre frontage – 28-38 Abbotts Avenue West, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.4)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
<b>SHOPPING and SERVICE USES</b>			
1,2,3,4	54	NC.-	Neighbourhood Centres
1,2,3,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF	Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.-	Local centres

*N.B. Map extract is not to scale*

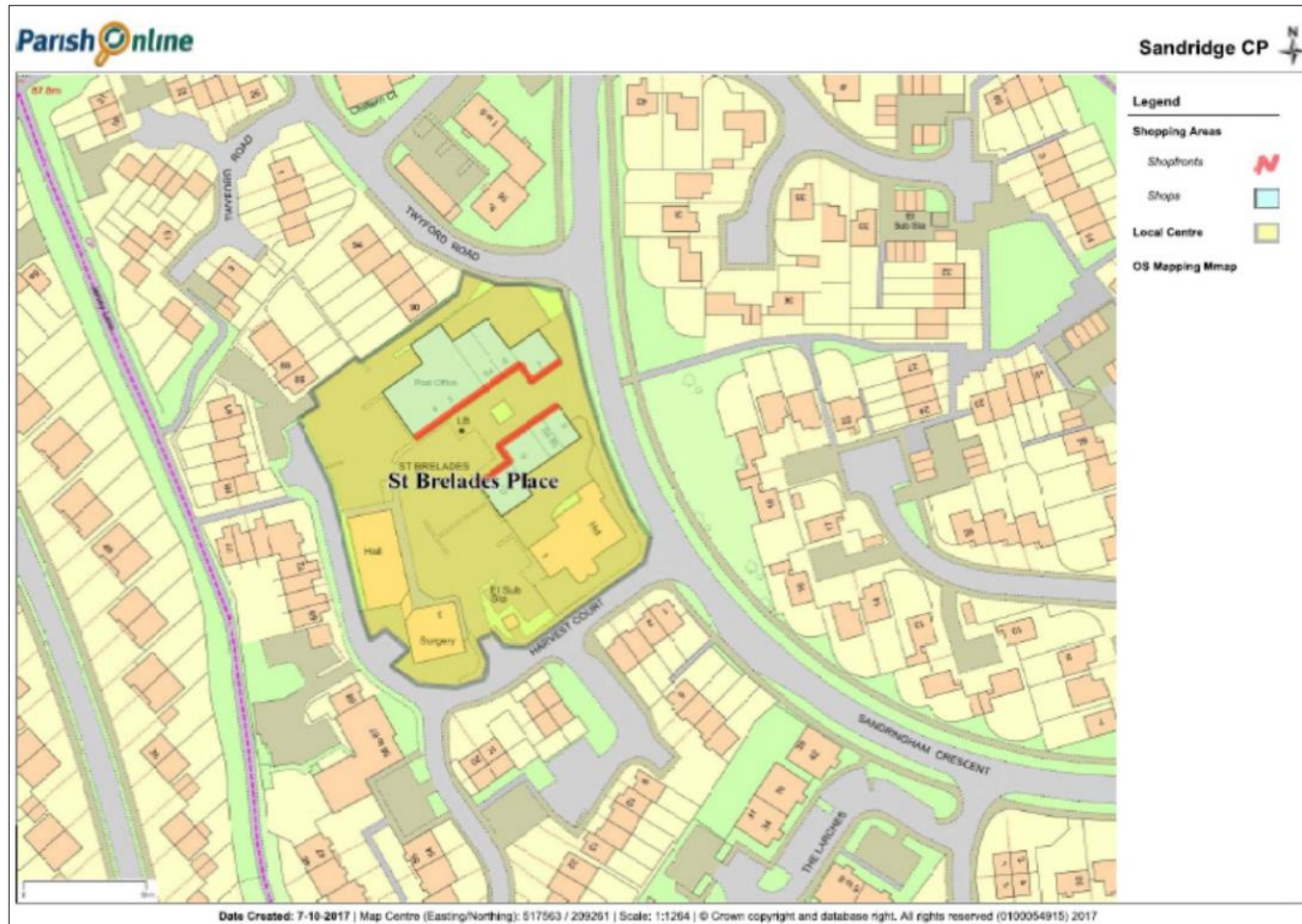
**Figure 66: Map extract of existing town centre frontages – St Brelades Place, Jersey Farm, St Albans (DLPR saved Policy 55, Local Centre LC.5)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	<b>SHOPPING and SERVICE USES</b>	
1,2,3,4	54	NC.-	Neighbourhood Centres
1,2,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF	Class "A" Frontage - neighbourhood centres
		LC.-	Local centres

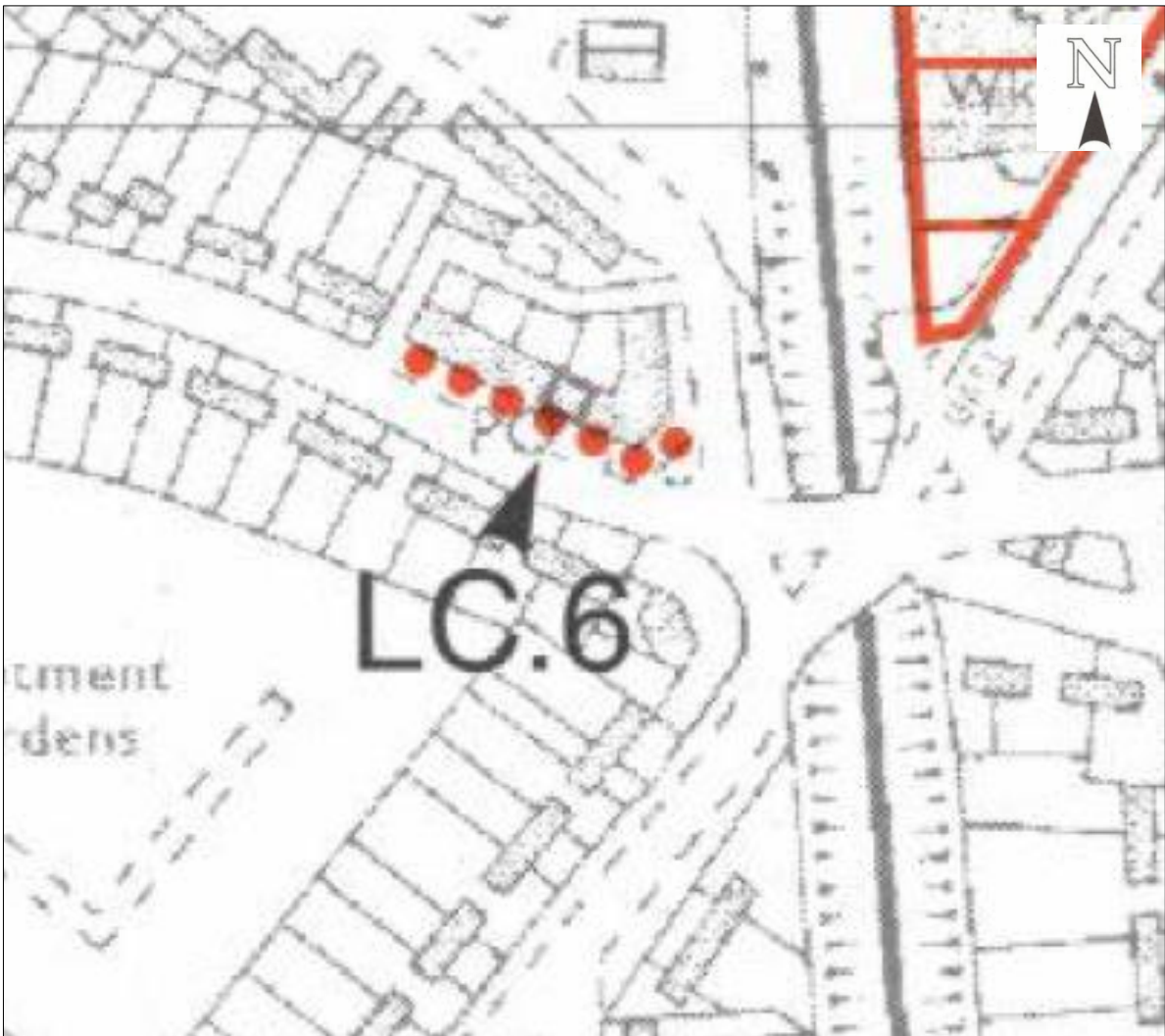
*N.B. Map extract is not to scale*

Figure 67: Map extract of existing town centre boundary – St Brelades Place, St Albans (made Sandridge Parish Neighbourhood Plan 2019-2036 Policy C2, Figure 12)



*N.B. Map extract is not to scale*

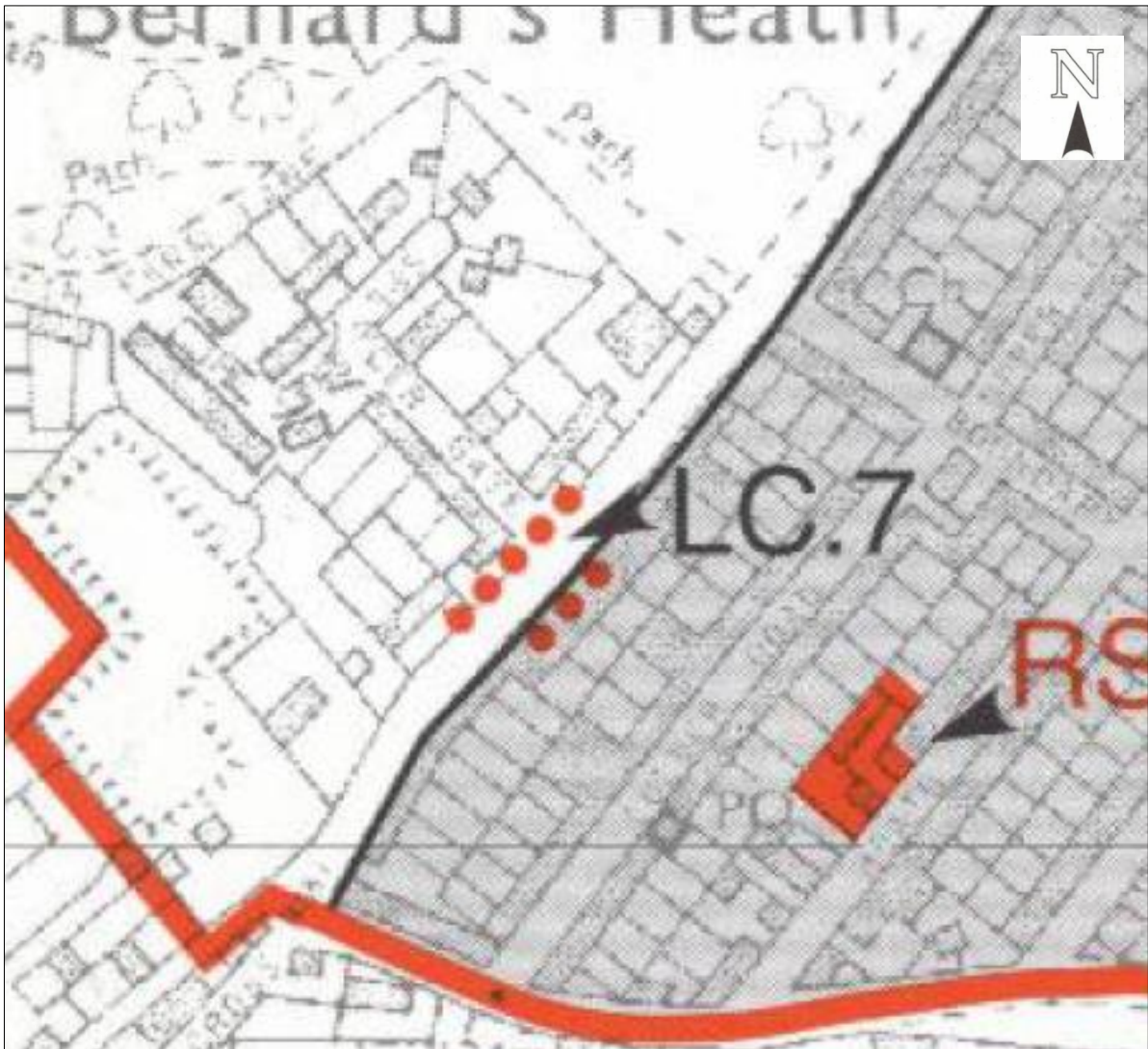
**Figure 68: Map extract of existing town centre frontage – 2-36 Beech Road, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.6)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	.....	NC.- Neighbourhood Centres
1,2,3,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF	Class "A" Frontage - neighbourhood centres
1,3,4	55	.....	LC.- Local centres

*N.B. Map extract is not to scale*

Figure 69: Map extract of existing town centre frontages – 19-23 & 40-42 Sandridge Road, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.7)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.- Local centres

*N.B. Map extract is not to scale*

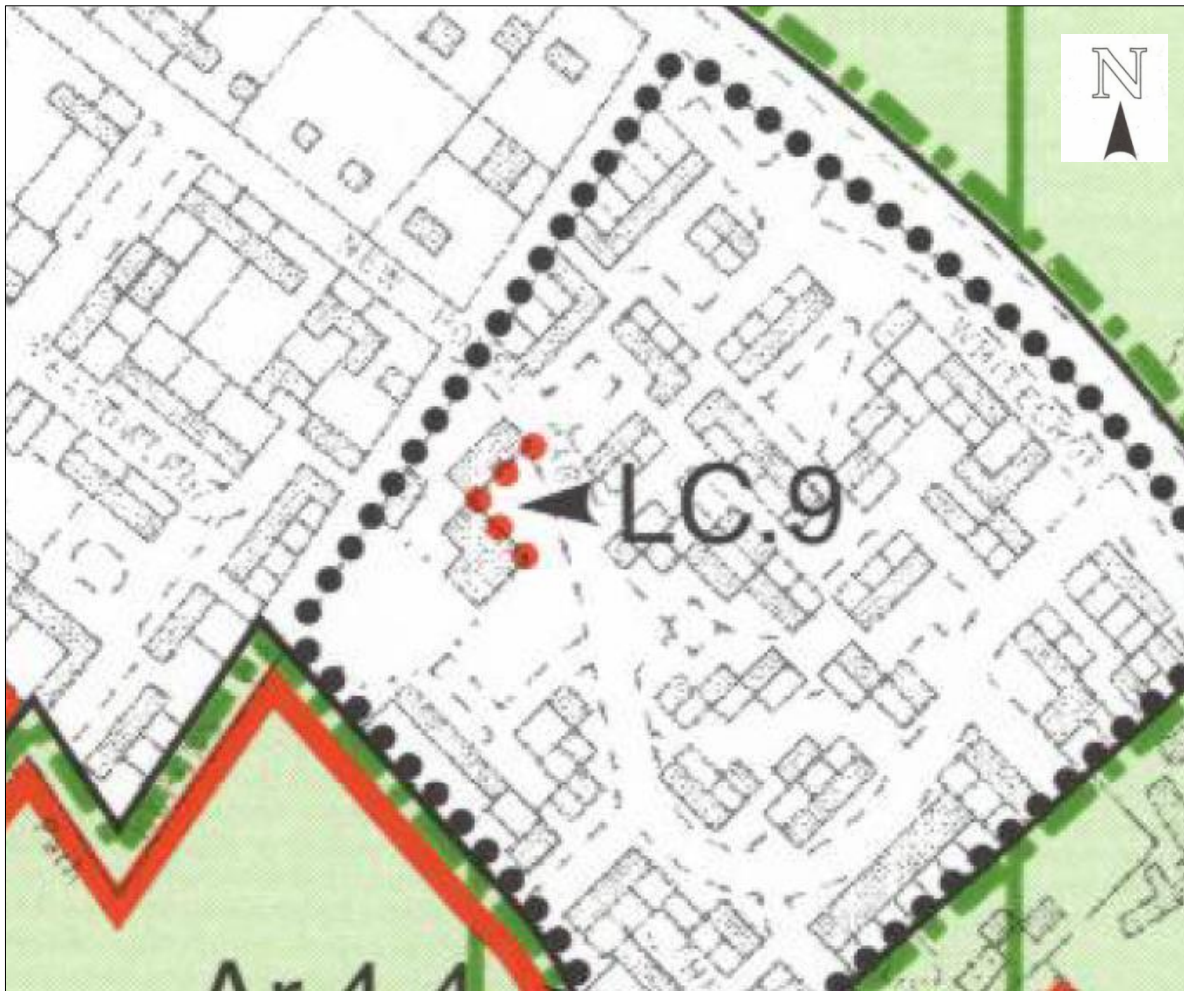
**Figure 70: Map extract of existing town centre frontages – 15-23 Central Drive, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.8)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	<u>SHOPPING and SERVICE USES</u>	
1,2,3,4	54	..... NC.-	Neighbourhood Centres
1,2,4	54	..... PSF	Primary Shopping Frontage - neighbourhood centres
1,3,4	55	..... AF	Class "A" Frontage - neighbourhood centres
		..... LC.-	Local centres

*N.B. Map extract is not to scale*

**Figure 71: Map extract of existing town centre frontages – 38-52 New House Park, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.9)**

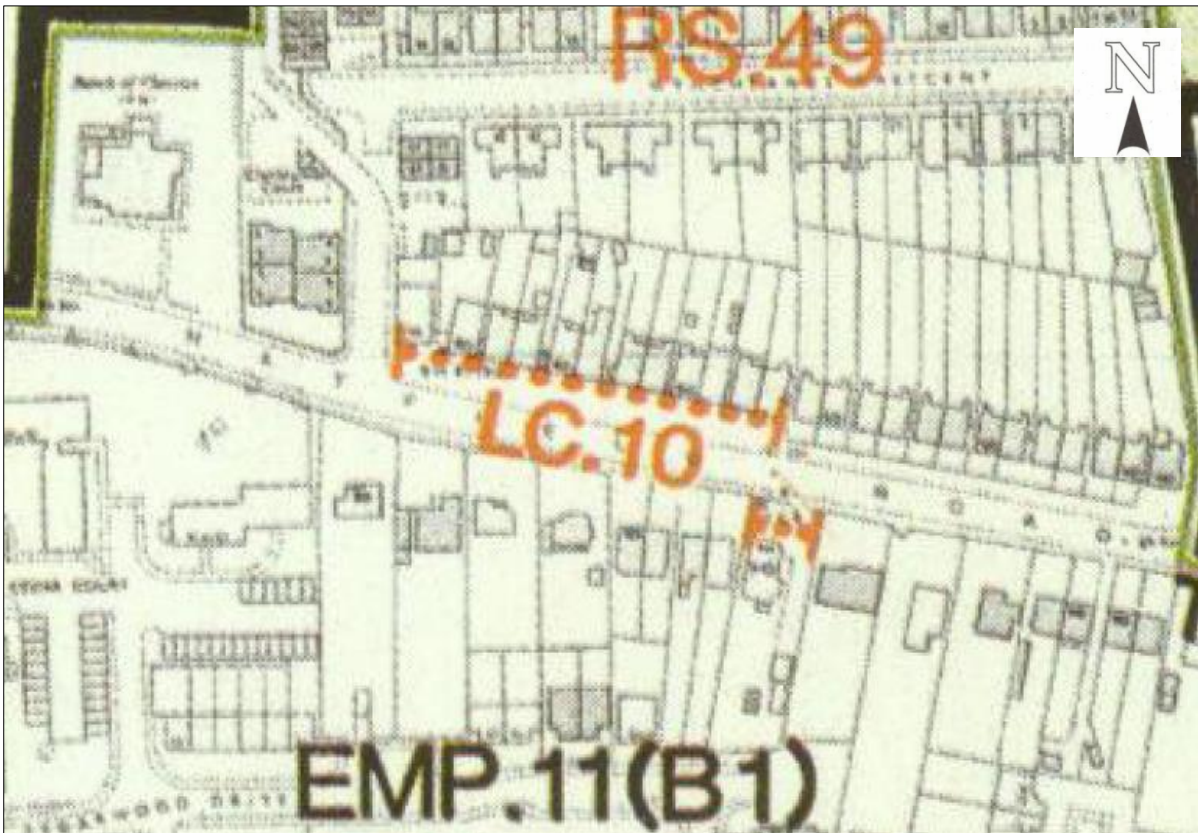


PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	NC.-	Neighbourhood Centres
1,2,3,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF	Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.-	Local centres

*N.B. Map extract is not to scale*



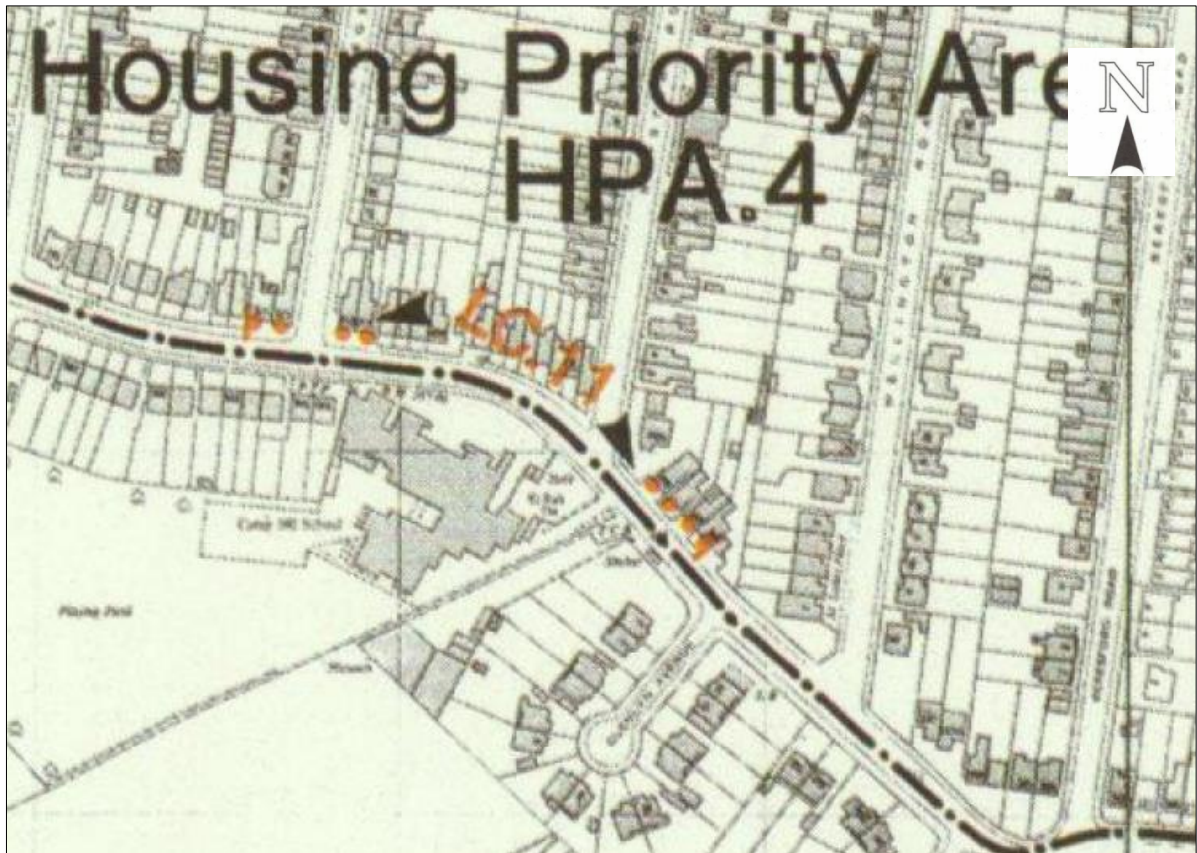
Figure 72: Map extract of existing town centre frontages – 399-421 & 444 Hatfield Road, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.10)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.- Local centres

*N.B. Map extract is not to scale*

Figure 73: Map extract of existing town centre frontages – 211-217 & 243-249 Camp Road, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.11)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	..... NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	..... LC.- Local centres

*N.B. Map extract is not to scale*

Figure 74: Map extract of existing town centre frontage – 191-205 Cell Barnes Lane, St Albans (DLPR 1994 saved Policy 55, Local Centre LC.12)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	<b>SHOPPING and SERVICE USES</b>	
1,2,3,4	54	NC.-	Neighbourhood Centres
1,2,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF	Class "A" Frontage - neighbourhood centres
		LC.-	Local centres

*N.B. Map extract is not to scale*

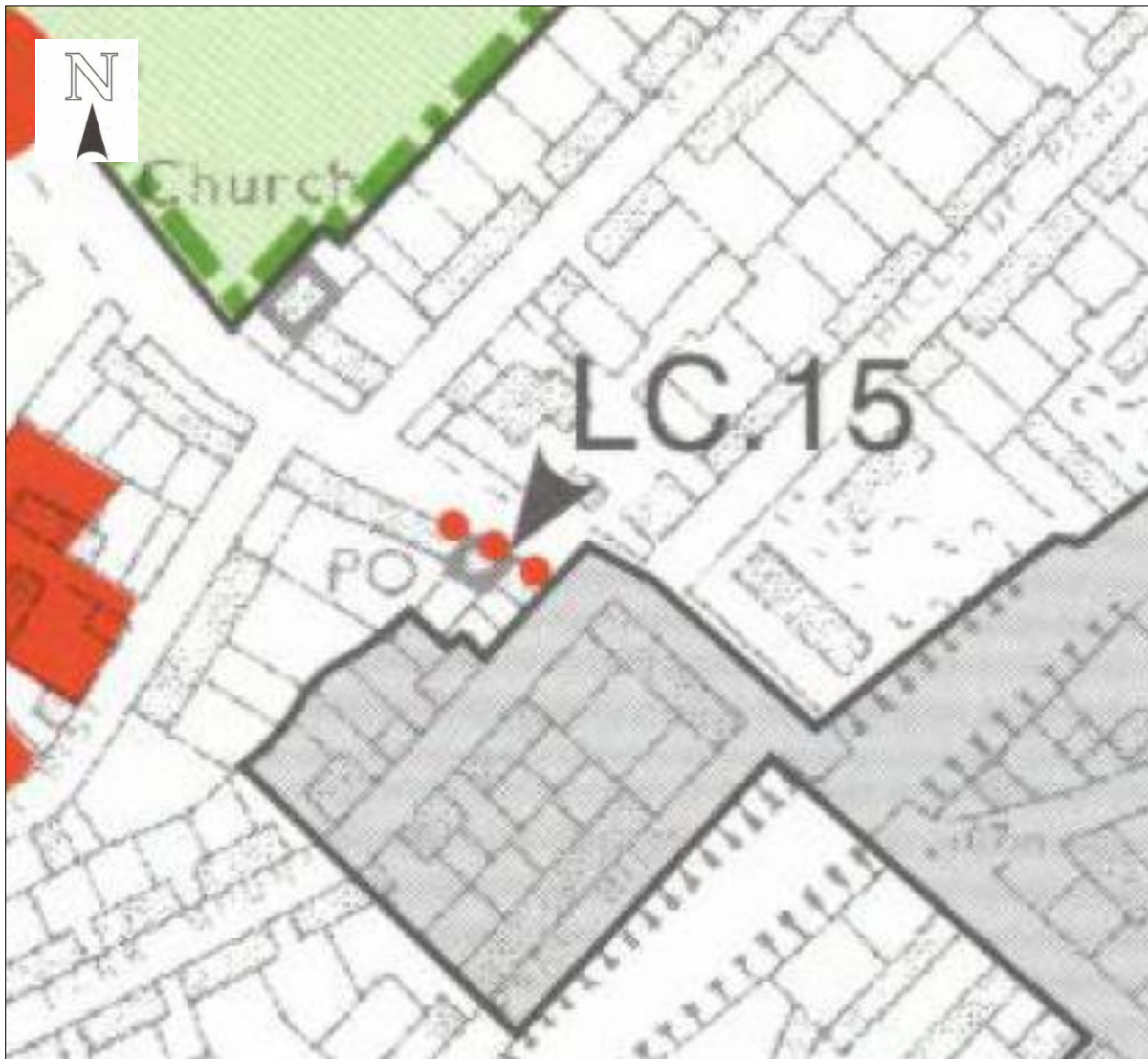
**Figure 75: Map extract of existing town centre frontage – 381-397 Luton Road, Harpenden (DLPR 1994 saved Policy 55, Local Centre LC.14)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
		<b>SHOPPING and SERVICE USES</b>	
1,2,3,4	54	.....	NC.- Neighbourhood Centres
1,2,3,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF	Class "A" Frontage - neighbourhood centres
1,3,4	55	.....	LC.- Local centres

*N.B. Map extract is not to scale*

**Figure 76: Map extract of existing town centre frontage – 95-105 Luton Road, Harpenden (DLPR 1994 saved Policy 55, Local Centre LC.15)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	..... NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	..... LC.- Local centres

*N.B. Map extract is not to scale*

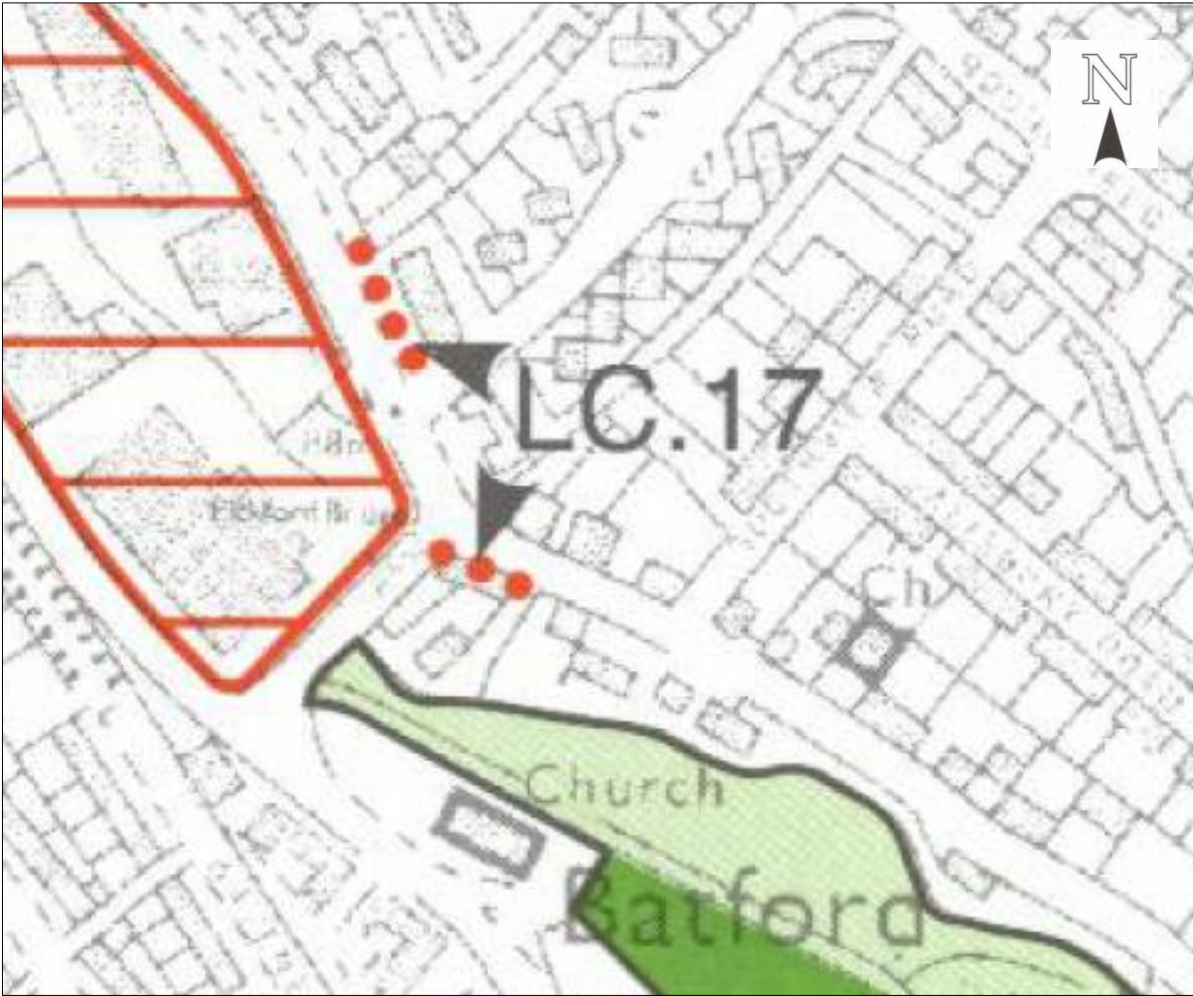
Figure 77: Map extract of existing town centre frontage – 50-54 Westfield Road, Harpenden (DLPR 1994 saved Policy 55, Local Centre LC.16)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	..... NC.- Neighbourhood Centres
1,2,3,4	54	..... PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	..... AF Class "A" Frontage - neighbourhood centres
1,3,4	55	..... LC.- Local centres

*N.B. Map extract is not to scale*

**Figure 78: Map extract of existing town centre frontages – 121-125 & 138-146 Lower Luton Road, Harpenden (DLPR 1994 saved Policy 55, Local Centre LC.17)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	..... NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	..... LC.- Local centres

*N.B. Map extract is not to scale*

Figure 79: Map extract of existing town centre frontage – 103-107 Station Road, Harpenden (DLPR 1994 saved Policy 55, Local Centre LC.18)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.- Local centres

*N.B. Map extract is not to scale*



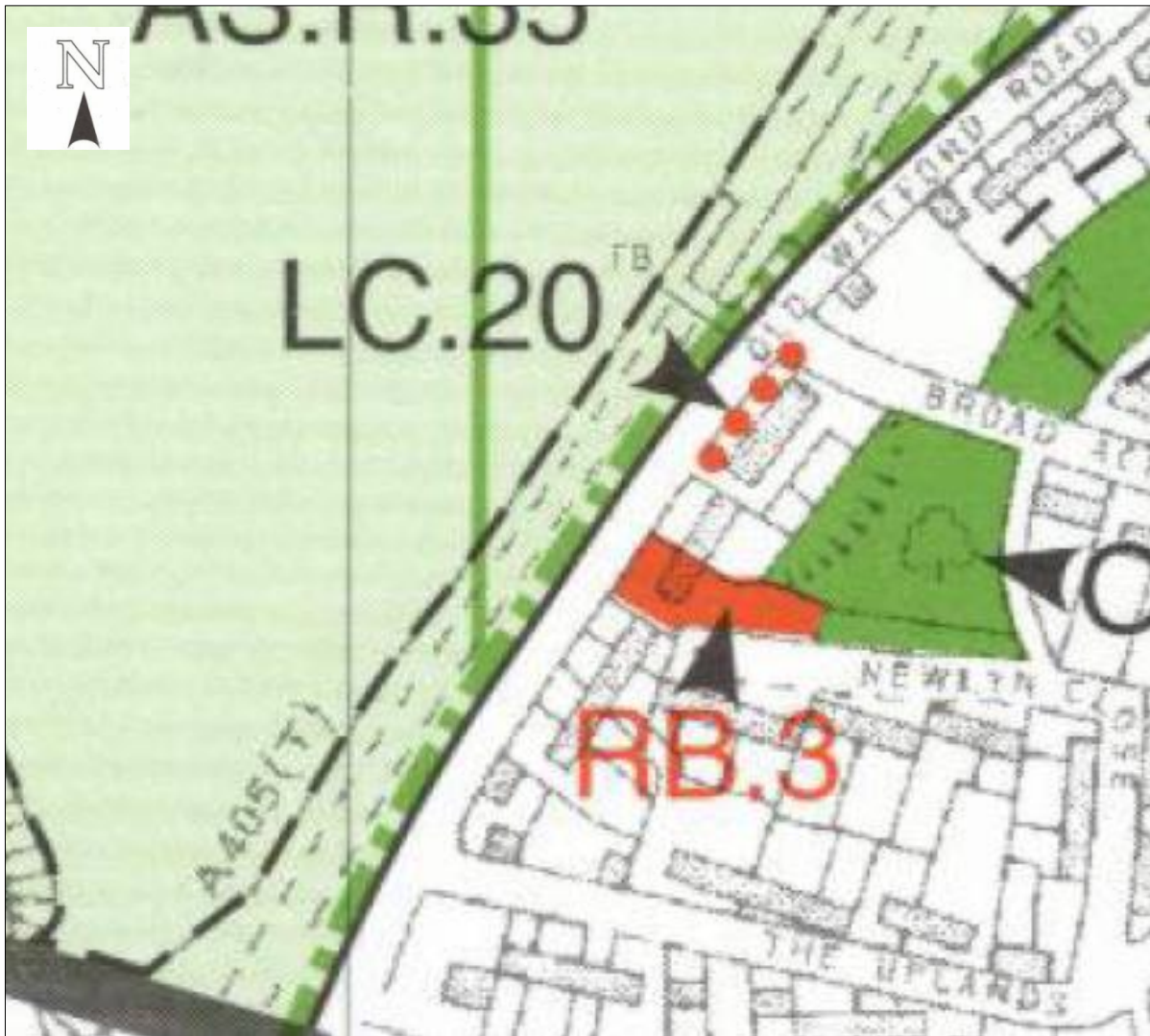
**Figure 80: Map extract of existing town centre frontage – 1-5 Shenley Lane, London Colney (DLPR 1994 saved Policy 55, Local Centre LC.19)**



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
<b>SHOPPING and SERVICE USES</b>		
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.- Local centres

*N.B. Map extract is not to scale*

Figure 81: Map extract of existing town centre frontage – 81-97 Old Watford Road, Bricket Wood (DLPR 1994 saved Policy 55, Local Centre LC.20)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	..... NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	..... LC.- Local centres

*N.B. Map extract is not to scale*

Figure 82: Map extract of existing town centre frontage – 95-127 Oakwood Road, Bricket Wood (DLPR 1994 saved Policy 55, Local Centre LC.21)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
<b>SHOPPING and SERVICE USES</b>		
1,2,3,4	54	..... NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	..... LC.- Local centres

N.B. Map extract is not to scale

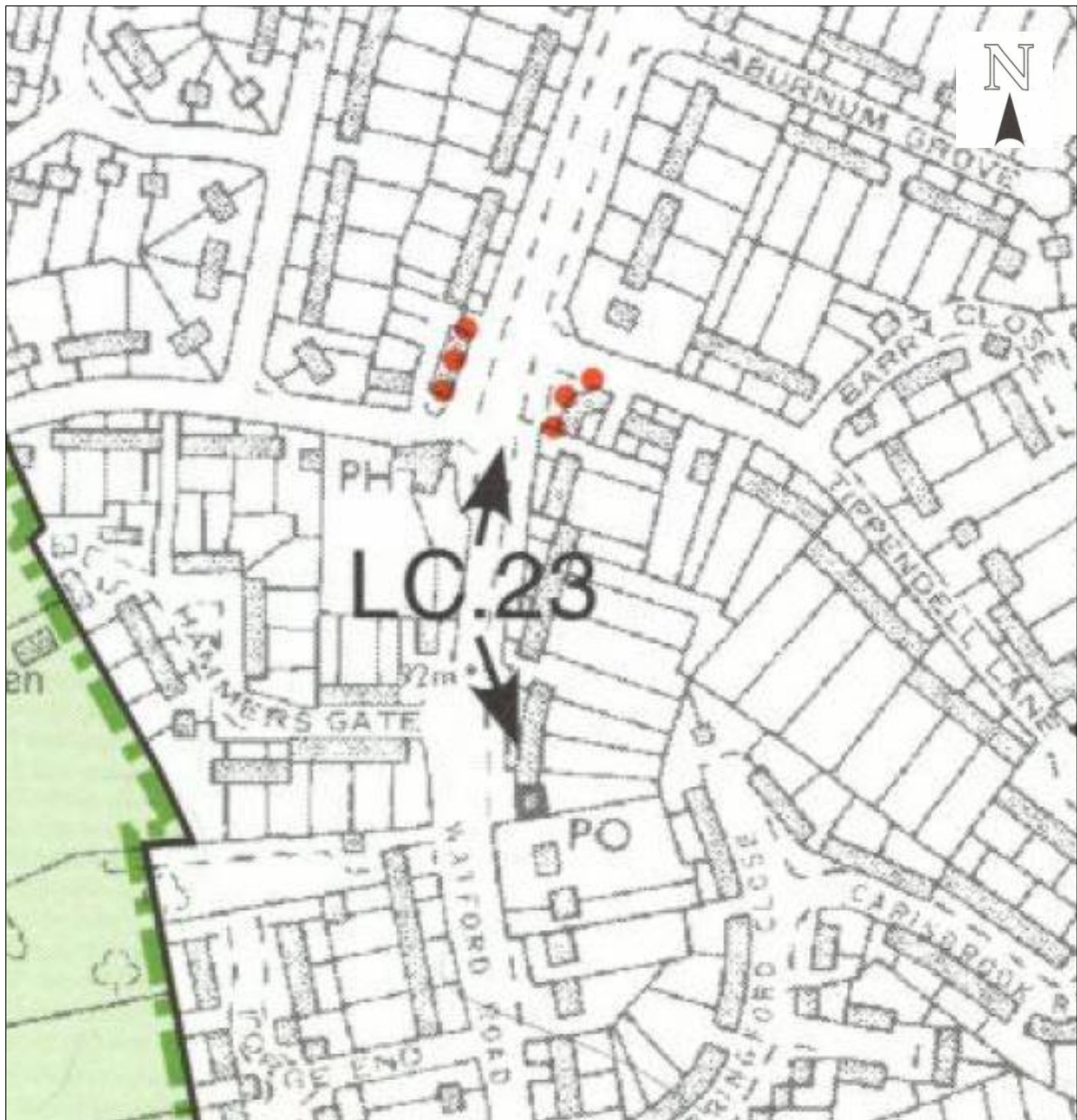
Figure 83: Map extract of existing town centre frontage – 19-27 Black Boy Wood, Bricket Wood (DLPR 1994 saved Policy 55, Local Centre LC.22)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.- Local centres

*N.B. Map extract is not to scale*

Figure 84: Map extract of existing town centre frontages – 2A Tippendell Lane; 301-305, 337 & 192-204 Watford Road, Chiswell Green (DLPR 1994 saved Policy 55, Local Centre LC.23)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES
1,2,3,4	54	NC.- Neighbourhood Centres
1,2,3,4	54	PSF Primary Shopping Frontage - neighbourhood centres
1,2,4	54	AF Class "A" Frontage - neighbourhood centres
1,3,4	55	LC.- Local centres

N.B. Map extract is not to scale

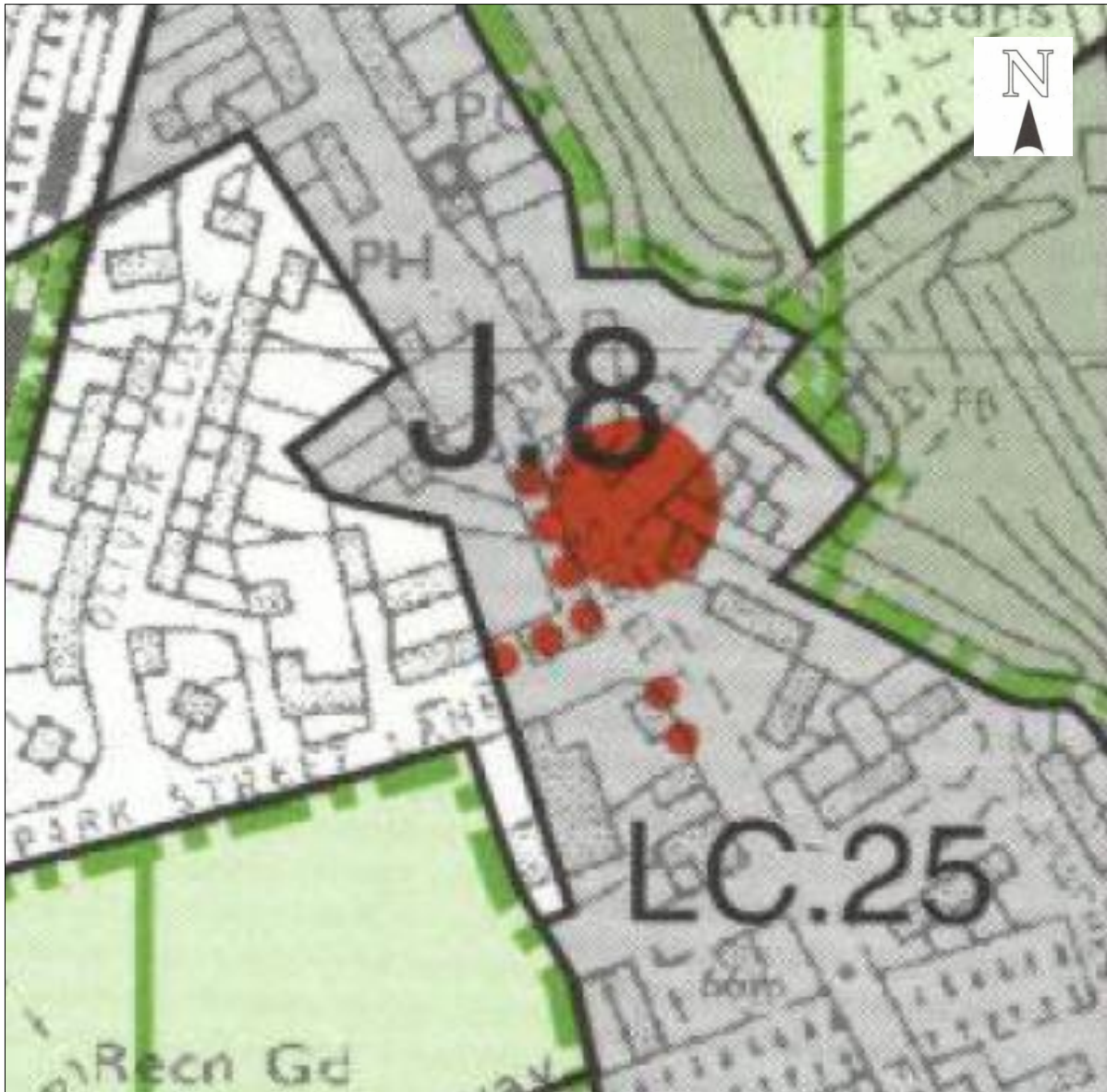
Figure 85: Map extract of existing town centre frontage – 2-30 How Wood, How Wood (DLPR 1994 saved Policy 55, Local Centre LC.24)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	<u>SHOPPING and SERVICE USES</u>	
1,2,3,4	54	NC.-	Neighbourhood Centres
1,2,4	54	PSF	Primary Shopping Frontage - neighbourhood centres
1,3,4	55	AF	Class "A" Frontage - neighbourhood centres
		LC.-	Local centres

*N.B. Map extract is not to scale*

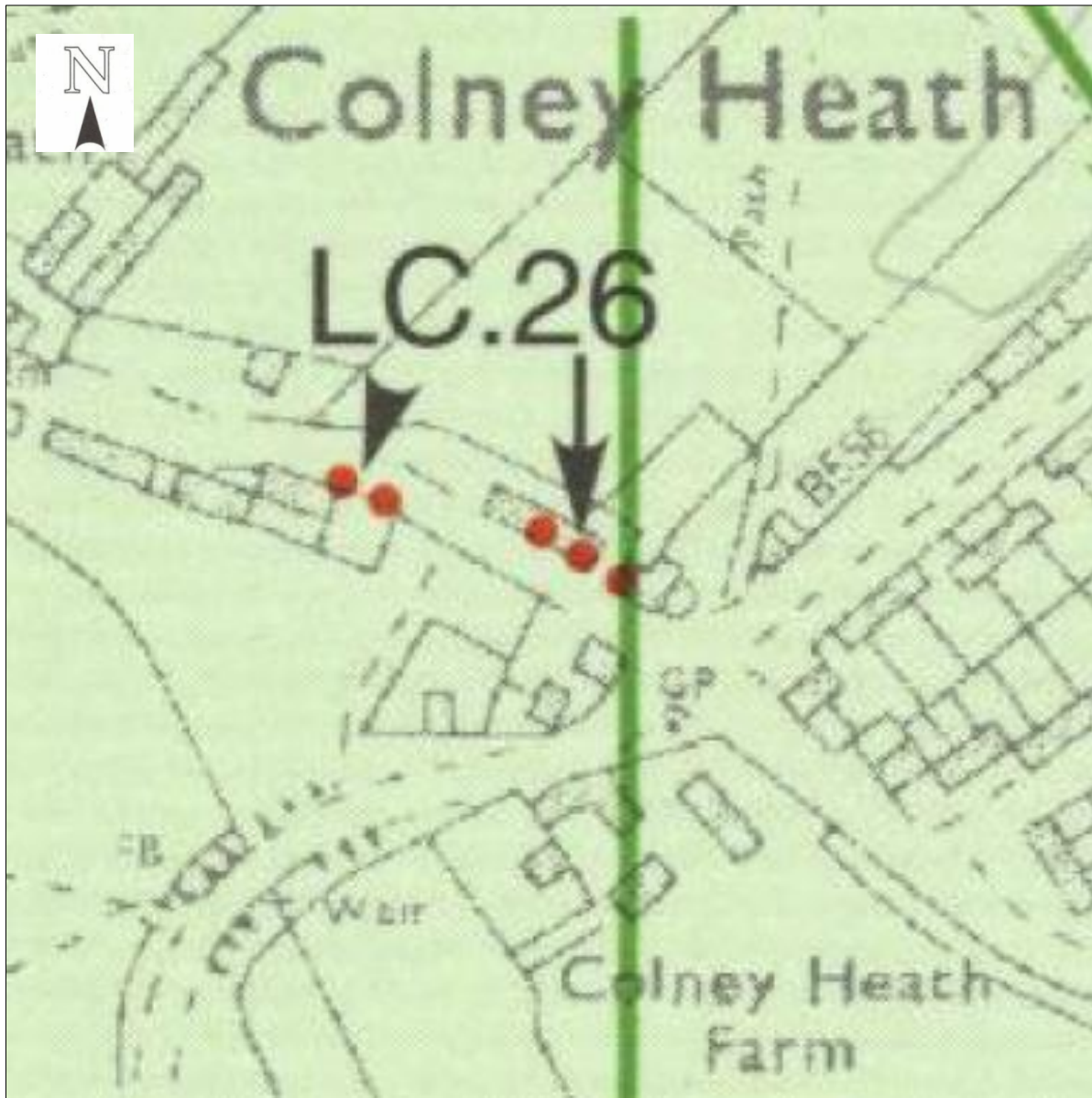
Figure 86: Map extract of existing town centre frontages – 69-71, 68-76 & land south of 84 Park Street; 1-2 Park Street Lane, Park Street (DLPR 1994 saved Policy 55, Local Centre LC.25)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
<b>SHOPPING and SERVICE USES</b>			
1,2,3,4	54	.....	NC.- Neighbourhood Centres
1,2,3,4	54	..... PSF	Primary Shopping Frontage - neighbourhood centres
1,2,4	54	..... AF	Class "A" Frontage - neighbourhood centres
1,3,4	55	..... LC	Local centres

N.B. Map extract is not to scale

Figure 87: Map extract of existing town centre frontages – 15 & 8-16 High Street, Colney Heath (DLPR 1994 saved Policy 55, Local Centre LC.26)



PROP. MAP SHEET NUMBER	POLICY NUMBER	KEY STRUCTURING POLICIES	
1,2,3,4	54	<u>SHOPPING and SERVICE USES</u>	
1,2,3,4	54	..... NC.-	Neighbourhood Centres
1,2,4	54	..... PSF	Primary Shopping Frontage - neighbourhood centres
1,3,4	55	..... AF	Class "A" Frontage - neighbourhood centres
		..... LC.-	Local centres

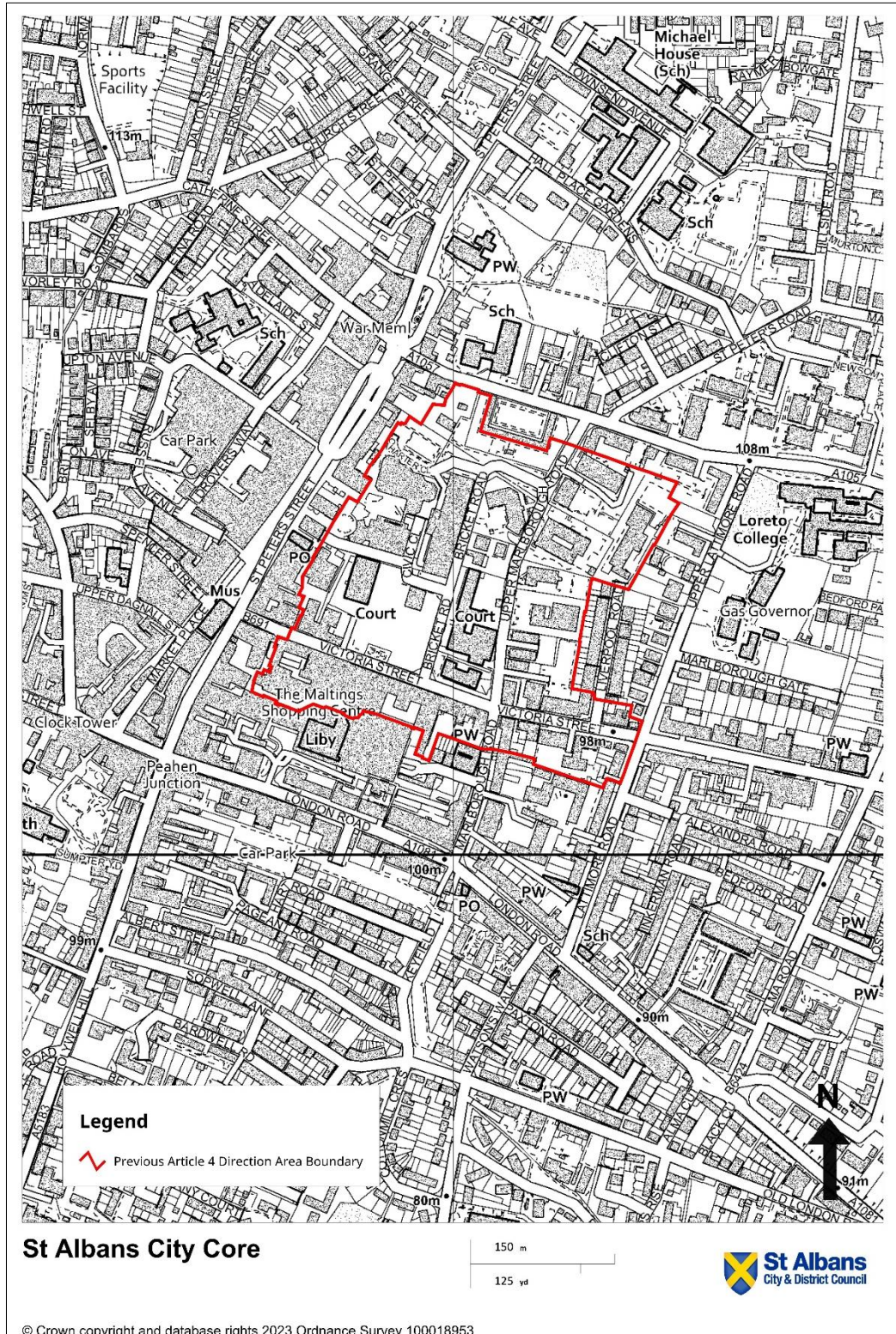
*N.B. Map extract is not to scale*



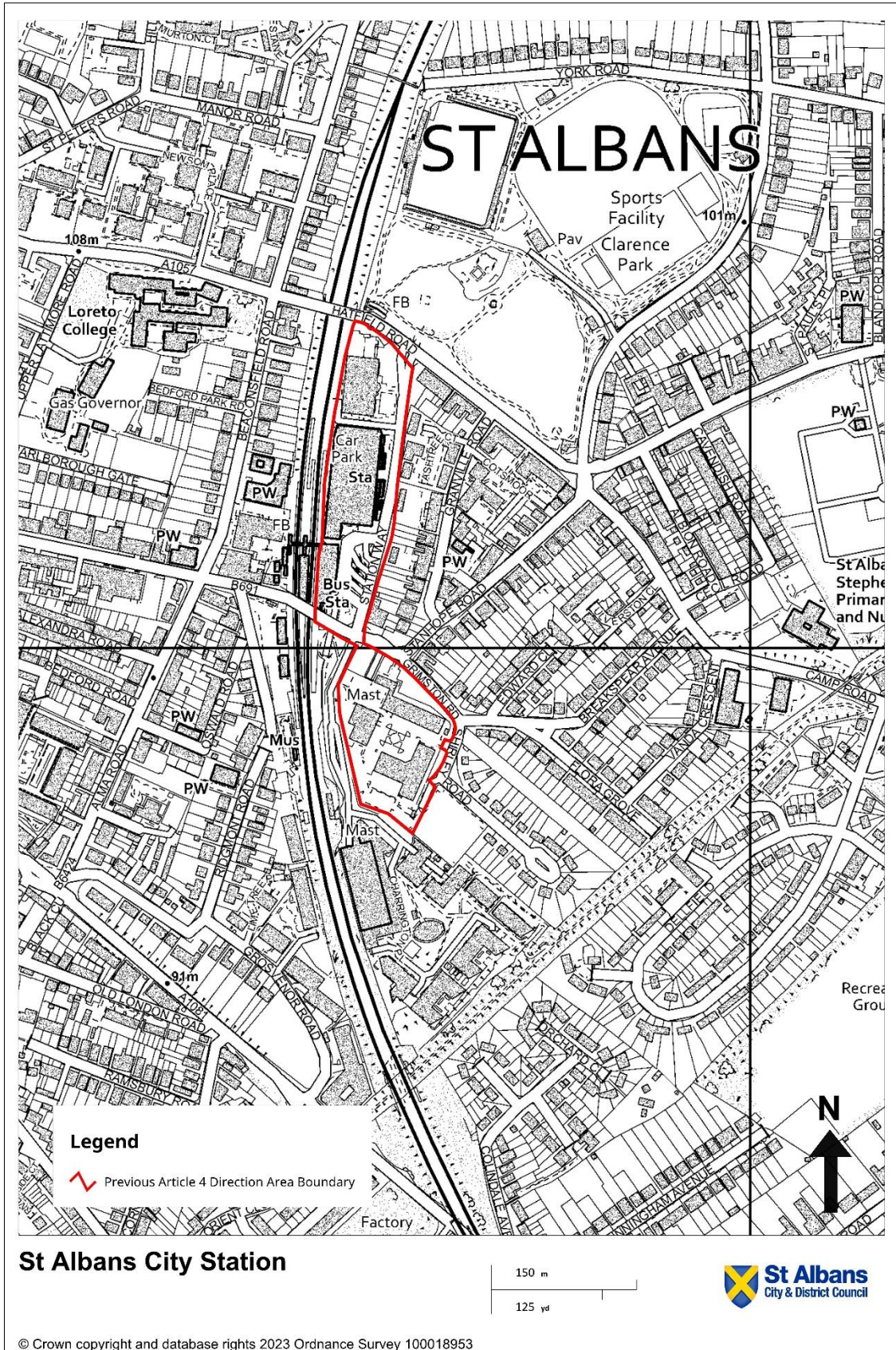


## Appendix 2: Previous Article 4 Directions Employment (Office) Areas Boundaries

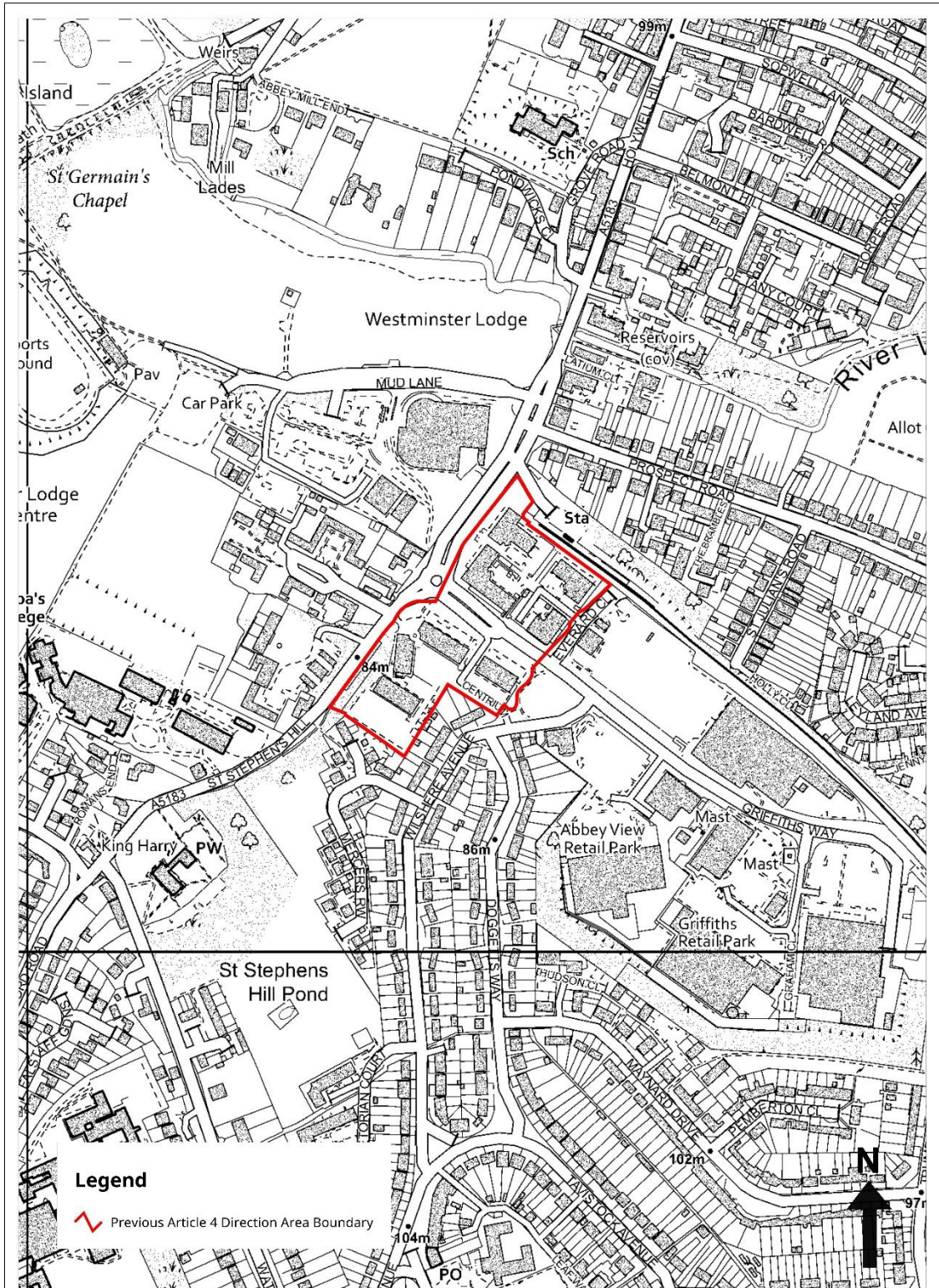
Figure 88: Map of previous Article 4 direction employment (office) area boundary – St Albans City Core



**Figure 89: Map of previous Article 4 direction employment (office) area boundary – St Albans City Station**



**Figure 90: Map of previous Article 4 direction employment (office) area boundary – St Albans Abbey Station**



**St Albans Abbey Station**

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