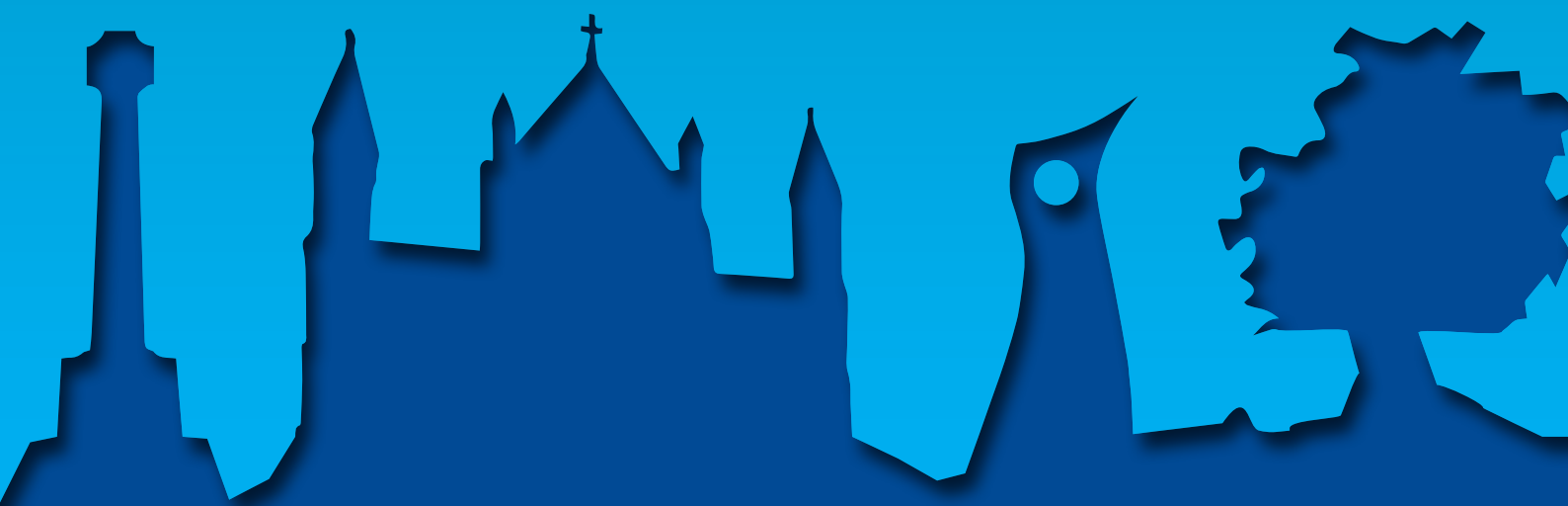


St Albans City & District Local Plan 2020-2036 Publication Draft 2018



St Albans
City & District Council

Extracts of this document can be obtained in alternative formats on request in braille, large print, on audio tape, by email or in different languages by contacting the Council on 01727 866100.

Introduction

1.1 Local Plan

The Local Plan 2020-2036 (LP) sets out the planning policies and proposals for the future development of the City and District of St Albans. It establishes the Council's long term spatial planning strategy for delivering and managing development and infrastructure, and for environmental protection and enhancement, from 2020 to 2036.

The LP is a statutory Development Plan Document (DPD). It must comply with legal requirements. The LP must have regard to the Government's national planning policy, principally in the National Planning Policy Framework (NPPF). It also needs to be based on proportionate and justifiable evidence.

1.2 Neighbourhood Plans

Neighbourhood Plans (NPs) enable local communities to shape and direct sustainable development in their local area. These are plans produced by a parish council or a neighbourhood forum.

As community-led initiatives, the role of the Council is not to create Neighbourhood Plans, but to assist communities in developing them for themselves. Neighbourhood planning work is already underway in many parts of the District and the Council is committed to continue supporting it.

1.3 Development Plan

Once adopted, the Local Plan will form the statutory Development Plan for the District, in combination with 'made' Neighbourhood Plans and adopted Minerals and Waste Plans. Minerals and Waste Plans are prepared and adopted by Hertfordshire County Council (HCC). See below for further information on links between the Local Plan and the Minerals and Waste Plans.

1.4 Sub-Regional and Regional Context

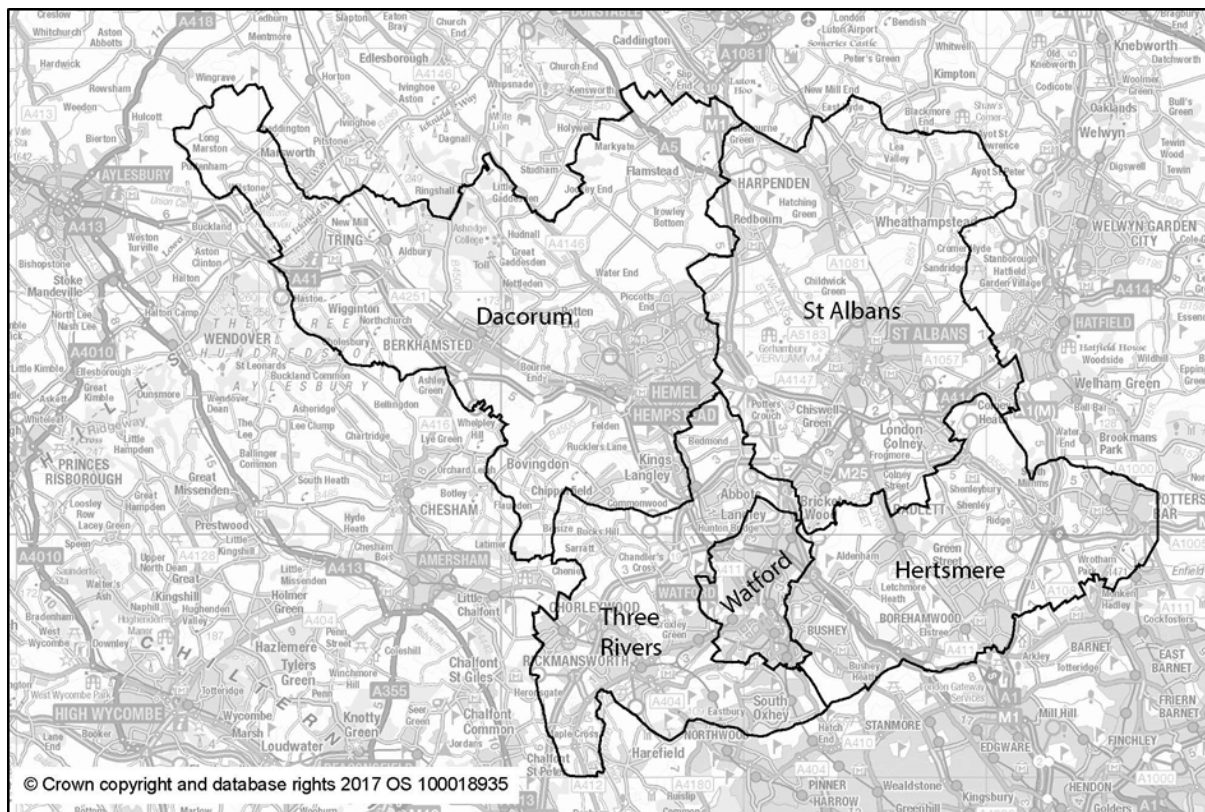
The District has a significant spatial relationship with London, a city which strongly influences local patterns of employment, travel, retail, leisure and migration. It also has strong spatial relationships with neighbouring towns, particularly Hemel Hempstead, Welwyn Garden City, Hatfield, Watford and Luton. These towns offer alternative, complementary and sometimes competing employment, retail and leisure opportunities.

1.5 Duty to Cooperate Neighbours - South West Hertfordshire

The Council is committed to joint working with other Councils under the Duty to Cooperate and specifically to work on a Joint Strategic Plan for South West Hertfordshire (SW Herts). This SW Herts area covers the administrative areas of



Dacorum, Hertsmere, St Albans, Three Rivers and Watford (Map below).



All five Councils are similarly committed to joint working and HCC and the Hertfordshire LEP are also committed as supportive partners. This work has not crystallised in terms of firm policy or spatial approaches. When they have been agreed and adopted through a statutory Joint Strategic Plan, the consequences will need to be appropriately addressed in a review of this Plan.

Whilst not part of the South West Herts grouping, there is also a cross-boundary relationship with Welwyn & Hatfield. Wider Duty to Cooperate relationships are maintained across Hertfordshire and with Greater London, Central Bedfordshire and Luton.

1.6 Sustainability Appraisal / Strategic Environmental Assessment

The LP must be and has been subject to ongoing and iterative Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA). The Council's SA/SEA consultants have assessed the emerging LP against the Sustainability Appraisal framework for the District at each stage of its evolution and have produced a Sustainability Appraisal Report. This assessment and previous Sustainability Appraisal reports and working notes have been important influences on the LP policies and proposals. They show economic, social and environmental impacts of development choices as an aid to decision taking.



1.7 Plan Preparation

This LP has been prepared as a result of open and wide consultations. The Local Plan 'Have your say' Issues and Options (Regulation 18) took place January 8 – February 21 2018. There had previously been several consultations on earlier draft Local Plan documents in 2006-2016.

This (Regulation 19) publication is being carried out in accordance with SADC's Statement of Community Involvement.

It is important to remember that at this stage this draft Plan is still a draft. SADC's view at this stage is that it comprises the most appropriate Plan for its area.

This LP is now being published for statutory consultation (under Regulation 19). Once responses have been considered, and subject to the content of those responses, the intention is for it to be submitted to the Secretary of State. It will then be tested by a Government appointed independent planning Inspector at Examination in Public.

1.8 Local Development Scheme

The Local Plan has also been prepared in accordance with the Council's Local Development Scheme (LDS). The LDS sets out the timetable for the production of the LP, including key production and public consultation stages. This enables the community, businesses, developers, service and infrastructure providers and other interested organisations to know when they will be able to participate.

1.9 Plan Evidence

The Council's website sets out in the Document Library a wide variety of evidence documents that relate to and support this LP. There are also other important source and supporting documents published by other parties – for example the Government's NPPF. Specific evidence, source and supporting documents are referenced throughout this LP.

1.10 Policies Map

Some Plan policies are applicable only to specific parts of the District. The main policy areas are shown on the Policies Map.

In some Plan policies reference is made to further information available in 'Public Geographical Information System (GIS)' and other GIS sources.

SADC's 'Public GIS' holds information on the location and extent of some detailed policy areas and designations referred to in policies, but that are not shown on the Policies Map. These designations and policy areas are those subject to regular update and change and / or created and maintained by parties other than the Local



Planning Authority. They are therefore determined by and referenced from this, always current, source.

SADC's Public GIS includes:

- Listed Buildings
- Locally Listed Buildings
- Boundaries of Conservation Areas
- National and Local Historic Parks and Gardens
- Scheduled Ancient Monuments
- Regionally and Locally Significant Archaeological Sites
- Archaeological Sites Where Planning Permission may be Subject to a Recording Condition
- Article 4 Direction Areas
- Boundaries of Landscape Conservation Areas within Green Belt
- Local Landscape Areas
- Sites of Special Scientific Interest and Nature Reserves
- Watling Chase Community Forest
- Building Height Control Area
- Boundary of Controlled Parking Areas (Zone 1 and Zone 2)

Other GIS sources include:

- County Wildlife Sites are not available on SADC's Local Information Service public GIS. These can be accessed via Hertfordshire Environmental Records Centre
- Local Nature Reserves are not available on SADC's Local Information Service public GIS. These can be accessed via Defra's Magic Map Application and Hertfordshire Environmental Records Centre

1.11 Glossary

The Council's website includes a glossary to explain technical terms used in this Plan.



The Plan

2.1 Vision

The vision for the District is of:

A thriving community, which is a great place to live and work and has a vibrant economy.

2.2 Strategic Policies

The structure of this LP and its Objectives are based directly on the national policy approach. The NPPF (2012) paragraph 156 and the draft NPPF (2018) paragraph 20 are similar to each other. The latter sets out:

The strategic policies required for the area of each local planning authority should include those policies, and strategic site allocations, necessary to provide:

- a) an overall strategy for the pattern and scale of development;*
- b) the homes and workplaces needed, including affordable housing;*
- c) appropriate retail, leisure and other commercial development;*
- d) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- e) community facilities (such as health, education and cultural infrastructure); and*
- f) climate change mitigation and adaptation, and conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure.*

This LP combines (d) and (e) above as Infrastructure and Community Facilities in chapter 4.

2.3 Objectives

To deliver the Vision through:

- 1 An overall strategy that sets out the pattern and scale of development
- 2 Sufficient homes, workplaces and more affordable housing, of the types needed locally, in the right locations
- 3 Appropriate retail, leisure and other commercial development



- 4 Infrastructure and Community Facilities to support and enhance the lives of communities
- 5 Design, Conservation and Enhancement of the natural, built and historic environment

2.4 Local Policies

As well as strategic policies, a suite of local policies are required, including development management policies.

2.5 Plan Monitoring

Monitoring of the policies in this Plan will be as set out in Appendix 3.

2.6 Plan Period

The Plan period is 16 years from 1 April 2020 - 1 April 2036. This overall Plan period is broken down into the sub periods 2020-2025; 2025-2030 and 2030-2036.

2.7 Plan Review

The Plan will be reviewed within 5 years from the date of adoption.

2.8 Minerals and Waste

The Local Plan must be read in conjunction with the statutory Minerals and Waste Plans prepared by the Minerals and Waste Planning Authority (MWPA), Hertfordshire County Council.

These Plans include policies that:

- Identify substantial parts of the District where development proposals should take account of mineral resources
- Identify and, in some cases, safeguard areas of land and important infrastructure facilities
- Are required to facilitate mineral extraction and waste management / disposal
- Set out consultation procedures to ensure that the MWPA can advise the Local Planning Authorities on planning applications that might have implications for minerals and waste planning.

The areas affected are indicated on the Public GIS.



The Policies

3.1 Using the Policies

The Plan should be read as a whole. Several policies will often be relevant and all relevant policies must be applied. General policy 'cross references' or caveats are not included in individual policies. For ease of understanding, direct explanatory links between policies are sometimes noted – e.g. (Policy S2), (Policy L14).

3.2 List of Policies

Chapter 1 – Development Strategy and Metropolitan Green Belt

S1 - Spatial Strategy and Settlement Hierarchy

S2 - Development Strategy

S3 - Metropolitan Green Belt

Chapter 2 - Homes, Affordable Homes and Workplaces

S4 - Housing Strategy and Housing Requirement/Target

S5 - Economic Development Strategy and Employment Land Provision

S6 - Broad Locations for Development

L1 - Housing Size, Type, Mix and Density

L2 - Provision of Older Persons Housing and Special Needs Housing

L3 - Provision of and Financial Contributions towards Affordable Housing

L4 - Affordable housing development in the Green Belt (rural exceptions sites)

L5 - Small Scale Development in Green Belt Settlements

L6 - Extension or Replacement of Dwellings in the Green Belt

L7 - Gypsies, Travellers and Travelling Show People

L8 - Primarily Residential Areas

L9 - Primarily Business Use Areas

L10 - Strategic Office Locations

L11 - Special Employment Locations in the Green Belt



Chapter 3 - Retail, Leisure and Commercial Uses and Development

L12 - Centres for Retail, Services and Leisure

L13 - Attractive and vibrant cultural and civic areas

L14 - Location of Non-residential uses serving residential areas

L15 - Leisure Uses

L16 - Mixed Use Opportunity Areas

Chapter 4 – Infrastructure and Community Facilities

L17 - Infrastructure

L18 - Transport Strategy

L19 - Highways / Access Considerations for New development

L20 - New Development Parking Guidance and Standards

L21 - Education

L22 - Community, Leisure and Sports Facilities

Chapter 5 – Design, Conservation and Enhancement of the Natural, Built and Historic Environment

L23 - Urban Design and Layout of New Development

L24 - Development Amenity Standards

L25 - Energy and Environmental Performance of New Development

L26 - Local Green Space

L27 - Green Space Not Designated as Local Green Space

L28 - Green Space Standards and New Green Space Provision

L29 - Green and Blue Infrastructure, Countryside, Landscape and Trees

L30 - Historic Environment



Chapter 1 – Development Strategy and Metropolitan Green Belt

Policy S1 - Spatial Strategy and Settlement Hierarchy

Development will be concentrated on the basis of settlement categories 1-4 set out in the Table below. This gives priority to larger urban centres, which provide a greater range of services and facilities and to central places within the urban areas that offer greater accessibility by public transport, walking and cycling.

Development must make efficient use of land by increasing the density and height of development. This will be encouraged, particularly in the most accessible parts of the main urban settlements (below).

A new (category 2) Park Street Garden Village will be created.

Category	Settlements	Broad policy approach
1) City, Towns - Main urban settlements excluded from the Green Belt	<i>St Albans Harpenden London Colney Hemel Hempstead – NB: currently within Dacorum Borough, but expansion into District planned</i>	These are the most accessible locations for development, with the widest range of services and facilities. Larger scale, higher density developments will be encouraged, but will need to respect local character and heritage.
2) Large Villages – Settlements excluded from the Green Belt	<i>Bricket Wood Chiswell Green How Wood Park Street and Frogmore Park Street Garden Village Redbourn Wheathampstead</i>	The scale and density of development will generally be lower than in the Category 1 settlements. This is to reflect the lower level of services available and in order to retain their particular character.
3) Green Belt Settlements	<i>Annables and Kinsbourne Green Colney Heath (three parts) Folly Fields Gustard Wood Lea Valley Estate Radlett Road (Frogmore) Sandridge Sleapshyde Smallford</i>	These are the more sizable settlements in locations that make an important contribution to Green Belt functions. Development will be limited to small scale infilling and redevelopment of previously developed land that reflects the Green Belt context and open character of the area.
4) Rest of the Green Belt		Very limited scope for development under National and Local Green Belt policy.



Policy S2 - Development Strategy

Government figures for housing need, and appropriate approaches to employment land provision, create the exceptional circumstances that necessitate major development in locations previously designated as Green Belt.

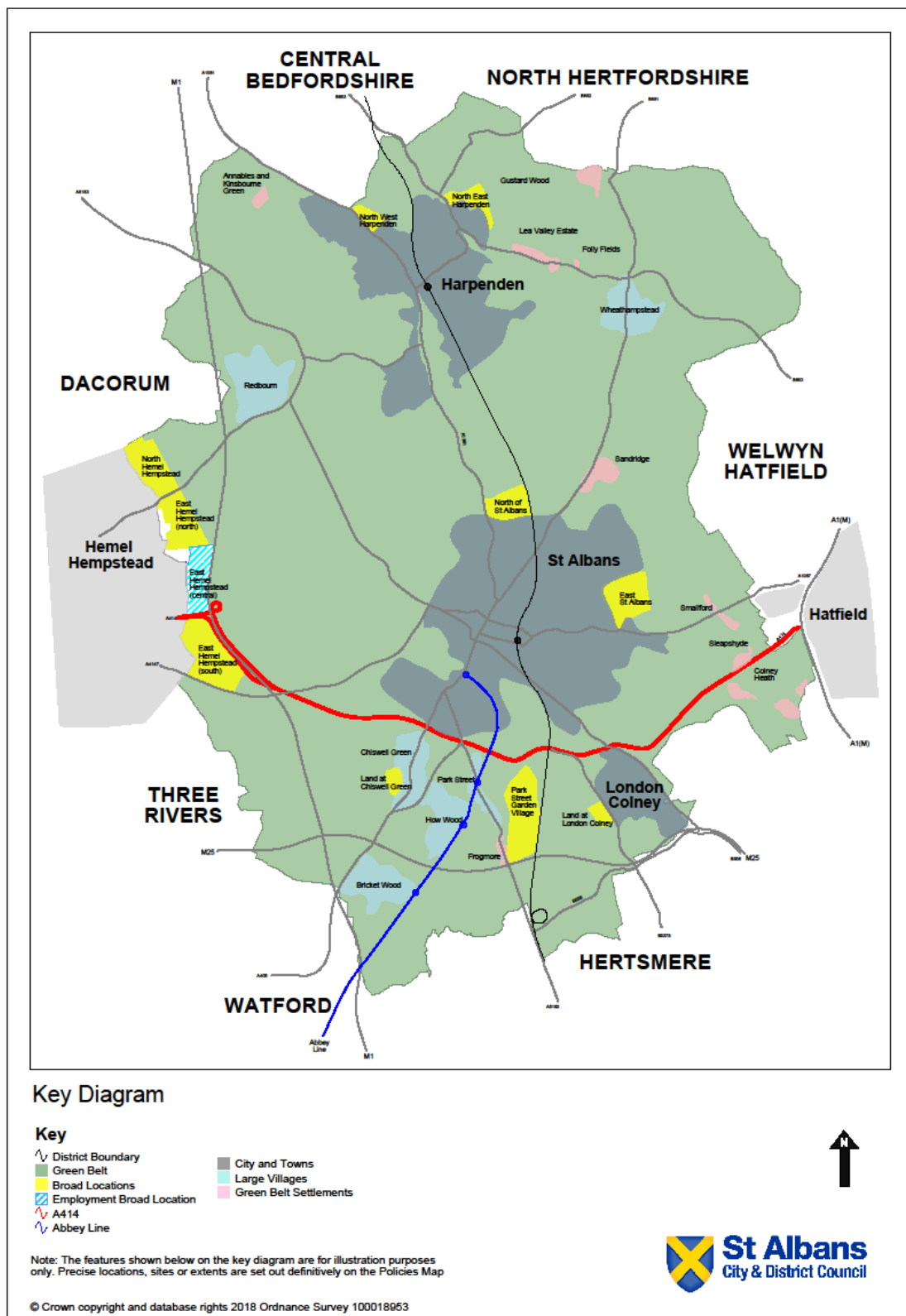
All Category 1 settlements and one Category 2 settlement (Chiswell Green) will be expanded at 'Broad Locations' for development. A new settlement, 'Park Street Garden Village', will be created and designated as Category 2 under Policy S1. These locations minimise adverse impacts on the purposes of the Metropolitan Green Belt.

The "exceptional circumstances" required for Green Belt release for development only exist in the Broad Locations set out in Policy S6 and the Policies Map. They also only exist for the specific forms of development and with the required elements set out in Policy S6, the Policies Map and other Policies in the Plan.



Figure 1: Key Diagram

Note: The features shown below on the key diagram are for illustration purposes only. Precise locations, sites or extents are set out definitively on the Policies Map.



Policy S3 - Metropolitan Green Belt

The Council attaches great importance to the Metropolitan Green Belt, which will be protected from inappropriate development. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belt are its openness and permanence.

Green Belt in the District performs important national policy objectives as part of the Metropolitan Green Belt (MGB). The Green Belt is also regarded as performing an important local objective for maintaining the existing settlement pattern and the individual identity of settlements, as far as reasonably possible.

Consistent with its purposes and objectives, primarily where opportunities arise through development, Green Belt land will be proactively managed to:

- protect and create attractive landscapes and countryside
- promote healthy ecosystem services
- support productive and sustainable farming and forestry
- provide space for local and wider recreational needs

Infrastructure provision is essential to ensure development is sustainable across the District and beyond. Some of this will be provided in the Green Belt as set out in this LP. This particularly includes some new transport infrastructure, schools, school playing fields and small scale sport and outdoor recreation facilities.

Schools are a key element of infrastructure. They have been successfully provided and retained in the Green Belt in this District in numerous locations over many years. The largely open nature of such sites often makes an important contribution to the Green Belt. Where specifically indicated on the Policies Map and by policies in this LP, proposals for the creation of new state schools in the Green Belt is considered in principle to demonstrate the 'very special circumstances' necessary to justify inappropriate development (for that purpose).

Transport is a key element of infrastructure. Transport infrastructure has been successfully provided and retained in the Green Belt in this District in numerous locations over many years. Where specifically indicated on the Policies Map and by policies in this LP, proposals for the creation of new transport infrastructure in the Green Belt is considered in principle to demonstrate the 'very special circumstances' necessary to justify inappropriate development (for that purpose).

Small scale, largely open, forms of infrastructure development such as drainage areas, utilities installations and outdoor sport and recreation facilities and uses, (including detached playing fields for state schools), are not considered to be 'inappropriate development' in the Green Belt.



Chapter 2 - Homes, Affordable Homes and Workplaces

Policy S4 - Housing Strategy and Housing Requirement/Target

The housing requirement/target over the 16 year period 2020-2036 is 14,608 additional homes at an overall average of 913 homes per annum. This is split into three time periods to reflect realistic rates of delivery of both the required infrastructure and the homes. From 2020-2025 the requirement/target is 565 per annum. From 2025-2030 the requirement/target is 1,075 per annum. From 2030-2036 the requirement/target is 1,075 per annum.

All additional Residential Care homes/Nursing homes and similar homes under use Class C3 and Flexi-care homes and similar under use class C2 are included in the requirements/targets.

An overall housing trajectory is set out in Appendix 2. This trajectory includes the required 20% buffer for the first five years of the Plan.

Small sites of half a hectare or less have been and will continue to be an important source of housing land supply. They also provide particular opportunities for smaller local and regional housebuilders. A list of current small sites with permission is set out at Appendix 5. They are all allocated for the currently permitted residential use. This list will be updated annually and published online as part of the Authorities Monitoring Report (AMR).

Policy S5 - Economic Development Strategy and Employment Land Provision

Overall Provision

Provision is made for, and is required to be retained to enable, sufficient land and floorspace to cater for both full employment and to provide for a wide range of employment land uses.

Provision is made for a significant new employment development within the East Hemel Hempstead (central) Broad Location (55ha, up to circa 10,000 jobs) as set out in Policy S6.

Provision for significant development and redevelopment opportunities is also made in the Special Employment Locations in the Green Belt (Policy L11).

All these areas are also designated as part of the multi-site Hertfordshire Enviro-Tech Enterprise Zone.

The aims of the Enterprise Zone include:

- create an internationally recognised employment zone focusing on the emerging enviro-tech sector



- support business start-up; attracting new overseas and UK investors and secure crucial expansion space for growing businesses

Roles of settlements

The scale and nature of employment land and floorspace provision will be appropriate to the size, character and function of the different settlements. In this respect provision is made for and must be retained to enable:

- a continued role for St Albans City Centre as an important sub-regional office location
- continued opportunities in the Category 1 Settlements (Policy S1) of St Albans and Harpenden for local service businesses to locate close to customers

Policy S6 - Broad Locations for Development

The Development Strategy (Policy S2) identifies a series of “Broad Locations” for development to contribute to meeting housing, infrastructure and other development needs over the plan period. Broad Locations and the associated revised Green Belt boundaries are identified in indicative form on the Key Diagram and in detail on the Policies map.

All Broad Locations must meet the Policies set out in this LP and as shown on the Policies Map. Planning applications for development at the Broad Locations must materially accord with Masterplans which have been approved by the Council following consultation with local communities and key stakeholders.

Specific policies for each Broad Location are set out below.

Policy S6 i) - East Hemel Hempstead (North) Broad Location

Objective

To provide a major urban extension of Hemel Hempstead.

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with Dacorum Borough Council, local communities, landowners and other stakeholders
- 2 Minimum capacity 1,650 dwellings
- 3 The 1,650 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2
- 4 Minimum 40% Affordable Housing in accordance with Policy L3
- 5 Minimum overall net density 40 dwellings per hectare
- 6 Housing size, type and mix as set out in Policy L1 and Appendix 6
- 7 Strategic and local public open space, including managed woodland and



- ecological network links
- 8 Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt
 - 9 A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to Redbourn
 - 10 Retention of important trees and landscape features
 - 11 A 3FE primary school, including Early Years provision, to serve the new community
 - 12 An 8FE secondary school to serve the new and existing communities
 - 13 Transport network (including walking and cycling links) and public transport services upgrades/improvements
 - 14 3% of homes provided to be self-build housing
 - 15 New neighbourhood and local centres, including commercial development opportunities
 - 16 Recreation space and other community facilities, including health provision
 - 17 Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
 - 18 Excellence in design, energy efficiency and water management
 - 19 Appropriate renewable energy production and supply mechanisms
 - 20 Appropriate buffer zones and mitigations to address the Buncefield oil depot and pipelines
 - 21 Design to mitigate adverse impacts from motorway noise and air pollution.

Policy S6 ii) - East Hemel Hempstead (Central) Broad Location

Objective

To provide a major new Enviro-Tech focused employment location, including enhanced transport infrastructure for new and existing employment and residential areas.

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with Dacorum Borough Council, local communities, landowners and other stakeholders
- 2 Accordance with the aims and status of the Hertfordshire Enviro-Tech Enterprise Zone to deliver both Enviro-Tech Businesses and environmentally friendly buildings
- 3 Employment provision for a range of uses including: offices, research and development, light industrial and logistics; within the approximately 55 Ha area north of Breakspear Way and south of Punchbowl Lane
- 4 A significant new Business Park consisting primarily of B1 office accommodation on the southern approximately 17 Hectares of the site
- 5 A significant new logistics and mixed industrial area on the northern approximately 38 Hectares of the site
- 6 Sufficient variety of employment uses must be provided over time to offer in the order of 10,000 jobs. Over-concentration of low employment generating logistics uses will not be permitted



- 7 The first phase of employment development will be required to provide some starter units / incubator space
- 8 Retention of important trees and landscape features
- 9 A new link road from M1 junction 8 to the Green Lane/Boundary Way roundabout
- 10 Multi-Modal Transport Interchange with facilities to encourage and facilitate modes of transport other than the private car
- 11 Use of the exceptional environmental opportunities provided by this scale of employment development including Combined Heat & Power and large scale solar power generation
- 12 One 15 pitch Gypsy and Traveller site
- 13 Full exploration of possibilities for an offsite construction facility (primarily for modular housing) within the logistics and mixed industrial area
- 14 Appropriate buffer zones and mitigations to address the Buncefield oil depot and pipelines
- 15 Design to mitigate adverse impacts from motorway noise and air pollution.

Policy S6 iii) - East Hemel Hempstead (South) Broad Location

Objective

To provide a major urban extension of Hemel Hempstead.
(Delivery of approximately 200 dwellings continuing beyond 2036)

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with Dacorum Borough Council, local communities, landowners and other stakeholders
- 2 Minimum capacity 2,400 dwellings
- 3 The 2,400 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2
- 4 A positive relationship with Leverstock Green and the wider existing neighbourhood structure of Hemel Hempstead
- 5 Minimum 40% Affordable Housing in accordance with Policy L3
- 6 Minimum overall net density 40 dwellings per hectare
- 7 Housing size, type and mix as set out in Policy L1 and Appendix 6
- 8 Strategic and local public open space, including managed woodland and ecological network links
- 9 Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt
- 10 A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to the south east
- 11 Retention of important trees and landscape features
- 12 One new 3FE and one new 2FE primary schools, including Early Years provision, to serve the new community
- 13 Transport network (including walking and cycling links) and public transport services upgrades/improvements



- 14 3% of homes provided to be self-build housing
- 15 New neighbourhood and local centres, including commercial development opportunities; which provide support for, rather than competition with, existing Leverstock Green facilities.
- 16 Recreation space and other community facilities, including health provision
- 17 Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- 18 One 15 pitch Gypsy and Traveller site
- 19 Excellence in design, energy efficiency and water management
- 20 Appropriate renewable energy production and supply mechanisms
- 21 Design to mitigate adverse impacts from motorway noise and air pollution.

Policy S6 iv) - North Hemel Hempstead Broad Location

Objective

To provide a major urban extension of Hemel Hempstead.
(Delivery of approximately 1,000 dwellings continuing beyond 2036)

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with Dacorum Borough Council, local communities, landowners and other stakeholders
- 2 Minimum capacity 1,500 dwellings
- 3 The 1,500 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2
- 4 Minimum 40% Affordable Housing in accordance with Policy L3
- 5 Minimum overall net density 40 dwellings per hectare
- 6 Housing size, type and mix as set out in Policy L1 and Appendix 6
- 7 Strategic and local public open space, including managed woodland and ecological network links
- 8 Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt
- 9 A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to Redbourn
- 10 Retention of important trees and landscape features
- 11 A 3FE primary school, including Early Years provision, to serve the new community
- 12 Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 13 3% of homes provided to be self-build housing
- 14 New neighbourhood and local centres, including commercial development opportunities
- 15 Recreation space and other community facilities, including health provision
- 16 Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- 17 Excellence in design, energy efficiency and water management



18 Appropriate renewable energy production and supply mechanisms

Policy S6 v) - East St Albans Broad Location

Objective

To provide an urban extension of St Albans, improved and new education and training facilities, and to further integrate Oaklands College with the wider community.

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- 2 Minimum capacity 1,250 dwellings (including area with extant permission for 348 homes)
- 3 The 1,250 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2
- 4 Minimum 40% Affordable Housing in accordance with Policy L3
- 5 Minimum overall net density 40 dwellings per hectare
- 6 Housing size, type and mix as set out in Policy L1 and Appendix 6
- 7 Strategic and local public open space, including managed woodland and ecological network links
- 8 Retention of important trees and landscape features
- 9 A 2FE primary school, including Early Years provision, to serve the new community
- 10 A site for and appropriate contributions towards an 8FE secondary school site
- 11 Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 12 Investment / reinvestment in improved education and training provision and facilities at Oaklands College
- 13 Retain, repair and make fit for purpose the Mansion House building
- 14 Hydrotherapy pool
- 15 3% of homes provided to be self-build housing
- 16 New neighbourhood centre, including commercial development opportunities
- 17 Recreation space and other community facilities, including health provision
- 18 Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- 19 Excellence in design, energy efficiency and water management
- 20 Site wide Combined Heat & Power system delivered in association with research and teaching initiatives at the College and its partner institutions
- 21 Appropriate renewable energy production and supply mechanisms
- 22 Best and most appropriate use of existing sand and gravel resources on site, rather than by prior extraction

NB: These requirements do not apply in respect of the extant permission for 348 dwellings referred to under point 2.



Policy S6 vi) - North St Albans Broad Location

Objective

To provide an urban extension of St Albans.

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- 2 Minimum capacity 1,100 dwellings
- 3 The 1,100 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2
- 4 Minimum 40% Affordable Housing in accordance with Policy L3
- 5 Minimum overall net density 40 dwellings per hectare
- 6 Housing size, type and mix as set out in Policy L1 and Appendix 6
- 7 Minimum 10 essential local worker houses held in perpetuity for rent for local teachers
- 8 Strategic and local public open space, including managed woodland and ecological network links
- 9 Retention of important trees and landscape features
- 10 A 2FE primary school, including Early Years provision, to serve the new community
- 11 Transport network (including walking and cycling links) and public transport services upgrades/improvements, including off-site improvements to Harpenden Road, Sandridgebury Lane, Valley Road, Ancient Briton junction and King William IV junction
- 12 3% of homes provided to be self-build housing
- 13 New neighbourhood centre, including commercial development opportunities
- 14 Recreation space and other community facilities, including health provision
- 15 Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- 16 Excellence in design, energy efficiency and water management
- 17 Appropriate renewable energy production and supply mechanisms

Policy S6 vii) – North East Harpenden Broad Location

Objective

To provide an urban extension of Harpenden.

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- 2 Minimum capacity 760 dwellings



- 3 The 760 dwelling figure above includes at least one 50+ home C3 Flexi-care scheme and 10 units to provide special needs accommodation, in accordance with Policy L2
- 4 Minimum 40% Affordable Housing in accordance with Policy L3
- 5 Minimum overall net density 40 dwellings per hectare
- 6 Housing size, type and mix as set out in Policy L1 and Appendix 6.
- 7 Strategic and local public open space, including managed woodland and ecological network links
- 8 Retention of important trees and landscape features
- 9 Recreation space and public open space
- 10 A site for and appropriate contributions towards a 2 FE primary school, including Early Years provision
- 11 Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 12 3% of homes provided to be self-build housing
- 13 Sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- 14 Excellence in design, energy efficiency and water management
- 15 Appropriate renewable energy production and supply mechanisms

Policy S6 viii) – North West Harpenden Broad Location

Objective

To provide an urban extension of Harpenden.

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- 2 Minimum capacity 580 dwellings
- 3 The 580 dwelling figure above includes at least one 50+ home C3 Flexi-care scheme
- 4 Minimum 40% Affordable Housing in accordance with Policy L3
- 5 Minimum overall net density 40 dwellings per hectare
- 6 Housing size, type and mix as set out in Policy L1 and Appendix 6.
- 7 Retention of important trees and landscape features
- 8 Recreation space and public open space
- 9 A site for and appropriate contributions towards a 2 FE primary school including Early Years provision on a 2.5 ha site
- 10 Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 11 Significant improvements to existing and/or new walking and cycling facilities to promote car-free access to Harpenden town centre, railway station and secondary schools
- 12 3% of homes provided to be self-build housing
- 13 Sufficient assets to provide sustainable management of community facilities, open spaces and parklands



- 14 Excellence in design, energy efficiency and water management
- 15 Appropriate renewable energy production and supply mechanisms

Policy S6 ix) – West of London Colney Broad Location

Objective

To provide an urban extension of London Colney and a new secondary school to enhance the sustainability of London Colney as a small town.

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- 2 Minimum capacity 440 dwellings
- 3 The 440 dwelling figure above includes one 50+ home C3 Flexi-care scheme and 10 units to provide special needs accommodation, in accordance with Policy L2
- 4 Minimum 40% Affordable Housing in accordance with Policy L3
- 5 Minimum overall net density 40 dwellings per hectare
- 6 Housing size, type and mix as set out in Policy L1 and Appendix 6.
- 7 Retention of important trees and landscape features
- 8 Recreation space and public open space
- 9 A site for and appropriate contributions towards an 8FE secondary and 2 Fe primary 'all-through' school, including Early Years provision
- 10 Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 11 3% of homes provided to be self-build housing
- 12 Sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- 13 Excellence in design, energy efficiency and water management
- 14 Appropriate renewable energy production and supply mechanisms

Policy S6 x) – West of Chiswell Green Broad Location

Objective

To provide an urban extension of Chiswell Green.

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- 2 Minimum capacity 365 dwellings
- 3 Minimum 40% Affordable Housing in accordance with Policy L3
- 4 Minimum overall net density 40 dwellings per hectare
- 5 Housing size, type and mix as set out in Policy L1 and Appendix 6.
- 6 Retention of important trees and landscape features



- 7 Recreation space and public open space
- 8 A site for and appropriate contributions towards a 2 Fe primary school, including Early Years provision
- 9 Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 10 3% of homes provided to be self-build housing
- 11 Sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- 12 Excellence in design, energy efficiency and water management
- 13 Appropriate renewable energy production and supply mechanisms

Policy S6 xi) – Park Street Garden Village Broad Location

Objective

To provide a new Garden Village, deliver a step-change in the services on the Abbey Railway Line and provide a new secondary school to improve school accessibility in the south of the District.

(Delivery of approximately 600 of the dwellings to be beyond 2036)

Proposals

The development will be required to deliver:

- 1 Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- 2 Minimum capacity 2,300 dwellings
- 3 The 2,300 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 20 units to provide special needs accommodation in accordance with Policy L2
- 4 Minimum 40% Affordable Housing in accordance with Policy L3
- 5 Minimum overall net density 40 dwellings per hectare
- 6 Housing size, type and mix as set out in Policy L1 and Appendix 6.
- 7 Strategic and local public open space, including managed woodland and ecological network links
- 8 Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt
- 9 A substantial new Country Park providing facilities for new and existing communities
- 10 Retention of important trees and landscape features
- 11 One 3FE and one 2FE primary schools, including Early Years provision, to serve the new community
- 12 An 8FE secondary school to serve the new and existing communities
- 13 Transport network (including walking and cycling links) and public transport services upgrades/improvements, including a local bypass route for Park Street and improvements to the A414 as a strategic route for the wider area
- 14 New park and rail facility on the Abbey Railway Line south of the A414
- 15 15-20 minute peak period service on the Abbey Railway Line from date of first house occupation. This will likely require a new passing loop on the Abbey Railway Line, either on site or delivered elsewhere



- 16 3% of homes provided to be self-build housing
- 17 New neighbourhood and local centres, including commercial development opportunities
- 18 Recreation space and other community facilities, including health provision
- 19 Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- 20 Excellence in design, energy efficiency and water management
- 21 Appropriate renewable energy production and supply mechanisms
- 22 Two 15 pitch Gypsy and Traveller sites
- 23 Full exploration of possibilities for direct services to Euston via Watford and/or links to a future Metropolitan Line extension in Watford
- 24 Full exploration of possibilities for an Abbey Line stop or active travel routes / measures directly serving the BRE
- 25 Full exploration of possibilities for an additional station on the Midland Mainline

Policy L1 - Housing Size, Type, Mix and Density

All new housing developments will contribute to a mix of different housing types. This includes directly addressing the evidence of local need, while taking into account the existing pattern of development in the area and site-specific factors.

Mix, type and size will be judged comprehensively and not just on bedroom numbers in isolation. Where necessary to ensure policy aims are achieved, this will include an assessment of overall dwelling size, proposed bedroom numbers and numbers of habitable 'non-bedroom' rooms.

Development at the Broad Locations is required to provide the specific locally needed mix of housing set out in Appendix 6 or as updated by SADC based on more recent housing needs evidence.

The provision of first-time buyer (1-2 bed) flats, first family homes (2-3 bed houses) and opportunities for downsizers are particularly encouraged.

The affordable housing size, type, and mix must reflect that being provided for the market element of all development.

All new housing will be developed at a density that is consistent with achieving high quality, sustainable design that does not compromise the distinctive character of the area in which it is situated. Higher density development, including buildings of greater height than existing, will be encouraged, particularly in accessible urban locations with good access to services.

Development proposals that fail to make efficient use of land for housing, having appropriate regard to local character and site-specific factors, will be refused permission.

In Broad Locations a minimum average net density of 40 dwellings per hectare is required.



Policy L2 – Provision of Older Persons Housing and Special Needs Housing

Needs for and provision of appropriate accommodation for older people and those with special needs are particularly complex and evolving areas. They are dependent on a combination of many changing influences, including: underlying demographics; HCC and NHS funding and policy approaches; evolving types of both specialist and general accommodation; and locations of new housing.

Minimum levels of provision to meet needs arising the District are required, as follows (on the basis of no net loss of existing):

Older People

Residential Care, Nursing Care and similar (C2) – At least 500 bedspaces to be provided to 2036. This includes those required to be delivered on Broad Locations.
Flexi-Care and similar (C3) - At least 250 bedspaces to be provided to 2036. This includes those required to be delivered on Broad Locations.

Affordable Housing provision is required for older people's accommodation. This includes both C2 forms of housing and C3 forms of housing.

Special Needs - Learning disability (LD) Physical disability (PD) Mental Health (MH)

Learning disability (LD) - At least 60 bedspaces to be provided to 2036. This includes those required to be delivered on Broad Locations.

Physical disability (PD) - At least 20 bedspaces to be provided to 2036. This includes those required to be delivered on Broad Locations.

Mental Health (MH) - At least 20 bedspaces to be provided to 2036. This includes those required to be delivered on Broad Locations.

Appropriate provision must be made in Masterplans for the Broad Locations.

Policy L3 - Provision of and Financial Contributions towards Affordable Housing

Affordable housing is defined in national planning policy. Provision of, or financial contributions towards, affordable housing will be made as part of planning obligations for all new residential development, on the basis set out below:

Principles

A specific land area, or part of the scheme, reserved for affordable housing and a specified affordable housing type mix must be identified. A provider and detailed provision mechanism (costed developer build and sale to provider and / or free transfer of land) must also be secured.



Provision must be in kind, on site, unless exceptionally and explicitly agreed otherwise by the Council. A policy exception applies for small sites (below). On schemes of 9 (net) or fewer homes, an equivalent financial contribution is acceptable (see below).

Where a scheme of 9 or fewer homes is clearly for development of part of a larger housing site, dwelling numbers taken for the purposes of this policy will be those for the wider site / scheme.

On schemes of 100 dwellings or above, land for affordable housing must be distributed to facilitate a socially desirable geographic spread of the affordable dwellings. A scheme for the location, design and efficient management of the affordable housing must be agreed with the identified provider as part of the planning obligation

Percentage requirement

A minimum of 40% affordable homes, as a proportion of the overall dwelling numbers on the site or an equivalent land area, on schemes of 10 (net) or more homes.

Affordable housing type requirements

<u>Affordable Housing Type</u>	<u>Type - Definition</u>	<u>Type - Percentage Requirement (% as applied to 40% total requirement of affordable homes)</u> <u>Percentage requirements must be rounded to the nearest whole number on the basis of prioritising Type 1 below)</u>
1) Affordable Housing for Rent – ‘Social Rent’	Sub market rent, at a maximum of Local Housing Authority rent levels (indicative 50-60% of market rent) Secured with Local Housing Authority nomination rights	30%
2) Affordable Housing For Rent - ‘Affordable Rent’	Sub market rent, at a maximum of 80% of market rent Secured with Local Housing Authority nomination rights	30%



3) Subsidised Home Ownership types – including (for example) Shared Ownership, Starter Homes, Discounted Market Sales	Schemes for 10 (net) or more Subsidised Home Ownership dwellings must include a mix of Subsidised Home Ownership types (examples as set out). At least 75% of such provision must be through Registered Providers to seek to secure the subsidy in perpetuity	40%
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Financial contributions

On schemes of 10 (net) or more homes, financial contributions to fund affordable housing provision on an alternative site will only be appropriate in exceptional circumstances (e.g. provision of the land required and management arrangements proposed by a Registered Provider).

For schemes of 9 or fewer (net) homes, equivalent financial contributions to fund affordable housing provision on an alternative site are acceptable.

The affordable housing contribution will be based on the equivalent cost of delivering affordable housing on-site (including land acquisition costs). The sum may vary depending on site circumstances and viability.

Default mechanism in case of non-provision

On occasion, a partner provider / purchaser of the affordable housing cannot be identified and secured at the time of the grant of permission. In such instances, the land required to provide the agreed proportion of affordable housing must be identified in the planning permission and planning obligations with a requirement to agree and implement a provision arrangement before development commences. Where there is a failure to do so, planning obligations will require transfer of the land to the Local Housing Authority (Council) at nil cost, subject to covenants restricting its future development to affordable housing only.

Economic / property market viability

These affordable housing requirements are generally viable in the District. They are required in full unless, exceptionally, it is clearly demonstrated that this level of provision is not economically viable. In such circumstances a reduced level of provision may be negotiated.

Any application that proposes provision or contributions at a lower level than the requirement must include comprehensive viability evidence. The evidence will be published. The applicant will also be required to fund an independent check on the viability evidence (commissioned by the Council).



Viability must be considered on the basis of a realistic assessment of the value of the site in its previous or existing use. The previous or existing use value must take account of all planning constraints and requirements set out in this Plan.

Any planning obligations for affordable housing provision or contributions that are agreed as an exception to full policy compliance (on the basis of viability at the time the permission is granted) must include a financial review mechanism. This will be based on actual sales values at the time that the development, or development phase, is 80% occupied. Review must allow for further provision, or financial contributions in lieu, when the outturn value of the development exceeds the initial viability assumptions or other circumstances enable increased viability of the scheme.

In assessing the viability of a particular mix of types of affordable housing, an assumption is made that the maximum capital / sale value of the affordable housing is determined by build costs only and that land is provided by the developer at no cost. Public sector capital grants will not be taken into account. Reduced provision will not be accepted on the Broad Locations (Policy S6).

Changes of use to residential and vacant buildings

Affordable housing should always be provided in schemes for changes of use of existing buildings that require planning permission and in redevelopment schemes where existing buildings are demolished.

Where the applicant makes a proposal on the basis that such a scheme is only viable if the affordable housing requirement is reduced to reflect the loss of floorspace in a vacant building, all the following criteria are required to be met:

- i) The land use / building is not protected for a non-housing land use under the policies in this Plan.
- ii) The building has not been in an economically beneficial use for at least three years.
- iii) The building has not been intentionally made vacant for the purpose of change of use or redevelopment (demonstrated by evidence of at least a three year period of vacancy and a significant period of active marketing at realistic prices reflecting the former use value).
- iv) The proposed reduction in affordable housing is justified by specific economic / financial evidence that, without it, the scheme is unviable.

Older persons housing

Affordable housing is required for both use class C2 Residential Care/Nursing Care home and similar and use class C3 Flexi-care and similar forms of specialist older people's / retirement accommodation.



Planning obligations will require nomination rights in favour of the care providing body at their defined affordable rates, for 40% of bed spaces or units.

Policy L4 - Affordable housing development in the Green Belt (rural exceptions sites)

Planning permission for solely affordable housing development in the Green Belt for local needs will be judged against compliance with all the following criteria:

- i) the development is small scale (no larger than 10 dwellings on a maximum site area of 0.5 Ha);
- ii) the housing meets the priority need for social rented housing in a local community and is secured in perpetuity by appropriate planning obligations;
- iii) the harm to the purposes of the Green Belt is assessed as limited;
- iv) the proposed development is in an area dominated by buildings rather than in open countryside and will reflect the appearance and character of the surrounding existing development;
- v) there is a close relationship between the proposed site and existing built up areas, either in settlements excluded from the Green Belt or included in Green Belt Settlement Envelopes.

As well being judged against the criteria above, any site designated solely for affordable housing in a made Neighbourhood Plan will be supported in principle.

Policy L5 - Small Scale Development in Green Belt Settlements

Planning permission for small scale development or redevelopment for a residential use, related community facilities and services, or small businesses, within Green Belt Settlement envelopes, will be granted where proposals are in accordance with Policy S1 Spatial Strategy and Settlement Hierarchy and the criteria below:

1. The land should be previously developed or part of a previously developed property area
2. Small scale development consisting of a maximum of 10 dwellings or a similar scale of non-residential development
3. The site is an infill site, defined as a small gap in an otherwise continuously built up road frontage or the small-scale redevelopment of existing properties within such a frontage. Gaps may not be filled where they form an intrinsically important feature that contributes to the environmental character of the settlement or wider area



4. The development proposed should reflect the existing character of the settlement, with particular reference to any Neighbourhood Plan and/or Conservation Area Character Statement

Policy L6 - Extension or Replacement of Dwellings in the Green Belt

Extensions

Planning permission for the extension of dwellings in the Green Belt will be granted where they do not result in disproportionate additions over and above the size of the original building. Extensions include garages, outbuildings and in some cases basements. Assessment will be against the following criteria:

i) Size of Extensions

Will not create a building that is disproportionately larger or of a significantly different character to the original building in terms of scale or visual impact. The original building is defined as the building as it existed at 1st July 1948 or if built after this date, as built. Existing garages and outbuildings will only be included as part of the original building if they were built at the same time as the dwelling (or existed at 1st July 1948) and are within 5 metres of the original dwelling. The cumulative impact of any previous and proposed extensions to the dwelling will be assessed.

In judging whether a side or rear extension would result in a disproportionately larger dwelling, the increase in both volume and floor space over the original building will be considered. Applications for roof, front, side or rear extensions and outbuildings within 5 metres of the dwelling (over 10m³) will be assessed against the guidelines in Table 1 below. The figures in the Table are inclusive of any permitted development rights the dwelling may benefit from.

ii) Type of Extension

Extensions, roof alterations and basements will be assessed against Table 2.

Garages and outbuildings within 5 metres of the original dwelling and over 10m³ will be classed as an extension. Such applications will be assessed against the guidance for side, front and rear extensions in Table 2.

New outbuildings more than 5 metres from the dwelling will not be assessed against Table 1. Such applications will be assessed against criterion (iii) and Table 2 below.

iii) Visibility from Public Viewpoints

The visibility of proposals from public viewpoints is a material consideration. Extensions which would have an adverse effect on the general openness of the area will be refused.



Table 1

How well do the proposals perform in relation to criteria (ii) – (iii)	Size of extension that will be permitted
Poorly	Less than 90m ³ increase in cubic content or Less than 20% increase in floorspace (gross) (subject to a maximum increase in cubic content of 300m ³) (whichever is greater)
Moderately / Well	No more than 180m ³ increase in cubic content or No more than 40% increase in floorspace (gross) (subject to a maximum increase in cubic content of 300m ³) (whichever is greater)
Very Well	No more than 300m ³ increase in cubic content or 40% increase in floorspace (whichever is greater)

Table 2

Type of Extension	Comments
Side	Single storey side extensions should not close valuable gaps between buildings. Two storey side extensions can often have a detrimental impact on the openness of the Green Belt and landscape character and may therefore be resisted.
Front	Porches are generally acceptable. More substantial front extensions must not detrimentally alter the character of the building or landscape.
Rear	Generally viewed more favourably than side/front extensions.
Roof	Significantly raising the eaves or increasing the ridge height or bulk of a roof will normally be considered to create a building of different character and therefore refused.
Basements	Wholly subterranean basements with no external impact are generally acceptable. Where there are level changes at the site any protrusion of the basement above ground level may be assessed against Table 1. Physical manifestations such as lightwells, sunken terraces, railings etc. will be assessed as to whether they would result in harm to the Green Belt. The intensification of the use of the site and effects on groundwater and landscape features will also be considered.



Replacement Dwellings

Planning permission for the replacement of dwellings in the Green Belt will be granted where they are in the same use and they do not result in the new building being materially larger than the one it replaces. This will be assessed against the criteria set out in (i)-(iii) above, as well as:

- a) The siting of the new dwelling, which should occupy the site of the existing or be located as close to the original dwelling as possible. In special circumstances a replacement dwelling may be permitted in a different position if this would improve the visual openness of the countryside or achieve some other acknowledged planning objective sufficient to outweigh the harm to the openness of the Green Belt. The removal of the original dwelling will be secured through a S106 agreement.
- b) Whether the new dwelling would be similar in character and size to the existing dwelling plus any extension that could have been permitted under this policy.

The replacement of a temporary dwelling, or short-life dwelling, with a permanent dwelling will be refused.

General Permitted Development Order¹ Part 1 of Schedule 2 permitted development rights may be removed by condition from replacement dwellings which are larger than the existing property where this is necessary to prevent further harm to the openness of the Green Belt.

Policy L7 - Gypsies, Travellers and Travelling Show People

In considering proposals for such new accommodation, the Council will have regard to the following (in order of priority):

1. The suitability and potential of new sites as part of Broad Locations for development. Such new sites should accommodate a maximum of 15 pitches (each pitch being designed to accommodate 1 family / household). Pitch sizes should not exceed 500m².
2. That development should be in general accordance with Policy S1 Spatial Strategy and Settlement Hierarchy.
3. The potential and suitability of extending existing sites.
4. The suitability of sites with temporary permissions.
5. That development should take account of any additional criteria contained in Government guidance.

Within the constraint set by the pitch sizes limit above, site design will be judged in relation to the specific circumstances of the site and in particular whether there is a

¹ The Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent amendments



need to make an allowance for integral general amenity and landscaping space. A minimum pitch size of 450m² is likely to be required.

Because of a variety of factors including: proximity to the road network most used by Gypsies and Travellers; development site scale; area topography and landscaping opportunities; and the wide range of uses to be provided in the Broad Locations for development (Policy S6); provision of the following new sites will be required:

- East Hemel Hempstead (South) Broad Location - one 15 pitch site
- East Hemel Hempstead (Central) Broad Location - one 15 pitch site
- Park Street Garden Village Broad Location - two 15 pitch sites

Specific locations will be identified, allocated and safeguarded through collaborative Masterplanning, as set out in Policy S6.

Policy L8 - Primarily Residential Areas

Planning applications for development and redevelopment to provide additional residential dwellings will be supported in principle. Priority will be given to residential use in these areas. Residential needs and amenity will be the overriding considerations. Net loss of dwellings through demolition or loss of part or all of a dwelling by a change of use will be refused. Where uses are mixed, new uses of business premises must be compatible with a residential environment and amenity.

Older persons housing, including Residential / Nursing Care homes and similar and Flexi-care schemes and similar, are appropriate in Primarily Residential Areas.

Residential development/redevelopment, including residential infill development, will be encouraged subject to the site planning and design considerations, including as set out in Policies L23 and L24. Residential conversions from self-contained flats to single dwelling houses, or the net loss of dwellings through redevelopment, will be refused.

Residential conversions to smaller units and multiple occupation will be encouraged as long as proposals are acceptable on environmental, residential amenity, traffic and parking grounds. Such proposals must comply with Policies L23 and L24. However, the conversion of houses in multiple occupation to self-contained flats will not be permitted unless:

- i) existing living conditions are unsatisfactory and cannot be improved; and/or
- ii) the existing use causes environmental traffic or parking problems.

New non-residential development and the redevelopment or extension of existing non-residential sites will only be permitted where they will not adversely affect amenity and character by reason of such factors as noise, smell, safety or traffic generation.



Policy L9 - Primarily Business Use Areas

Within designated Primarily Business Use Areas, planning applications for development and redevelopment to provide additional Use Classes Order² Class B³ uses will be supported in principle. Waste uses (that are 'Sui Generis' and do not fall under a Use Class) will be appropriate subject to environmental impact mitigation in respect of adjoining uses.

Loss of land and premises in Class B use will be refused (including through local withdrawal of permitted development rights by Direction (under Article 4 of the General Permitted Development Order⁴).

New residential development will be refused permission in the Primarily Business Use Areas.

Additional retail and leisure uses will not be permitted unless:

- retail uses are strictly ancillary to a primarily Class B activity,
- leisure uses are of a type and/or scale that cannot reasonably be accommodated in a town, district or local centre that is more accessible by non-car modes of transport and thus readily available to all sections of the community.

A new development area within the East Hemel Hempstead (Central) Broad location (Policy S6) is designated as a Primarily Business Use Area and is also designated as part of the Hertfordshire Enviro-Tech Enterprise Zone.

High-speed broadband and next-generation telecommunications will be supported, taking into account the need to be compatible with local context, including design policies and impacts on residential amenity and highways.

Policy L10 - Strategic Office Locations

Within designated Strategic Office Locations, planning applications for development and redevelopment to provide additional Class B1 (a) uses will be supported in principle. Within designated Strategic Office Locations, loss of office accommodation (Use Classes Order⁵ Class B1 (a)⁶) will be refused, (including through local

² Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent amendments

³ Class B1: Business, Class B2: General Industrial or Class B8: Storage or Distribution of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent amendments

⁴ The Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent amendments

⁵ Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent amendments

⁶ Class B1(a) Business - as an office other than a use within class A2 (financial and professional services),



withdrawal of permitted development rights by Direction (under Article 4 of the General Permitted Development Order⁷).

Policy L11 - Special Employment Locations in the Green Belt

Development, redevelopment and possible extension of these designated Locations, for business purposes to meet the operational and longer-term expansion needs of these research organisations, is supported in principle. This applies also to organisations and businesses carrying out complementary knowledge-based research and development activities within these Locations.

BRE, Bricket Wood - Planning Guidelines

A site Masterplan should be prepared and agreed with the Local Planning Authority prior to applications for major development. The Masterplan should be implemented incrementally through future development and associated planning agreements:

- Development should gradually improve the site by creating well-designed and legible activity zones for the different business uses envisaged
- Development that opens parts of the site to public access and community related uses will be encouraged
- Improved pedestrian and cycle links to Bricket Wood Station
- Enhancements to exhibition and demonstration areas of the site as defined in the Masterplan will be encouraged. Appropriate planning mechanisms (including a Local Development Order⁸) will be considered as a way of supporting effective and efficient development management of changes to the exhibition buildings / structures. Development that encourages rationalisation of vehicular access routes and parking areas will be encouraged

Rothamsted Research, Harpenden - Planning Guidelines

A site Masterplan should be prepared and agreed with the Local Planning Authority prior to applications for further major development. The Masterplan should be implemented incrementally through future development and associated planning agreements.

New buildings may be introduced through redevelopment and / or more intensive use of parking areas, including through decking in appropriate locations. Harm to existing landscape features should be avoided and substantial new landscape provision and future management plans will be required by condition and/or planning obligation.

⁷ The Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent amendments

⁸ Town and Country Planning Act 1990 and Town and Country Planning (Development Management Procedure) (England) Order 2015 and any subsequent amendments



Chapter 3 - Retail, Leisure and Commercial Uses and Development

Policy L12 - Centres for Retail, Services and Leisure

The overall aim is for the vitality and viability of town, district and local centres to be enhanced and protected.

Within designated Centres, planning applications for development and redevelopment to provide additional retail, services and leisure uses will be supported in principle. Retail, service and built leisure development outside of these centres will be refused unless part of an allocated new centre in the identified Broad Locations (S6).

Priority will be given to the maintenance and enhancement of commercial and business activity, but residential development on upper floors will be encouraged where compatible with this.

Proposals for uses that need to be located in such areas to ensure accessibility to all sections of the community will be directed to the appropriate level in the hierarchy of centres. This will be according to the scale and function of the use.

The hierarchy of centres for retail, services and leisure and applicable policies are set out below:

1) Major Town Centre – St Albans City Centre

Serves the District as a whole, being the main comparison shopping destination and the main focus for leisure, cultural and civic activities.

The main location for major retail developments, large-scale leisure, cultural and civic uses, and other uses that attract large numbers of people.

2) Town Centre – Harpenden Town Centre

An important centre serving the northern part of the District. It provides food and grocery shopping and a diverse mix of independent retailers, supported by good provision of cafes and restaurants, leisure, cultural and other uses.

Serves the town and more widely people from the northern part of the District.

Town Centre Approach

Town centres are areas appropriate for a mix of Town Centre uses. In town centres, Key Shopping Areas will be reserved for Use Classes Order⁹ Class A1¹⁰

⁹ Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent amendments

¹⁰ Class A1: Shops



uses. All new development in these areas should present an active frontage with a window display.

Within the Key Shopping Areas:

- The loss of existing Use Classes Order¹¹ Class A1 uses will be refused.
- Exceptionally, new service uses that contribute positively to the vitality and viability of the area or centre may be permitted.
- The loss of ground floor business/commercial units to residential uses will be refused.

The designated town centres, together with their designated Key Shopping Areas (detailed in Appendix 6), are shown on the Policies Map.

3) District Centres – London Colney, Fleetville, Marshalswick, Verulam Estate and Southdown centres serving neighbourhoods in Towns

Provide food and grocery shopping facilities, supported by a limited range of other shops and non-retail services situated within and serving neighbourhoods in Towns

4) Local Centres

Provide a basic range of small shops and services of a local nature and serve their predominantly local catchment within walking distance of the centre. Some Local Centres are in villages, where they serve a somewhat wider catchment area.

Planning applications involving the loss of retail or service units within the centres identified in this policy will not be permitted.

New centres established in the Broad Locations will be identified and their extent defined by Masterplanning as set out in S6. They will become District or Local Centres as appropriate.

Hot food takeaways

Proposals for Class A5 (Hot food takeaways) uses should be limited to the defined centres. Their location must not detract from the visual character of the area or cause significant problems in relation to:

- 1) parking,
- 2) noise/fumes/smell and general disturbance,
- 3) litter,
- 4) residential amenity and
- 5) conservation area qualities.

¹¹ Or any subsequent amendments



Proposals will be refused if they would:

- 1) result in an over-concentration of A5 uses in a particular area and/or
- 2) be in proximity to local secondary schools.

Details of any necessary external works (e.g. ventilation systems) will need to be submitted at the application stage so that the visual impact and impact on residential amenity can be fully assessed.

Policy L13 - Attractive and vibrant cultural and civic areas

Cultural and civic areas will be enhanced and managed to create to encourage business, commercial, cultural and visitor activities which are a focus of community activity and pride. The Council will seek to encourage activities which celebrate the District's culture, community and history.

Existing cultural and entertainment facilities will be retained unless alternative provision of an equivalent or greater community value and accessibility is provided and it can be clearly demonstrated that they are no longer required.

In particular the Council will support the delivery of:

- A cultural cluster in St Albans City centre, including improved facilities for cinemas, museums and theatres
- A Cathedral Quarter enhancing this key asset and its setting, which is integral to the identity of the District.
- Comprehensive redevelopment and environmental enhancement of the St Albans Civic Centre Opportunity Site (CCOS) redevelopment
- St Albans street market improvements
- Harpenden leisure and entertainment facility redevelopments
- Additional and improved hotel provision

Environmental enhancements may involve:

- Street scene and public realm
- Landscaping
- Lighting
- Public art

New major developments will be expected to contribute appropriately to such enhancements, including projects beyond these specific development sites.

Policy L14 - Location of Non-residential uses serving residential areas

Small scale retail, service, community, place of worship and healthcare developments can be important and can help deliver sustainable communities.



A sequential approach will be taken to the location of non-residential uses, defined as main town centre uses in national policy and in Policy L12. Such uses should be located in the town, district and local centres first (Policy L12). Then, exceptionally, if there are no available or suitable sites and there is a pressing need for the development proposed, on appropriate sites at the edge of, and well integrated, with these centres.

Proposals for non-residential uses in edge of centre locations should not detract from the visual character of areas, or result in unacceptable impacts from an over-concentration of non-residential uses in a particular area.

Consideration will be given to:

- 1) noise, fumes and general disturbance,
- 2) litter,
- 3) residential amenity and landscaping,
- 4) safety and security,
- 5) health and wellbeing and
- 6) traffic and parking.

Development at locations completely outside centres will only be permitted on an exceptional basis and in accordance with Policy L8 and Policy L9.

Policy L15 - Leisure Uses

General Leisure Uses

High intensity uses¹² will only be permitted in the towns and villages (Policy S1) with priority given to the defined town and district centre locations (Policy L12). A Travel Plan¹³ will be required for such high intensity uses.

Medium Intensity Uses Type A¹⁴ will only be permitted within the towns and villages and may be located in town, district or local centres and primarily residential areas.

Medium Intensity Uses Type B¹⁵ will normally be permitted in the Green Belt outside the Landscape Conservation Areas subject to compliance with Policy L29.

¹² Uses which require a substantial building, on an urban scale, and where there is frequent activity involving a large number of people e.g. theatre, cinema, bowling alley, skating rink or major sports centre.

¹³ Hertfordshire County Council guidance on Travel Plans can be found at <http://www.hertfordshire.gov.uk/services/transtreets/highways/highwaysinfo/hiservicesforbus/devmanagement/greentravelplans1/>

¹⁴ Uses which require relatively small buildings, where there is continuous or intermittent activity by relatively large numbers of people e.g. neighbourhood meeting hall, small scale covered sports facility.



Low Intensity Uses¹⁶ will be permitted throughout the District. In open countryside activities will normally be confined to the footpath/bridleway/cycleway network, and supplemented by small car parks and picnic sites.

New leisure use proposals must be acceptable in terms of location (above), residential amenity, access, cycle/car parking, environmental impact, safety and landscaping.

Landscaping and land restoration proposals for all leisure uses should preserve and enhance their setting and additional landscaping should be provided where necessary. No infill or waste materials are to be imported onto the site during construction, unless there is a permission existing as part of an approved scheme.

Policy L16 - Mixed Use Opportunity Areas

Development and redevelopment for a mix of uses including retail / service uses, offices and residential is encouraged in the following opportunity areas:

- i) Civic Centre (Opportunity Site) CCOS;
- ii) Colney Fields Retail Centre / Ridgeview, London Colney;
- iii) Griffiths Way, St Albans.

Retail and service development should not adversely affect town centre vitality and viability.

Within the designated Civic Centre (Opportunity Site) (CCOS), comprehensive planning applications for development and redevelopment to provide a mix of additional town centre, business and residential uses will be supported in principle. There must overall be an enhancement of the city's central area vitality and viability.

¹⁵ Uses requiring large areas of open land with few buildings, but in intermittent or continuous use by relatively large numbers of people e.g. golf courses, motor and motorcycle sports, sports pitches, clay pigeon shooting, riding stables and water sports.

¹⁶ Quiet casual uses which require little adaptation of land or disruption of farming, or woodland management or important ecological habitats e.g. picnicking, walking and cycling.



Chapter 4 – Infrastructure and Community Facilities

Policy L17 - Infrastructure

The Council requires and supports the programmed delivery of a wide range of infrastructure and related facilities within the District to meet identified needs arising from new development and to address the infrastructure deficit. Infrastructure provided to facilitate new development will be reasonably related to the development proposed. It may however be necessary for provision to be located and designed to address wider needs. The programme is outlined in the Infrastructure Delivery Schedule (IDS) (Appendix 4) and detailed online in the Infrastructure Delivery Plan (IDP). The IDS is prepared on the basis of best information at the time of Plan preparation. It is not necessarily comprehensive. The IDP is prepared as a 'living document' which will be updated as necessary throughout the plan period and can be referred to for the latest proposals / programme.

Where new development or redevelopment is dependent on, or creates, a specific need for new or improved physical (including green), or social infrastructure, the Council will require in kind provision and / or financial contributions to enable its provision.

Direct provision of, and financial contributions to infrastructure will be secured and phased through a combination of planning obligations (S106) and use of Community Infrastructure Levy (CIL).

Developers are required to work with the Council and partners to deliver infrastructure improvements, design solutions and / or mitigation measures that are reasonably related to the development proposed and that can also address existing infrastructure issues.

Where piecemeal development forms part of larger development areas, they will be treated as part of the wider area and required to make infrastructure contributions as part of the wider development.

Utility Infrastructure

Some forms of infrastructure are provided as part of statutory market / commercial systems (basic utilities; including digital / broadband paths and cabling and electric vehicle charging points). Early planning for full and effective provision of these utilities will be encouraged and should include consideration of phased / co-ordinated provision and strategic routing of underground utilities to ease management and maintenance. This issue must be addressed as part of the Masterplanning process for Broad Locations (Policy S6). Detailed guidance on this type of infrastructure provision may be provided in association with the IDP.



Planning for Broadband

There is a particular need to improve outcomes for early provision of comprehensive broadband infrastructure. This is to facilitate viable home working, business creation and economic growth. This can avoid problems of retrofitting within developments. This issue must be addressed as part of the Masterplanning process for Broad Locations (Policy S6). Design to provide high speed broadband and allow direct full fibre access is encouraged for all developments of 30 dwellings or more or 3,000 sq m or more of commercial floor space. Such developments will preferably have direct fibre access installed from day of first occupation.

Policy L18 - Transport Strategy

Overall Approach

The policies embedded throughout this Local Plan work in conjunction with HCC and HE led transport planning. Together, they will provide relevant sustainable transport infrastructure and approaches which promote sustainable modes and create a foundation for enabling significant changes in travel behaviour. They encourage and enable shorter journeys to be made by sustainable means, including by walking and cycling, given the wider community benefits of active travel.

Mitigating some of the consequences of the growth identified in this Plan cannot be solved solely through capacity driven highway infrastructure improvements. Where possible, the positive provision of suitable alternatives to the private car will be required.

The Broad Locations for Development (Policy S6) have been selected in part on the basis of their potential to offer opportunities to achieve sustainable travel outcomes. New school locations have also been selected in part on the basis of their potential to offer opportunities to achieve sustainable travel outcomes.

Within this overall approach, appropriate measures to better use existing roads, reduce congestion and pollution and to ensure the free flow of traffic will be supported.

Particular consideration will be given to planning for:

- location of development in close proximity to main public transport interchanges/nodes
- higher densities of residential development in locations with the best public transport access
- provision of appropriate amenities and community facilities easily accessible on foot to major new development sites
- provision and management of parking to encourage reduced car usage, particularly at the most sustainable locations for development (i.e. near public transport interchanges)



- infrastructure for sustainable travel within new developments, and linking new development to key destinations including providing for improvements of existing infrastructure and networks
- needs and opportunities to improve public transport options to existing employment areas from local communities and addressing ‘transport poverty’ issues
- bus priority measures
- cycle parking in new developments and key journey destinations (stations, major employers, town and local centres)
- more efficient and sustainable travel through technology, such as intelligent transport systems, electric vehicles, shared mobility etc
- interventions to encourage behaviour change, such as travel planning and promotion
- planning for superfast broadband infrastructure to facilitate viable home working, business creation and economic growth
- reductions in transport-related emissions and improvement to air quality. This should include measures to improve air quality along major roads, including enabling the removal of Air Quality Management Area (AQMA) designations
- measures to support reductions in car journeys to education sites and school journey planning initiatives.

Transport schemes to be implemented in support of the development proposals in the Plan are detailed in the IDP.

Main transport schemes

Much of the improvement will be delivered in association with the Broad Locations identified in Policy S6.

- Walking, Cycling and Horse Riding

Proposals and promotions to increase the proportion of utility and leisure trips made through walking, cycling and horse-riding are supported. This includes implementation of Rights of Way Improvement Plans and new off-road cycle, walking routes and horse-riding routes, including alongside primary roads. Particular attention should be given to improving accessibility of schools by these modes.

Significant improvements to a number of inter-urban cycling routes. This includes: (1) along the A1081 from the north to Harpenden, Harpenden to St Albans and beyond to the south; (2) a circular route from East Hemel (South) along the A4147 to St Albans – to the Redbourn Road – to Redbourn – along the Nickey Line to East Hemel (North).

- Public Transport

Improvements to the Abbey Line railway to increase frequency of service to make it a genuine commuting option and enhance onward bus transport to St Albans City centre.



Facilitation of improvements along the A414 corridor.

Improved bus services, particularly in St Albans and from the villages to St Albans, Harpenden, London Colney and adjoining districts

Additional bus routes / services to ensure connectivity with development at Broad Locations. Particular attention must be given to improving accessibility of schools by bus travel.

The introduction of hybrid and other low emission buses.

Accessibility improvements to and at Harpenden railway station. This includes full exploration of options to provide a decked car park at the station.

- Roads

Significant highway improvements (M1/ A414) to facilitate large-scale development at East and North Hemel Hempstead.

Limited road improvements at key junctions on the main roads into St Albans and in Harpenden town centre. This may include junction remodelling and resignalisation to secure local environmental and transportation benefits, particularly in St Albans City centre and surrounds.

Detailed traffic mitigation measures related to major development at Broad Locations.

Encouragement for use of electric / hybrid vehicles, including through provision of public recharge facilities / points in town and local centres, new non-residential developments and also in residential areas that rely on on-street parking.

To reduce impact on the environment and congestion in both town centres and rural area, Heavy Goods Vehicles will be encouraged to use the primary route network by means of signing and traffic management. Where problems persist appropriate measures to further restrict inappropriate heavy goods movements will be promoted.

Car Parking

Car parking provision and management measures to facilitate practical provision of car parking in key transport nodes, but overall to encourage sustainable transport alternatives to private car journeys. Car parking standards for new development will be based on a zonal approach set out in Policy L20. This approach reduces on site provision in the locations most accessible to services and facilities and to public transport.



Travel plans

Travel plans are required for all major residential and non-residential developments. Such plans will set out measures to encourage people to use alternative modes of travel to single-occupancy car use. The Travel Plan required will be proportionate to the development and may include a range of measures encouraging sustainable travel, clear objectives and relevant targets and measures (to ensure these can be achieved), and monitoring and management arrangements. Implementation of travel plans will be secured by a condition or planning obligation. School travel plans will be required for all new schools proposed in the LP. Detailed guidance is provided by the Transport Authority and included in the IDP.

Transport impacts on air quality

Planning for major development must include an assessment of air quality impacts from traffic (both from the development and on occupants of the development). Development design and the transport measures associated with the development must include proposals to limit and mitigate impacts. This is particularly the case if there is an effect on a designated Air Quality Management Area (AQMA).

Policy L19 - Highways / Access Considerations for New Development

Development likely to generate a significant amount of traffic, or which involves the creation or improvement of a significant access onto the public highway, must address the following fundamental highway considerations:

- i) Road safety – The safety of all road users will need to be taken into account. Consideration must be given to visibility, turning radii and provision for pedestrians, cyclists, horse-riders and other non-motorised users, and for disabled and other disadvantaged people.
- ii) Road hierarchy – New roads should be of a design appropriate to their position in the hierarchy. On primary roads, direct access for new or existing development will not be permitted except where special circumstances can be demonstrated. This should include an assessment of all alternative options and their cost. Where access is permitted on to primary and main distributor roads a high standard of provision will be required.
- iii) Detailed advice contained in relevant documents prepared at a national level and by the Highway Authority, including its Roads in Hertfordshire – Highway Design Guide (latest edition)¹⁷.

¹⁷

<http://www.hertfordshire.gov.uk/services/transtreets/highways/highwaysinfo/hiservicesforbus/devmanagme nt/roadsinherts/> and any subsequent guidance/amendments. Further information can be found in Hertfordshire County Council's Roads in Hertfordshire: Highway Design Guide 3rd Edition



A Travel and Traffic Assessment will be required for major developments.

Development will be refused permission if residual cumulative impacts of traffic are severe.

New and improved connections to local Rights of Ways, and local foot/cycle paths, should be provided to increase walking, cycling and to facilitate access for disabled and other disadvantaged people.

Applications for new roadside services will be refused in the Green Belt. Modest extensions or redevelopments of existing facilities may be permitted subject to compliance with Policies S3 and the highway considerations set out above. Within the towns and villages (Policy S1), new facilities and extensions or redevelopments at existing sites will normally be permitted, but only on primary roads, main distributors and secondary distributors. Such proposals must also be in compliance with Policy L23.

Adequate servicing arrangements will be required in commercial developments, especially in retail schemes.

For education facilities and day nurseries/crèches, provision shall be made for the setting down and picking up of pupils, by car or public transport, in a safe and acceptable manner.

Policy L20 - New Development Parking Guidance and Standards

Developments will be expected to provide on-site car and cycle parking to the standards set out at Appendix 1. Reduced parking provision is acceptable in locations that are most accessible to services, community facilities and public transport. Accessible locations as defined in the standards (zones). Parking Zones 1 and 2 are shown on SADC's Local Information Service public GIS. This information is regularly updated.

On site car parking requirements may be substituted with appropriate off-site or public forms of provision where a planning obligation can be used to secure the alternative communal parking in perpetuity. Provision may be dispensed with entirely where a planning obligation can be used to secure permanent property occupation / ownership / tenure based shared car or car club arrangements. This will be encouraged in areas accessible to public transport.

Parking Standards: General Requirements

- The operation of car parking standards will be based on a zonal approach, with a degree of parking restraint imposed in the Zone 2 areas (i.e. St Albans city centre and adjoining areas including part of Fleetville; Harpenden town centre). On-site parking provision will not be required for some developments in the town, district or local centres due to their sustainable location, however, a financial contribution may be sought.



- Car parking standards for disabled people are additional to the general parking standards.
- Where a requirement results in a fraction of a space, this must be rounded up to the nearest whole number.
- Car parking areas must be clearly marked out in bays. Parking spaces must be a minimum of 2.4 x 4.8 metres. At least 6 metres of circulation space is required between rows of spaces, or driveways in front of garages. Where spaces are provided in lay-bys or on the public highway, bay lengths should be 6 metres. All spaces must be capable of independent use, with the exception of spaces provided for the exclusive use of one dwelling where up to two tandem parking¹⁸ spaces are acceptable.
- Proposals must comply with Policy L29 and be acceptable in terms of visual impact, landscaping and residential amenity. Existing trees should be retained and landscaping and screening improvements are likely to be required. Parking surfaces should be permeable.
- Allocated¹⁹ car parking spaces should be located within the curtilage of individual dwellings where possible and be visible from the dwelling to which it is allocated. A driveway in front of a garage must be at least 5.5 metres long to count as a parking space which also allows for the opening of garage doors.
- Unallocated²⁰ car parking spaces shall be provided in smaller groups (usually of no more than 10 spaces) and be placed within 25 metres of the entrance to dwellings they serve. These must be well lit and be visible from dwellings in order to discourage parking on the highway. The unallocated car parking spaces shall include 0.25 per dwelling for visitors' parking. Where possible visitors' parking spaces shall be provided in lay-bys adjoining a proposed new highway in a form to be adopted by the Highway Authority.
- For a garage space to count towards car parking provision, each space must measure a minimum of 3 x 6 metres internally.
- Motorcycle provision must be addressed in larger developments.
- Parking provision for changes of use and extensions shall reflect the number of spaces required for the new use or the extensions.
- Provision of electric vehicle charging points in new communal parking areas should be considered.
- For guidance on the provision of good quality cycle parking refer to Chapters 2, 3, 4 and 5 of Transport Initiatives LLP and Cambridge City Council 'Cycle Parking Guide for New Residential Developments 2010'²¹ and any subsequent guidance/amendments. This document is considered best practice and appropriate for application in St Albans District.

¹⁸ Parking spaces that are accessed via another parking space e.g. a driveway space in front of a garage space

¹⁹ Off-street spaces allocated to individual dwellings in the form of grouped garages, allocated grouped hardstandings, or garages/hardstandings within a dwelling's curtilage.

²⁰ Parking spaces not allocated to any dwelling, but available for general public use including visitors

²¹ <https://www.cambridge.gov.uk/cycle-planning-and-policy>



Loss of Off-street Car Parking Areas and Garage Courts

The loss of residential off-street car parking areas and garage courts will not be permitted unless:

1. Sufficient alternative parking exists, in accordance with the Plan Transport Strategy (Policy L18) and the parking standards; or
2. Existing levels of demand by local residents are low and there is good reason to believe they will remain so.

Policy L21 - Education

New schools

New and expanded state funded primary and secondary schools, as well as Early Years provision, are essential to support recent population growth and the housing growth included in the Plan.

The allocated sites are reserved for state funded education purposes throughout the Plan period. They will be developed as required in the period to 2036.

Any alternative forms of development (other than for activities ancillary to the education function and / or joint education and public use for social, and leisure community facilities as part of the set-up of the school and its future development) will be refused.

Sites included in Broad locations should be transferred to the Education Authority at nil cost as part of planning obligations attached to initial permissions for the wider development in the Broad Location.

Broad Locations

Sites within Broad Locations are planned as part of the structural open space provision for the wider development. New school playing fields will often form part of the character of the new residential neighbourhood and serve a community joint use function. They will be treated as designated Local Green Space (when not in the Green Belt).

Green Belt education sites

These sites remain within the Green Belt. The level of built development on the sites overall will remain low due to the school playing field provision requirement. The playing fields retain an important Green Belt function.



Expansion of existing schools

Expansion of existing state funded schools and state funded detached school playing fields may be permitted in the Green Belt, as set out in Policy S3. Proposals will be assessed against all the following criteria:

- i) Expansion of existing schools will be permitted only if very special circumstances are demonstrated. Evidence of long term pressing state education needs will be regarded as a very special circumstance in principle. It must be shown that no suitable location is available in areas excluded from the Green Belt and that there is an overriding need for the proposal.
- ii) If educational development is acceptable in principle, the new building(s) should integrate with the existing landscape and be sited as unobtrusively as possible with a good relationship with any existing buildings. Consideration will also be given to design, external appearance, new landscaping and impact on ecology.
- iii) The impact on the amenity of the surrounding area in terms of visual impact, design, noise and disturbance, road access and traffic generation. Sufficient onsite servicing shall be provided and development must be in compliance with Policy L20
- iv) Appropriate local infrastructure to encourage cycling and walking and a Travel Plan²² will be required to seek to encourage a reduction in car-based journeys.

New Primary School for the St Albans Central Areas

There are particular current and projected increasing issues with provision of sufficient primary school places in St Albans central areas. Therefore there is an allocation of a site in the Green Belt on land off London Road, St Albans for state funded primary education.

Policy L22 – Community, Leisure and Sports Facilities

The Council supports the retention of existing community, leisure and sports buildings and facilities. Development which would lead to the loss of buildings or facilities used, or last used, for such purposes, will not be permitted unless suitably re-provided elsewhere, or unless it can be clearly demonstrated that the building or facility is no longer required.

²² Hertfordshire County Council guidance on Travel Plans can be found at <http://www.hertfordshire.gov.uk/services/transtreets/highways/highwaysinfo/hiservicesforbus/devmanagement/greentravelplans1/>



The provision of new community, leisure and sports facilities will be concentrated in the following locations:

- In Town Centres, District Centres or Local Centres
- As part of new Local Centres within Broad Locations for development and in other major developments
- As part of new educational development, where joint use facilities should be provided

The Council will encourage new and enhanced sport and recreational facilities in appropriate and sustainable locations, including in particular:

- Improvements to existing District facilities through refurbishment or redevelopment
- New local provision as part of major residential development at Broad Locations, including possible joint use of education and multi-purpose community buildings / halls or improvements to existing parish halls / centres near to the new housing areas

Places of worship

It is recognised that there is a deficit of worship space for some existing and growing communities within the District. This is particularly the case in existing urban areas. Some of these communities have particular challenges in finding appropriate space for religious observance. Their aspirations are positively supported, subject to appropriate consideration of impacts on neighbours, parking, highways etc. Opportunities for new provision will be created as part of development of new Local Centres in Broad Locations, including in joint use community buildings.

Public houses

The Council particularly seeks to retain the valued community assets that public houses provide. Applications which involve the change of use or demolition of a pub will be refused unless:

- 1 the business is unviable;
- 2 marketing of the premises as a pub has been unsuccessful over a substantial period of time;
- 3 initiatives have been undertaken to boost viability, including consideration of alternative business models;
- 4 there is adequate provision of reasonable alternatives in the area to ensure the community's ability to meet its day to day needs.

Where a pub plays a significant social role in a local community, and adequate provision of reasonable alternatives in the area cannot be demonstrated, alternative uses of community value must be fully explored with the aim to retain a community use on, or near, the site.



Cemeteries

The Council needs to ensure provision of additional cemetery facilities over the lifetime of the LP. Expansion of the existing London Road, St Albans cemetery is allocated as the most sustainable way of providing additional capacity, as identified on the Policies Map.

St Albans City Football Club

The Council supports the principle of the development of a new stadium and training facilities for St Albans City Football Club and it is likely that the community benefits arising from a thriving football club would carry considerable weight in considering any future application for a new stadium.

The development may include such enabling development that is demonstrably necessary and required to ensure the delivery of the stadium and its ongoing viability as a facility for the use of the wider community. Community benefits must be secured in perpetuity by planning agreements.

Such development may be supported within the Green Belt if very special circumstances can be clearly demonstrated.

Factors that might contribute to 'very special circumstances' considerations include:

1. It is demonstrated, by means of a sequential test, that no alternative site exists for the proposal outside the Green Belt
2. The impact upon the Green Belt is minimised
3. The scale of the proposal, including any enabling development, is appropriate and necessary for the delivery and viability of the stadium
4. Such viability is demonstrated through the submission of evidence in the form of a business case and viability appraisal
5. A location with sustainable transport opportunities



Chapter 5 – Design, Conservation and Enhancement of the natural, built and historic environment

Policy L23 - Urban Design and Layout of New Development

New development should be well designed to an appropriate and human scale. Designs must respond positively to environmental context and be efficient in use of land.

All proposals should be explained and justified on the basis of a thorough appraisal of site opportunities and constraints.

Design principles

Development must:

- i) integrate well with existing environmental and urban character, including by reflecting landscape context and adjoining urban structure and grain
- ii) take account of wider context; particularly the need for vibrant urban environments, or greater tranquillity in a rural or semi-rural setting
- iii) create legible / easily navigated design and layout with and appropriate links to existing movement routes
- iv) create welcoming buildings and attractive intervening public and private spaces, with reference to both continuity and enclosure
- v) create active building frontages to the main routes within the development
- vi) create a clear distinction between the private and public realm
- vii) create safe environments which address physical aspects of crime prevention
- viii) create high quality architecture (including contemporary styles) open spaces, trees and landscaping. Innovative and outstanding design will be encouraged.
- ix) design in adaptability to changes in use and occupier need as a result of changing economic and / or social circumstances. In major residential development (National Development Management Definition) at least 10% of units in new major residential development must meet Building Regulations requirement M4 (2) 'accessible and adaptable dwellings'.
- x) promote social cohesion. In residential areas a mix of residential tenures and avoidance of physical separation and gating of communities will be expected



- xi) maximise opportunities to limit environmental impacts arising from both construction and use, especially in terms of layout, orientation, movement / transport needs and the application of new technologies.

Detailed design and layout

All development is expected to achieve a high standard of detailed design and layout. Proposals that are assessed as successful against the following criteria will be approved:

- a) Layout: Development layout must take account of the appearance, scale, form, setting, character and building line of the prevailing pattern of development in the locality. It must not prejudice the future appropriate and efficient development and use of adjoining land (Policy L24). All major housing proposals (National Development Control definition) will be assessed taking account of the specific guidance in the Design Advice Leaflet No. 1 – *Design and Layout of New Housing* guidance document.
- b) Landscape context: Development should take account of its landscape context (Policy L29). Regard must be paid to the existing balance of buildings and landscape. Green roofs and walls will be encouraged where appropriate to this context.
- c) Drainage: All applications for ‘major development’ (National Development Management definition) must include a detailed drainage, surface water management and flooding assessment / strategy. This may also be required for applications for non-major development where there is potential for significant drainage issues to arise. Sustainable Urban Drainage Systems (SUDS) principles will be applied in deciding on the acceptability of the proposal.

Planning permission will only be granted for new development which will increase the demand on the sewerage network where it can be demonstrated that sufficient capacity already exists or extra capacity can be provided in time to serve the development and ensure that the general environment and the amenity of existing and new local residents is not adversely affected. Where a capacity constraint is identified and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development.

- d) Building scale and massing: For smaller sites, and for development outside central areas (Policy L12) scale and massing should normally be subservient to the existing urban context. For larger sites and in central areas, scale and massing can be used to create a new urban context.
- e) Height: Development must be appropriate in the street scene, particularly for proposals which exceed the existing eaves, parapet or ridge heights. The



resulting roof scape should be appropriate to the locality and street scene. Water tanks, plant rooms, ventilation equipment etc. should be sensitively sited; and particular consideration will be given to their visual impact on the roof scape. Within the conservation areas the form of the original roof should be extended or repeated where it contributes positively to the significance of the conservation area.

Within the St Albans City Building Height Control Area (Public GIS Ref) proposals must be compatible with the local roof scape. They should not break the skyline or mask skyline features of:

- St Albans Cathedral
- Clock Tower
- Upper Dagnall Street Baptist Church
- Town Hall
- Christchurch
- St Peter's Church
- St Alban and St Stephen Catholic Church
- Trinity United Reformed Church

- f) Materials: Development must be constructed of materials that are appropriate to the local context. Where there is scope to construct larger buildings or buildings that establish a new or distinct architectural character they should be constructed of materials that take account of the general colour and tonal value of their landscape or built context. This is particularly important in settlement edge or countryside settings. Within conservation areas high quality materials, normally traditional and natural with long-term weathering characteristics, should be used. Samples may be required by condition.
- g) Access, parking, garaging and servicing: Layouts should prioritise non-car movement, and pedestrian/vehicular conflict must be minimised. Access roads, servicing areas and parking areas must not detract from the overall layout, particularly where there is an impact on the setting of listed buildings or conservation areas. Car parking provision must comply New Development Parking Guidance and Standards (Policy L20). Parking requirements must be achieved within a visually attractive setting, without cars dominating public areas. Appropriate refuse / recycling storage to cater for the occupiers of the new development, in line with current guidance on local Rubbish, Waste and Recycling services must be provided. The layout of the new development should also allow for efficient refuse collection.
- h) Infill development and extensions in established residential areas: Infill developments and extensions must relate to the domestic scale, character and appearance of the street. Development that could result in an undesirable terracing effect must be a minimum of 1m from the property / party boundary at first floor level and above. In the verdant and mature suburban residential areas of the District where dwellings are sited on large plots, new development must be compatible with the pattern and character of existing



development. This includes respecting the existing spacing between dwellings. Actual and potential and adverse cumulative effects will be taken into account will be refused. The private space around residential buildings, (including car parking areas) should not be seriously diminished as a result of an extension.

Extensions should be compatible with the architectural style, roof form, windows, detailing and materials of the host building and should not appear incongruous. This is always essential in conservation areas. Annex accommodation for relatives, dependents or staff will be treated as a potential additional dwelling unless the accommodation is clearly an extension to the main dwelling and primary pedestrian access to the extension is through the main dwelling (although an independent secondary access may be permitted). All proposals will be assessed taking account of the specific guidance in the Design Advice Leaflet No. 2 – Extensions in Residential Areas guidance document.

- i) Commercial frontages / shopfronts and advertisements: These aspects of design must be sensitively considered in relation to the host building and street scene. Where located in a Conservation Area they will be assessed against Policy L30. Luminance will be assessed against the Institution of Lighting Professionals Publication “PLG05 The Brightness of Illuminated Advertisements”. Applications for poster advertisements in residential areas, the villages and conservation areas will be refused. Within the Areas of Special Control, advertisements which would be detrimental to the special character of the District’s countryside will be refused. Proposals will be assessed taking account of the specific guidance in the ‘Shopfronts and Advertisements’ guidance document.
- j) Lighting: Large scale lighting/floodlighting schemes are unacceptable if the cause harm to the character of the area, the amenity of residential properties, or ecology. Floodlighting should not enable an undue intensification or extension of the use of a sports or similar facility to the detriment of the amenity of a residential area or the character of a rural area. Proposals will be assessed taking account of the specific guidance in the Institute of Lighting Professionals good practice guidance document “Guidance Notes for the Reduction of Obtrusive Light”.
- k) Public realm enhancements: Appropriate on and off site enhancements will be encouraged. This includes creation of public art in appropriate locations, especially in central areas (Policy L12). Surfacing materials and street furniture should be compatible and appropriate to the character and appearance of the surrounding area. Retention of historic light columns, railings and other street furniture or townscape features will be encouraged.

Further general guidance on detailed design and layout of new development is set out in Hertfordshire Building Futures and related local guidance documents (as referred to above and listed below as evidence and source documents).



Additional guidance relating to specific aspects of local character and amenity may be provided through Neighbourhood Plans. Supplementary Planning Documents may also be used for this purpose in areas where Neighbourhood Plans are not prepared.

Design review

For the development of 50 or more dwellings or 1,000 sq m of non-residential floorspace, proposals should be subject to pre-application expert design review, with appropriate community involvement. An independent design review (to be funded by the developer) may also be sought.

Design and layout in Broad Locations for Development

Design and layout in these areas (Policy S6) must exploit the considerable opportunity arising from this scale of development to create new urban areas and / or primarily residential neighbourhoods with a coherent and distinctive character. Aspects of the context and detailed design and layout elements of this policy may not be applicable to this scale of development. The specific residential amenity standards in the Plan (Policy L24) may be relaxed as part of an appropriate design solution in these areas.

Design review may be required as part of the Masterplanning process for Broad Locations.

Policy L24 - Development Amenity Standards

All development must achieve a high standard of amenity for existing and future occupants of both the new development and neighbouring buildings.

Regard must be paid to privacy, outlook, aspect, sunlight / daylight and landscape quality.

Development proposals will be assessed in relation to all the following considerations and related standards:

- a) Privacy and separation: Visual privacy should be provided for habitable rooms of dwellings (including kitchens over 2m in width), and to a lesser extent, private residential gardens. A minimum distance of 22m should be achieved between rear windows and facing windows of habitable rooms, with a 1.8m high permanent rear boundary screen. A defensible space buffer of a minimum of 3m must also be provided adjacent to the ground floor windows of habitable rooms unless a lesser depth is appropriate to accord with an historic layout or local design character. These distances should be achieved unless the prevailing pattern of development and local context dictates that reduced distances may be acceptable.

Suitably increased distances may be required where:



- A feature of the character of the area is greater spaces between buildings,
- Living rooms are at first floor level or above (e.g. flats), or
- Site levels increase the extent of overlooking.

Alternative design approaches (especially utilising site layout, dwelling types, room layouts and placement of windows) that do not meet these distance standards, but still achieve visual privacy, may be acceptable. Where dwellings are permitted on this basis, a condition removing permitted development rights for extensions or for the insertion of new windows will be imposed where overlooking could occur as a result of future modifications to dwellings.

- i) Impact on development potential of adjoining land: A minimum distance of 11m should be achieved between a dwelling and its rear boundary to avoid compromising future development of adjoining land for residential uses, and to ensure visual privacy for existing and future occupants. Reduced distances may be accepted where there are no upper floor windows proposed and a minimum 1.8m high permanent screen is provided on the rear boundary.
- ii) Overlooking from upper floors: Balconies and first floor rooms / conservatories with extensive glazing will be refused where the privacy of existing neighbouring residents or future occupiers of adjacent sites with potential for residential development would be prejudiced.
- iii) Daylight and sunlight: All development must achieve and / or maintain good access to daylight and sunlight, as set out in the Building Research Establishment guide "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice".
- iv) Internal space: There is no minimum requirement for internal space. This is on the basis of suitable provision for external amenity space (below).
- v) Amenity space in residential development: The size of private amenity space must reflect the likely number of occupants of the dwelling, their likely activities, the context of the site and the proximity of public open space. The following standards should be achieved unless the prevailing pattern of development and the local design context, or availability of nearby public open space makes reduced private amenity space provision acceptable:
 - Houses/bungalows; Private gardens – 40m² for the first bedroom and 20m² for each additional bedroom e.g. 80m² for a 3 bedroom house.
 - Flats: Amenity space – 20m² for the first bedroom of each flat and 10m² for each additional bedroom e.g. 180m² for a block of 6 x 2 bed flats. Communal amenity space should be provided for flatted developments, although ground floor flats may be able to benefit from private space immediately adjacent to the residential unit.
 - Studios: amenity space – 15m² for each room e.g. 75m² for a block of 5 x 1 bed studios.



Only useable areas of amenity space will be counted as contributing to the required provision. Useable areas may include balconies and roof terraces. Examples of areas that would not be included are car parking areas, narrow landscaping strips around parking areas, strips of land less than 1m wide and areas under tree canopies.

The relationship of dwellings to access roads and parking or servicing areas, must not substantially reduce the use-ability or amenity of private amenity space / gardens.

- vi) Effect of extensions on residential properties: Single storey rear extensions should not extend more than 3m rearward along a party boundary unless site or case specific circumstances make a greater projection acceptable. Two storey rear extensions should not extend into a 45 degree visibility zone taken from the centre point of a neighbour's nearest ground floor level rear window.

These standards are applicable to all forms and scales of development. They are particularly important to design of developments within existing urban areas. However for larger scale developments, especially in Broad Locations (Policy S6), a coherent overall approach to design and layout may allow the standards to be adjusted to reflect the scale of opportunity for bespoke and / or innovative design of large sites. The policy indicates potential methods that can allow for reductions in normal standards. Where reduced standards are proposed the design approach applied must be fully explained and justified.

Policy L25 - Energy and Environmental Performance of New Development

Standalone renewable energy proposals

Such proposals will be supported in or close to locations where there is sufficient demand arising from a mixture of land uses (existing and planned). On land outside the Green Belt, if such proposals would have substantial amenity or environmental dis-benefits, the Council will consider whether the harm is clearly outweighed by the benefits. This includes those arising from increasing renewable energy supply and reducing carbon dioxide and other emissions. Within the Green Belt, overall Green Belt policy applies.

Development related renewable energy proposals

Residential development of 50 or more dwellings or 1,000 sq m of non-residential floorspace must present and explain the energy strategy for the development.

The Broad Locations at East and North Hemel Hempstead, East and North St Albans and Park Street Garden Village will be expected to deliver renewable / low-carbon energy supply. This is required for the planned new development and if possible to also link to nearby existing development.



Design of development for environmental performance

Commitment to achieving best practice solutions in improving the environmental performance of new development, including through sustainable building design and construction, should be an integral part of all planning applications.

Use of construction and demolition methods that minimise waste generation and reuse / recycle materials on site is encouraged. Development proposals should include well designed and efficient facilities that meet waste disposal and recycling needs in a way that supports the principles of the waste hierarchy.

For major developments an environmental performance and sustainability statement (demonstrating how environmental issues have been fully considered in the location, site layout, general design, building design and construction and future use of the development), will be requested as part of pre-planning application procedures and the community consultation process. This should be related to advice provided by the Hertfordshire Building Futures Design Toolkit. Assessment and proposals arising from this process should be incorporated in Planning Application Design and Access Statements. Developers will be encouraged to innovate and commit to proposals that exceed any baseline requirements set in national standards. In particular they should address the need to introduce 'building in use' energy and travel planning strategies.

Strategies and target performance standards will be considered and negotiated as part of the planning application process, and, where appropriate, referred to in conditions and agreements.

For housing schemes the Building Research Establishment Housing Quality Mark will be used to set any performance standards.

For other forms of development the Building Research Establishment Environmental Assessment Method will be used to set any performance standards.

The District is an area subject to water supply stress and constraint. As a result the Plan applies the optional national water efficiency standard for housing. This is applicable to all new housing.

Policy L26 – Local Green Space

Local Green Spaces are open spaces of particular importance which fall outside of the Green Belt. The core Local Green Space network is identified on the Policies Map and may be further supplemented in Neighbourhood Plans or Supplementary Planning Documents. These areas represent a strategic public and private open space network and are an essential part of the District's Green Infrastructure (Policy L29).

Character assessments and proposals for use, management and enhancement of Local Green Spaces, (including new areas created in the Broad Locations), may also be included in Neighbourhood Plans or Supplementary Planning Documents.



Within designated Local Green Spaces, planning applications to provide ancillary forms of built development necessary to support community access to, and use of, the spaces will be supported in principle.

Developments resulting in the loss of Local Green Space to other uses and/or its full or partial development will be refused.

Ancillary forms of built development, other than those strictly necessary to support community access to, and use of, the spaces will be refused.

New strategic open space areas created as part of development at the Broad Locations (Policy S6) will be treated as designated Local Green Space.

Policy L27 - Green Space Not Designated as Local Green Space

Within undesignated Green Spaces, planning applications to provide ancillary forms of built development necessary to support community access to, and use of, the spaces will be supported in principle.

Loss to development of existing areas of public or private green space will be refused unless they are not of sufficient value to be considered for a Local Green Space designation and if all the following criteria are met:

- i) The land no longer serves an important recreational, sporting, amenity or biodiversity purpose, or, if i) does not apply, suitable replacement land and facilities can be provided elsewhere (if replacement sports pitches are to be provided, they must be laid out and playable before the existing site is lost);
- ii) the proposed development would not destroy or damage the character of any remaining green space, or the environment of the surrounding area, or the strategic function of any green space with which the site is associated;
- iii) wildlife conservation has been provided for in the design and landscaping of the proposed development;
- iv) the integrity and value of green chains such as watercourses and disused railway lines are maintained and opportunities to strengthen such chains are not unacceptably compromised;
- v) Significant new landscaping is provided to mitigate the loss of the area.

If existing green space is to be developed, details of the enhancement of the remaining areas and future management of these spaces will be required and secured through planning obligations.

Planning applications which involve the loss of allotments will be refused unless it can be shown that suitable replacement allotments are to be provided or it is demonstrated that there is no need for the allotments, taking into account current and previous usage of the site and any others in the vicinity, and not likely to be a need in the future.



Policy L28 - Green Space Standards and New Green Space Provision

Standards for the provision of new green space are set out in Tables 1 and 2 below:

Table 1: Quantity Standards

Type of green space		Quantity standard (square metres per person)
Multi-functional green space	Amenity green space (including use as multi-functional space to include playing pitch provision)	15
	Natural and semi-natural green spaces	5
	Parks and gardens (including use as multi-functional space to include playing pitch provision)	12
Total multi-functional green space standard		32
Allotments		4.5
Children's play areas		0.6
Teenage areas		0.18

Table 2: Accessibility Standards

Type of green space		Accessibility standard (metres)
Multi-functional green space	Amenity green space (including use as multi-functional space to include playing pitch provision)	300
	Natural and semi-natural green spaces	600 (walking) 5,000 (driving)
	Parks and gardens (including use as multi-functional space to include playing pitch provision)	500
Allotments		600
Children's play areas		Younger children: 300 Older children: 450 Strategic play area: 900
Teenage areas		600 (walking) 1,500 (cycling)

Quantity standards (Table 1) indicate the quantity of new provision required in the case of new housing development.

Amenity green space, natural green space and parks and gardens are considered as multi-functional green space. The specific form/mix of provision within a new development will be negotiated in relation to the considerations in this policy and



green space deficiencies. Where possible, all green space should be multi-functional and provide for various types of users.

Developments should provide new multi-functional green spaces on the following basis:

Table 3: New Development Provision

Size of development	Provision required
30 – 100 dwellings	Amenity green space and play areas on site
100+ dwellings	Full provision on site

In some cases, it may be acceptable to commute this requirement in the form of a financial payment to support maintenance and improvement of an existing green space. That space would have to be located within the accessibility standard (see table 2) and be suitable to serve the residents of the new housing.

Play facilities will generally be designed and provided in accordance with national best practice guidance (currently set out by Fields in Trust (FIT)²³), in Supplementary Planning Documents, or other local guidance. Where new play facilities are required and need to be publicly maintained, provision through the enhancement of existing play facilities or through the creation of new, larger, and strategic play facilities, (rather than smaller facilities within the housing area) may be preferred.

The creation of new green space through development must be based on the following principles:

- Developers should assume that they will need to create the new green-space themselves and secure its status and management permanently through public ownership or trust and related funding arrangements that are self-sustaining. Local authority (SADC) and local council (town and parish council) options may be available but private management arrangements may be necessary and must be secured by planning obligations.
- Larger strategic open spaces/play areas, rather than small spaces, will be preferred so as to maximise use options and ease management and maintenance. Spaces should be multi-functional and provide varied types of enjoyment for all age groups.
- Design and management should generally be for the benefit of ecological/wildlife habitat, as well as good general public access and appropriate recreational and sporting use.

²³ Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard

<http://www.fieldsintrust.org/Upload/file/PAD/FINAL%20ONLINE%20Planning%20Guidance%20for%20Outdoor%20Sport%20and%20Play%20Provision%20Oct%202015.pdf>



- Design and management arrangements should incorporate any Sustainable Urban Drainage Systems (SUDS) features needed for any nearby or associated area. This requirement must be considered as part of initial Masterplanning and appropriate provision, management and maintenance arrangements should be secured by planning obligations.

Creation of new green space through development or other opportunities will be directed at meeting needs for the new development and also addressing identified needs and deficiencies in the host settlement.

Priority provision at the Broad Locations (excluding provision of country parks / wildlife habitat creation areas – Policy S6) is set out in the Table below:

Broad location	Priority provision
East / North Hemel Hempstead	Playing pitches for adult and junior football, junior rugby and cricket Hemel Hempstead related needs to be confirmed through Masterplanning process Strategic play Teenage areas Parks and gardens Playing pitches: adult and junior football Allotments
East St Albans	Strategic play Parks Playing pitches: adult and junior football Allotments
North St Albans	Strategic play Teenage areas Amenity Green Space Parks Playing pitches: adult and junior football
North East Harpenden	Strategic play Teenage areas Parks and gardens Playing pitches for junior football and junior rugby
North West Harpenden	Strategic play Teenage areas Parks and gardens Playing pitches for junior football and junior rugby Allotments



West of London Colney	Strategic play Teenage areas Parks and gardens Children's Play Areas
West of Chiswell Green	Strategic play Teenage areas Children's Play Areas
Park Street Garden Village	Strategic play Teenage areas Children's Play Areas Parks and gardens Playing pitches: adult and junior football Allotments Needs to be confirmed through Masterplanning process

Policy L29 – Green and Blue Infrastructure, Countryside, Landscape and Trees

Green and Blue Infrastructure

The proposed 'Key Green Infrastructure Network' (outside the urban areas) is set out at Figure 2. Conservation and enhanced public access improvements to this Green Infrastructure Network is a high priority. Opportunities are detailed in the Strategic and District Green Infrastructure Plans that support this Plan.

New green infrastructure is to be provided as part of development at selected Broad Locations for Development as shown on the Policies Map. Other major planned improvements are also shown on the Policies Map.

The Green Infrastructure Network in the Category 1 and 2 Settlements will be protected as Local Green Space (Policy L26). Elsewhere it is protected as part of the Green Belt.

In particular opportunities will be sought for:

- Continued implementation of the Watling Chase Community Forest Plan especially in association with development at the Park Street Garden Village and London Colney Broad locations. Development within Watling Chase Community Forest will be considered against the Watling Chase Supplementary Planning Guidance (SPG)²⁴. The Council will welcome detailed proposals for the purposes of landscape conservation, improved access,

²⁴ <http://www.hertslink.org/cms/wccf/pubs/>



recreation, nature conservation and timber production through planning obligations in line with the Watling Chase SPG

- Continued implementation of Heartwood Forest
- Creation of the Ellenbrook Country Park in accordance with relevant planning agreements
- Creation of a new Country Park in association with development at the East Hemel Hempstead (north) Broad Location (Policy S6)
- The promotion of the St Albans 'Green Ring' route as set out in the City Vision
- The creation and promotion of other 'Green Ring' routes in other settlements
- The enhancement of Verulamium Park in accordance with the approved Conservation Management Plan and Park Development Plan
- The creation of new green recreation and/or wildlife routes at all scales
- Implementation of Rights of Way Improvement Plans and other route improvements to improve access to green infrastructure features
- Greening of the urban environment, including tree planting, green roofs and green walls

Masterplanning for new development should have reference to these Plans and should plan positively for related open space and access links across site boundaries.

Countryside and landscape character

The condition and strength of character (including remaining areas of tranquillity) of the District's landscapes will be conserved, managed, and where appropriate enhanced, with reference to national and local Landscape Character Assessment (LCA), Landscape Conservation Area designations, Historic Landscape Characterisation (HLC) and Heritage Partnership Agreements.

Landscape and Visual Impact assessments will be required for all major developments and any other developments which may have a significant effect on the local landscape.

Biodiversity

Identified and designated areas, sites and networks of importance for biodiversity including sites of local importance will be conserved, enhanced and managed. Opportunities to link or reconnect wildlife habitats will be taken, along with provision of green infrastructure in new developments. The objectives of current Hertfordshire-wide and local habitat and biodiversity studies and strategies will be implemented. Areas of importance for geodiversity in the District will be conserved and managed. The needs of protected and other important species will be fully considered.

Development will be refused if harmful to:

- 1) Sites of Special Scientific Interest
- 2) Nature Reserves (international, national, regional and local)
- 3) Any other sites of wildlife, geological or geomorphological importance



- 4) Any site supporting species protected by UK or European law
- 5) The natural regime of either surface or ground waters in river valleys and their wetlands.

Opportunities to improve the ecological value and quality of the District through development, particularly by maintaining, improving and extending defined habitat areas, will be managed in accordance with current advice from the Local Nature Partnership (LNP) supported by the Environmental Records Centre or any successor bodies.

Where development that affects biodiversity is unavoidable, a net gain in biodiversity should be achieved on site. Exceptionally, off site proposals for a net gain through habitat creation and / or improvement may be considered, (as an 'offset' to loss and damage caused by the development). Offset values and the acceptability of such proposals will be determined according to national policy and guidance.

Information on landscapes, habitats and sites of particular importance will be maintained and regularly updated as a current GIS data set.

Agricultural land

Where development on agricultural land is proposed, a detailed survey (approved by the Department for Environment, Food and Rural Affairs (DEFRA) or an independent expert) which includes an assessment of grading should be submitted. Development resulting in the loss of the most versatile agricultural land (grades 1, 2 or 3a) will normally be refused. An exception may be made where it can be evidenced that there is an overriding need for the development.

Watercourses and flood risk

Watercourses and their settings will be conserved for their biodiversity value (particularly as rare chalk stream habitats) and to improve water quality to meet the standards set out in Environment Agency River Basin Management Plans. River restoration, including naturalisation and the removal of culverts, is encouraged. The Council will seek to avoid development in areas at risk from flooding (fluvial, and ground water) in accordance with national policy and ensure that water management and flood risk issues are fully addressed by new development. Sustainable (Urban) Drainage Systems (SuDS) approaches should be taken for all new development schemes. Flood and drainage storage areas may also be required. They should be created and managed as part of a comprehensive approach to watercourses and biodiversity.

Countryside access

Opportunities for new definitive links between existing rights of way and greater access to the countryside for all users will be encouraged, particularly where identified in Rights of Way Improvement Plans. The incorporation of new and existing definitive rights of way within planned multifunctional green infrastructure is



encouraged. Improved bridleways and opportunities for non-motorised vehicles are also encouraged. Development that results in loss of or significant detriment to definitive rights of way, the permissive paths along the Lea Valley Walk, or the Nickey Line/Alban Way footpaths/cycleways, will be refused. Permanent diversions will only be acceptable if they compare favourably with the original route in terms of distance, gradients, ground conditions and amenity. Development which could endanger users of the footpaths, bridleways or cycleways will be refused.

Protection of existing woodland, trees and landscape features

Existing woodlands, trees and landscape features should be retained and protected as part of development schemes. Trees in Conservation Areas (Policy L29) are a particularly important consideration.

On sites with significant existing woodland and trees, or other landscape features, planning applications must be supported by a full landscape survey.

Landscape and tree surveys must conform to the requirements within BS5837 (2012) and subsequent revisions (landscape features on the site and adjoining land, tree species, canopy spread, trunk diameter and levels at the base of each tree should be recorded).

Where appropriate, Tree Preservation Orders will be made and / or planning conditions attached to planning consents, to protect existing woodland and trees (specified in accordance with BS 5837 (2012), and subsequent revisions).

Woodland and trees to be retained on a development site shall not be endangered by construction works or underground services or proximity to development. Sufficient provision should be made for root protection. New development must not be sited where it is likely to lead to future requests for tree felling or surgery for reasons of safety, excessive shading, nuisance or structural damage.

There will be a presumption against the removal or destruction of any hedgerow that is considered important (according to the Hedgerow Regulations).

Existing landscape character should be retained and enhanced where possible. Development which makes inadequate provision for the retention of, or compensation for loss of woodlands, trees and other landscape features will be refused.

New landscaping and tree planting

Where proposals necessitate new landscaping and tree planting, dedicated conditions and obligations covering implementation of an approved landscape scheme (including on and off site measures) will be required.

Where changes to the landscape are necessary, detailed landscaping schemes will be required. They must indicate existing trees and shrubs to be retained; trees to be



felled; the planting of new trees, shrubs and grass; and level changes, enclosure, screening and paving. Preference should be given to the use of native trees and shrubs with all stock sourced and grown in UK to minimise biosecurity risk. Adequate space and depth of soil for landscaping and planting must be allowed within developments. In particular, space for screen planting including large trees will be required in major developments, particularly at the edge of settlements.

New woodland planting will be required as part of new green space provision for some of the Broad Locations (S6).

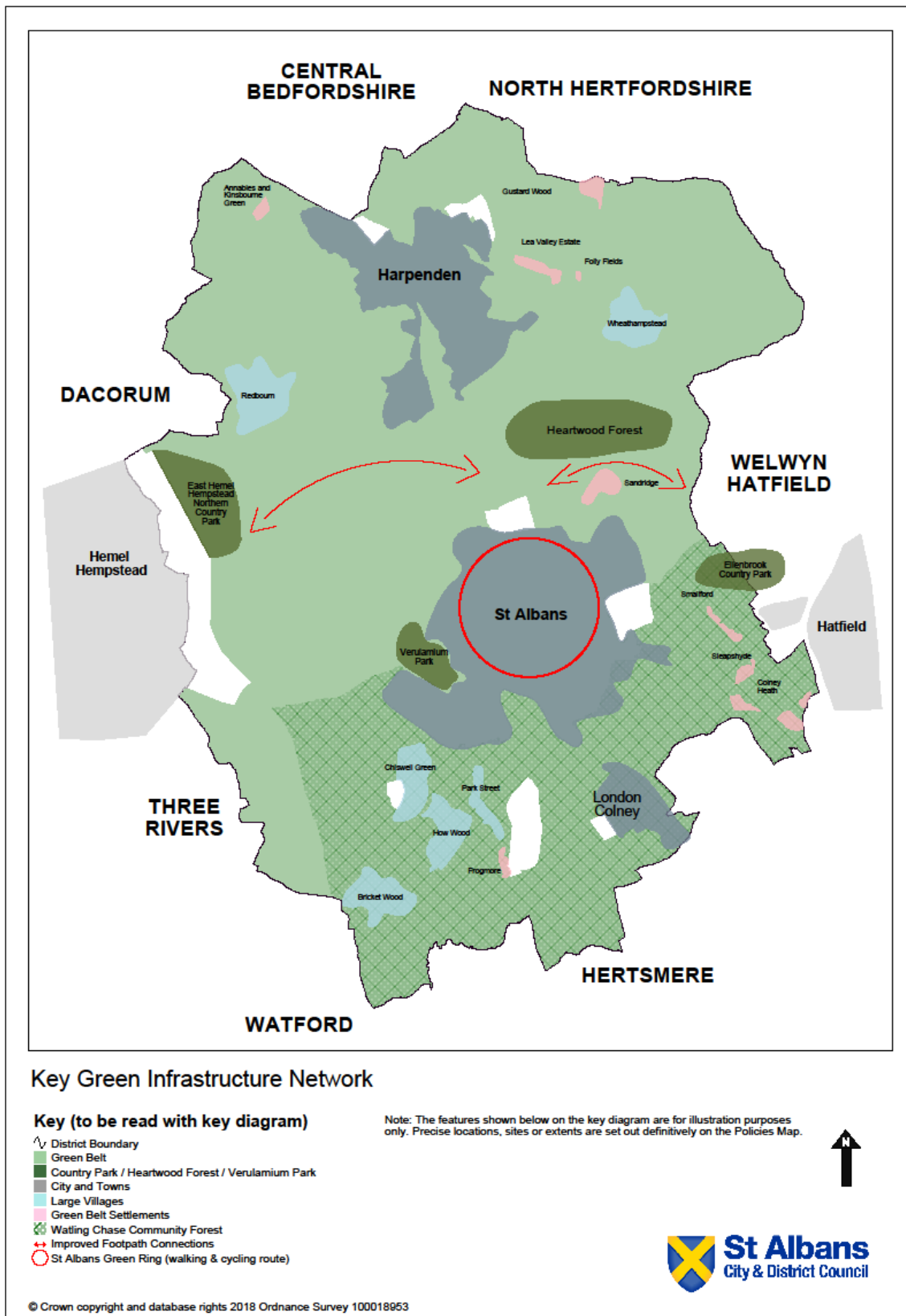
New landscape works will be subject to detailed conditions or obligations referring to approved schemes. Conditions will require effective establishment and maintenance.

Garden land

Where development of residential garden land would cause significant harm to the residential amenity of adjoining areas, the environmental character and biodiversity of the local area or residential amenity, it will be refused.



Figure 2: Key Green Infrastructure Network



Policy L30 - Historic Environment

The character of the District's historic environment, which greatly contributes to a distinctive local 'sense of place' and a high quality of life for residents, businesses and stakeholders, will be preserved and, where possible, enhanced.

Aspects of the historic environment; referred to as 'heritage assets'; can be both designated and undesignated. Heritage assets include Scheduled Monuments, statutory Listed Buildings, Registered Parks and Gardens, Registered Battlefields, Locally Listed Buildings, Parks and Gardens, Conservation Areas and areas of archaeological interest.

Known heritage assets are recorded on Local Information Service (Public GIS).

Heritage assets

Heritage assets will be conserved in a manner appropriate to their significance. Great weight will be given to the conservation of the District's designated heritage assets. Currently undiscovered / undesignated heritage assets with equivalent interest will be similarly valued and conserved.

Heritage assets worthy of conservation include the District's high level of above and below ground archaeology, locally listed buildings, locally listed historic parks and gardens and other locally recorded features of heritage significance.

Development affecting heritage assets

Development that will affect heritage assets, including their setting, must have regard to the significance of the heritage asset. All submissions must include a Heritage Statement giving proportionate but sufficient information to enable full understanding of the proposals and their impact on the heritage assets significance.

New development must respect the wider context of the asset, with particular regard to important views of the District's built heritage and landscapes. Overall townscape character should be preserved and enhanced. Long views are particularly important in conservation of the historic City Centre of St Albans as the historic roofscape of the City is considered to be an important element of the Conservation Area's significance.

Development must seek to preserve, enhance or better reveal the significance of a heritage asset. This may include that arising from its setting, including any important views to or from the asset.

Where development leads to unavoidable change to a heritage asset, or provides an opportunity to increase knowledge of the affected asset, conditions or planning obligations will be used to ensure effective recording and museum archiving of the records created.



Development affecting heritage assets will be assessed in relation to the following considerations:

- a) Viable uses: Intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Wherever possible, heritage assets will be put to an appropriate and viable use that is consistent with their conservation, as long as this would not be in direct, seriously harmful, conflict with other policies in the Local Plan and/or national guidance/legislation. A flexible approach to other relevant planning policies may be taken in exceptional circumstances if this will best preserve the special character of the asset and give it a sustainable future. Any proposals should not result in under-utilisation or possible deterioration of a heritage asset through poor maintenance. If substantial alterations are required for a long-term viable use then comprehensive viability evidence will be required.
- b) Demolition: Demolition or loss (in total or part) of a heritage asset will be refused if it negatively impacts on its significance. Demolition which is detrimental to the significance of a heritage asset can only be considered in exceptional circumstances. The viability of alternative uses for the asset must be fully explored (including the possibility of sale to an alternative user). Alternatively substantial planning benefits to the community that will decisively outweigh the loss resulting from the demolition must be clearly demonstrated. Additionally, for any demolition there must be acceptable and detailed plans for any redevelopment. For such schemes a condition or planning obligation will be used to require that a contract for the works must be completed and evidenced before demolition commences.
- c) Listed Buildings: Development will only be supported where the significance of the listed building, including any gained from its setting, is protected and respected, and, where relevant, better revealed. Proposals must not have a harmful impact on the building's historic fabric and features and special architectural and historic interest, including its setting.

Proposals should not involve the removal, obliteration or encasing of features which are considered to contribute to an assets significance, or be detrimental to their context or integrity. Proposals which involve the addition of new features, including openings and walls, should appropriately respond to the character of the existing building and should not have a harmful impact on any features of interest or their context.

Extensions and new curtilage buildings should be subservient to the original and should not mask its form, unbalance or otherwise detract from the listed buildings significance.

Alterations, cleaning methods and materials should be appropriate, compositionally compatible and should neither cause undue damage to nor exacerbate any long term deterioration of the building's fabric. Reinstatement



of traditional and natural materials, where doing so will not cause undue harm, will be encouraged.

- d) Conservation Areas: All new development within Conservation Areas must preserve or enhance, and respond to the character, appearance and local distinctiveness of the Conservation Area. The character of the conservation area, as detailed in Conservation Area Character Statements, will be a material consideration.

New development should achieve a high standard of design and have well-proportioned massing and density which reflects the surrounding balance of landscape and buildings. Regard will be given to the prevailing building line and grain of the surrounding development. The height of the development will be appropriate to its context and the streetscene and, for extensions, the form of the original roof should be extended or repeated where it contributes positively to the significance of the Conservation Area.

Development should have appropriate wall to windows ratios, features and relief which complement and enhance the streetscene. Within conservation areas high quality materials, normally traditional and natural with long-term weathering characteristics, should be used.

- e) Locally Listed Buildings: Locally listed buildings are recognised as having heritage significance and are considered to provide a positive contribution to a conservation area. Demolition of a locally listed building will be regarded as harmful to the conservation area and will be assessed under the demolition of heritage assets policy. Alterations and extensions should conserve and respond to their significance.
- f) Archaeology: Planning permission for development which would adversely affect the significance of, or fail to preserve or enhance, a designated or known archaeological site (including a Scheduled Monument) will be refused.

Development may be permitted in exceptional circumstances, following evaluation, if important remains would not be destroyed or the character of the site adversely affected.

Any archaeological work must be carried out by an appropriately qualified archaeologist approved under a planning condition.

- g) Historic Landscapes: Development which would destroy, damage or adversely affect the character, appearance or setting of an historic landscape, or any of its features, including both designated and undesignated historic parks and gardens, will be refused. Schemes to improve, restore and manage the historic landscape will be sought in connection with, and commensurate with, the scale of any new development affecting an historic landscape. Development will only be supported where the proposals would preserve and enhance the character and special qualities of the landscape.



Management and maintenance plans, which may include increased public access, will be required by conditions or planning obligations where appropriate.

There are historic landscapes other than those on the national or local list of historic parks and gardens, and additional parks and gardens, to which this policy may apply. Historic landscapes also include ancient farming systems, unimproved grasslands, water meadows, old orchards, ancient woodlands, veteran trees, battlefields and former settlement sites.



List of Supporting Appendices

- 1. New Development Parking Guidance and Standards**
- 2. Housing Trajectory**
- 3. Monitoring Framework**
- 4. Infrastructure Delivery Schedule**
- 5. List of small sites with permission**
- 6. Housing Mix**
- 7. Addresses of properties in Key Shopping Areas within Town Centres**

Appendix 1

New Development Parking Guidance and Standards

In St Albans District, car ownership and usage levels are high and accessibility by non-car modes of transport in most of the District is insufficient to justify a significant level of parking restraint. Flexibility, particularly in the town centres, can therefore be applied as shown in the table below.

Zone	Location	Land Use	Amount of Parking to be Provided
1	All St Albans District except Zone 2	(i) Residential	See footnote
		(ii) Foodstores	90-100% of parking standard
		(iii) Other non-residential uses	75-100% of parking standard
2	St Albans city centre and adjoining areas, including part of Fleetville; Harpenden town centre	(i) Residential	See footnote
		(ii) Foodstores	90-100% of parking standards
		(iii) Other non-residential uses	50-75% of parking standard

Footnote

Zone 1: Encourage applicants to meet current standards

Zone 2: Schemes below standards may be accepted, but sufficient spaces to meet likely parking demand will still be required.

In locations within 300 metres walking distance of public car parks in in the town, district and local centres, detailed in Policy L12. The need for developments to provide on-site parking will be assessed as follows:

- (i) developments of up to 500 sq. metres gross floorspace within Use Classes A1, A2, A3, A4, A5, B1, C1 (hotels only), D1 and D2 - on-site parking provision will not be required, but a financial contribution will be sought for sustainable transport measures;
- (ii) developments of over 500 sq. metres gross floorspace within Use Classes A1, A2, A3, A4, A5, B1, C1 (hotels only), D1 and D2 including mixed use schemes - on-site parking may be required depending on the circumstances. If on-site parking is not considered appropriate, a commuted parking payment will be sought. Where on-site parking is appropriate, shared use of car parks will be encouraged. In major town centre developments, parking provision in excess of the relevant standards may be required if there is a shortfall in short-stay public parking in the centre. Car parks in such developments should be available for general public use.

Notes on Parking and Cycle Standards Table

For the purposes of applying the cycle parking standards from the table below, a 'space' is defined as a space to park one bicycle.

A long term cycle parking space is one used for home cycle storage or primarily for commuters at work or at transport hubs. A short term cycle parking space is one used primarily by visitors at destinations (e.g. retail or service locations).

Long term cycle parking provision at a ratio of 1 space per 10 full-time staff equivalents is equivalent to a modal split of 10% by bicycle - provision of shower and changing facilities is also important if staff cycling is to be encouraged.

The standards set out below apply to onsite parking provision, not to on-street parking or public car parks.

Use Class	Description	Car parking standards	Cycle parking standards
A1 Retail foodstores	a) Shops up to 500m ² gross floor area (gfa)	1 space per 30m ² gfa	1 short term (s/t) space per 150 m ² gfa plus 1 long term (l/t) space per 10 maximum staff on site at any one time.
	b) Supermarkets exceeding 500m ² gfa, superstores and hypermarkets	1 space per 14m ² gfa (including some spaces for parents and infants, near the store entrance)	1 s/t space per 250m ² gfa plus 1 l/t space per 10 maximum staff on site at any one time.
A1 Non-food retail	Non-food retail, including retail warehouses and garden centres	1 space per 30m ² gfa	1 s/t space per 350m ² gfa plus 1 l/t space per 10 maximum staff on site at any one time.
A2 Financial & professional services	Banks, building societies, estate agencies, betting shops	1 space per 30m ² gfa	1 s/t space per 200m ² gfa plus 1 l/t space per 10 full-time staff equivalents (f/t) staff. Note: A2 offices must meet B1 offices standard.
A3 Restaurants and cafés	a) Restaurants/cafés	1 space per 5m ² of floorspace of dining area	1 s/t space per 350 m ² gfa plus 1 l/t space per 10 maximum staff on site at any one time.
	b) Roadside restaurants	1 space per 4m ² of floorspace of dining area	
	c) Transport café	1 lorry space per 3.5m ² gfa	
A4 Drinking establishments	Public houses/bars	1 space per 3m ² of floorspace of bar area	1 s/t space per 350 m ² gfa plus 1 l/t space per 10 maximum staff on site at any one time.
A5 Hot food takeaways	a) Hot food takeaways (excluding fast food drive through restaurants)	1 space per 3m ² of floorspace of public area	1 s/t space per 350 m ² gfa plus 1 l/t space per 10 maximum staff on site at any one time.
	b) Fast food drive through restaurants	1 space per 8m ² gfa	

Use Class	Description	Car parking standards	Cycle parking standards
B1 Business	B1 (a) offices B1 (b) research & development and B1 (c) light industry	1 space per 30m ² gfa	1 l/t space per 500m ² gfa plus 1 l/t space per 10 f/t staff
B2 General industry	General industry	1 space per 50m ² gfa; lorry provision to be - 1 lorry space + 1 per 500 m2 or in accordance with a site specific TA	
B8 Storage & distribution	Wholesale distribution, builders merchants, storage	1 space per 75m ² gfa; lorry provision to be - 1 lorry space plus 1 lorry space per 500 m ² gross floor area or in accordance with a site specific Transport Assessment.	1 l/t space per 10 f/t staff
C1 Hotels & hostels	a) Hotels		1 l/t space per 10 beds plus 1 l/t space per 10 maximum staff on site at any one time
	(i) Bedrooms	1 space per bedroom (including staff accommodation).	
	(ii) Staff	1 space per manager, plus 2 spaces per 3 other staff, minus spaces related to staff bedrooms.	
	(iii) Restaurants and bars open to the public	As Class A3, A4 and A5 standards above for any restaurant and bar space over and above that needed to serve hotel residents.	
	(iv) Conference facilities	1 space per 5 seats.	
	(v) Leisure facilities	Applicants must demonstrate that sufficient parking is provided.	
	(vi) Exhibition halls	1 space per 6m ² of public area.	
	(vii) Coach parking	1 space per 100 bedrooms.	
b) Hostels			1 l/t space per 3 units
(i) Small (single parent or couple with no children)	3 spaces per 4 units		
(ii) Family (2 adults with children)	1 space per unit		

Use Class	Description	Car parking standards	Cycle parking standards
C2 Residential institutions	a) Residential home/hostel with care staff working on premises (includes elderly persons homes and nursing homes)	Residents: 1 space per 5 bedspaces. Staff living on premises: As C3 (a) below. Staff living elsewhere: 1 space per 2 staff.	1 s/t space per 20 beds plus 1 l/t space per 10 staff on duty at any one time
	b) Hospitals	1 space per 0.5 beds or to be decided on individual merits (including a full transport assessment and proposals in a travel plan).	
	c) Education - halls of residence	Staff: 1 space per 2 full-time staff. Students: 1 space per 3 students (but with linkage to student transport plans where appropriate).	1 l/t space per 10 f/t staff plus 1 l/t space per 3 students

Use Class	Description	Car parking standards	Cycle parking standards
C3 Residential	<p>a) General housing (including retirement and sheltered elderly persons accommodation, and similar non-C2 uses)</p> <p>Please note: In all cases where a new vehicle crossover is required, the approval of the Highway Authority is required. Further design guidance on crossovers can be found in Hertfordshire County Council's "Roads in Hertfordshire: Highway Design Guide".</p>	<p>1 bedroom dwellings (including studios): 1.5 spaces (either 1.5 unallocated, or 1 allocated and 0.5 unallocated)</p> <p>2 bedroom dwellings: either 2 spaces (either 2 unallocated or 1 allocated and 1 unallocated) or 2.5 spaces (2 allocated and 0.5 unallocated)</p> <p>3 bedroom dwellings 2.5 spaces (2 allocated and 0.5 unallocated)</p> <p>4 bedroom dwelling: 3.5 spaces (3 allocated and 0.5 unallocated)</p> <p>Zone 1 (i.e. all St Albans District except Zone 2): applicants will be encouraged to meet existing standards;</p> <p>Zone 2 (i.e. St Albans city centre and adjoining areas, including part of Fleetville; Harpenden town centre): schemes below the standards may be accepted, but sufficient spaces to meet likely parking demand will be sought.</p> <p>Maps showing the zone boundaries can be found using SADC's Local Information Service public GIS.</p>	<p>1 l/t space per unit if no garage or shed provided.</p> <p>1 s/t space per 3 units plus</p> <p>1 l/t space per 5 units</p>
	<p>b) Houses in multiple occupation (i.e. separate households sharing facilities)</p>	<p>0.5 spaces per tenancy unit</p>	<p>1 l/t space per unit if no garage or shed provided.</p> <p>1 s/t space per 3 units plus</p> <p>1 l/t space per 5 units</p>
C4 Houses in multiple occupation	<p>Small shared houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities.</p>	<p>0.5 spaces per tenancy unit</p>	<p>1 l/t space per unit if no garage or shed provided.</p>

Use Class	Description	Car parking standards	Cycle parking standards
D1 Non-residential institutions	a) Public halls/places of assembly (excluding D2)	1 space per 9m ² gfa or 1 space per 3 fixed seats plus 3 spaces per 4 staff members	1 s/t space per 200 m ² gfa plus 1 l/t space per 10 staff on duty at any one time
	b) Community/family centres	1 space per 9m ² gfa plus 1 space per full-time staff member or equivalent	
	c) Day centres	1 space per 2 staff members plus 1 space per 3 persons attending or 1 space per 9m ² gfa	
	d) Places of worship	1 space per 10m ² gfa	
	e) Surgeries & clinics (including doctors', dentists', vet's surgeries, and to health centres and clinics)	3 spaces per consulting room plus 1 space per employee other than consulting doctors/dentists/vets	1 s/t space per consulting room plus 1 l/t space per 10 staff on duty at any one time
	f) Libraries, miscellaneous cultural buildings	1 space per 30m ² gfa of freestanding development (otherwise assessed on merits)	1s/t space per 100m ² gfa plus 1 l/t space per 10 f/t staff
	g) Miscellaneous cultural buildings	2 spaces plus 1 space per 30m ² of public floorspace	
	h) Educational establishments (including residential)		1 l/t space per 10 f/t staff plus:
(i) schools and higher and further education	1 space per 2 staff plus 1 space per 15 students (i.e. total number of students attending an educational establishment, rather than full-time equivalent figures)	primary school: 1 l/t space per 15 students	
(ii) nursery schools/playgroups	1 space per 4 pupils	secondary school: 1 l/t space per 5 students	
Note: overspill parking for community purposes (outside school day) should be catered for by use of dual purpose surfaces such as school play areas.		higher and further education: 1 l/t space per 5 students	
		nursery schools/playgroups: none additional	

Use Class	Description	Car parking standards	Cycle parking standards
D2 Assembly & leisure	a) Indoor uses (except cinemas and conference centres) - includes entertainment/leisure uses and indoor sports uses	1 space per 22m ² gfa	Entertainment uses: on merit, depending on mix of uses. Swimming pools, indoor tennis, badminton, squash courts, ice rinks, fitness centres/sports clubs: 1 s/t space per 25m ² gfa plus 1 l/t space per 10 f/t staff Ten pin bowling, indoor bowls: 1 s/t space per 3 lanes or rink plus 1 l/t space per 10 f/t staff Other uses: on merit depending on use
	b) Cinemas (including multiplexes) and conference centres	1 space per 5 seats	Cinemas up to 500 seats: 1 s/t space per 20 seats plus 1 l/t space per 10 staff on duty at any one time Cinemas over 500 seats: 25 s/t spaces plus 1 s/t space per 100 seats in excess of 500 plus 1 l/t space per 10 staff on duty at any one time
	c) Stadia	Cars: 1 space per 15 seats and standing spaces Coaches: To meet likely demand	1 s/t space per 20 seats and standing spaces 1 l/t space per 10 staff on duty at any one time.
	d) Outdoor tennis	4 spaces per court	1 s/t space per 10 players/participants at busiest period
	e) Outdoor sports grounds		
	(i) with football pitches	20 spaces per pitch	
	(ii) without football pitches	50 spaces per hectare	

Use Class	Description	Car parking standards	Cycle parking standards
D2 Assembly & leisure (continued)	f) Golf		
	(i) 18 hole golf course	100 spaces	10 l/t spaces per 18 holes
	(ii) 9 hole golf course	60 spaces	5 l/t spaces per 9 holes
	(iii) golf driving range	1.5 spaces per tee	5 s/t space per 20/30 tee driving range pro rata to above
	(iv) golf courses larger than 18 holes and/or for more than local use	to be decided in each case on individual merits	
Motor trade related	a) Employees	3 spaces per 4 employees	1 l/t space per 10 f/t staff
	b) Showroom car sales	1 space per 10 cars displayed	
	c) Vehicle storage	2 spaces per showroom space or to be decided in each case on individual merits	
	d) Hire cars	1 space per 2 hire cars based at site	
	e) Ancillary vehicle storage	3 spaces or 75% of total if more than 3 vehicles	
	f) Workshops	3 spaces per bay (for waiting & finished vehicles) in addition to repair bays	
	g) Tyre & Exhaust	2 spaces per bay	
	h) Parts stores/sales	3 spaces for customers	
	i) Car wash/petrol filling station	3 waiting spaces per bay or run in to row of bays (additional parking is required where a shop is provided)	1 l/t space per 10 f/t staff plus 5 s/t spaces if shop included
Public transport facilities	a) Rail stations	to be decided in each case on individual merits	5 l/t spaces per peak period train
	b) Bus stations	to be decided in each case on individual merits	2 l/t spaces per 100 peak period passengers

Use Class	Description	Car parking standards	Cycle parking standards
<p>Car parking for disabled motorists</p> <p>Notes:</p> <p>1. The parking needs of disabled motorists shall be met in full irrespective of location i.e. where the zonal procedure results in on-site parking restraint, there shall be no corresponding reduction in disabled spaces.</p> <p>2. The number of disabled spaces specified are additional to any spaces provided through operation of the parking standards</p>	<p>a) Employment generating development</p> <p>(i) up to 200 space car park (demand-based as calculated from above standards)</p> <p>(ii) more than 200 space car park (demand-based as calculated from above standards)</p> <p>b) Shops/premises to which the public have access/recreation</p> <p>(i) up to 200 space car park (demand-based as calculated from above standards)</p> <p>(ii) more than 200 space car park (demand-based as calculated from above standards)</p>	<p>individual spaces for each disabled employee plus 2 spaces or 5% of total capacity, whichever is greater</p> <p>6 spaces plus 2% of total capacity</p> <p>3 spaces or 6% of total capacity, whichever is greater</p> <p>4 spaces plus 4% of total capacity</p>	

Use Class	Description	Car parking standards	Cycle parking standards
Car parking for disabled motorists (continued)	c) Residential (i) General (ii) Elderly persons dwellings Up to 10 spaces (demand-based as calculated from above standards) More than 10 spaces (demand-based as calculated from above standards)	1 space for every dwelling built to mobility standards 3 spaces 1 space per 4 spaces Consideration should also be given to the provision of space and charging points for mobility scooters	

Appendix 2 – Housing Trajectory

HOUSING TRAJECTORY: St Albans District Council 1 April 2018 (Indicative Draft)																						
Description	Land Supply - To 1 April																			Total		
	5 Year Land Supply					2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36			
	2017/18	2018/19	2019/20	2020/21	2021/22																	
Under construction	150	142	49	18	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	367	
With planning permission (full or reserved matters covering whole site)	10	27	95	212	215	170	18	10	0	0	0	0	0	0	0	0	0	0	0	0	757	
Small Sites with permission	90	38	16	10																	154	
Conversions with permission	36	34	14	8																	92	
With outline permission with part(s) covered by reserved matters																					0	
Outline only	0	0	0	47	70	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171	
Where full, Outline or reserved matters at post committee resolution or subject to S106 negotiations	0	0	50	56	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	206	
With application submitted	0	0	0	25	25	24	24	24	0	0	0	0	0	0	0	0	0	0	0	0	122	
With pre-application discussions occurring	0	0	49	40	45	92	65	0	0	0	0	0	0	0	0	0	0	0	0	0	291	
Allocation only	0	0	0	0	0	18	11	11	0	0	0	0	0	0	0	0	0	0	0	0	40	
SHLAA Sites and other sites	0	0	0	40	70	94	45	16	0	8	0	0	0	0	0	0	0	0	0	0	273	
Garage Sites Program	13	7	8	18	20	2	5	3	7	6	0	0	0	0	0	0	0	0	0	0	89	
Windfall Allowance	53	79	89	95	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	1,891	
Office to Residential Prior Approval 10%discount	142	156	113	48	12	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	480	
Council Owned Sites							20	20	20	20	20	20	20	20	20	20	20	20	20	20	260	
Unanticipated delay factor*	-62	-57	-55	-73	-71	-73	31	30	30	30	30	30	30	30	30	30	30	30	30	30	0	
Total	432	426	428	544	541	553	324	219	162	169	155	155	155	155	155	155	155	155	155	155	5,193	
*Discount is applied to unstated permissions only																						
Local Plan / NPPF Policies - Delivering Urban Optimisation																						
Intensification / Conversion of Employment Land					0	0	0	0	40	40	40	40	40	40	40	40	40	40	40	40	440	
Council Owned Sites							0	0	20	20	20	20	20	20	20	20	20	20	20	20	220	
Increased Density in Higher Buildings							0	0	20	20	20	20	20	20	20	20	20	20	20	20	220	
Total	0	0	0	0	0	0	0	0	80	80	80	80	80	80	80	80	80	80	80	80	880	
Local Plan - Inc. Broad Locations																						
	Pre plan period			Plan Period																Post plan		
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total		
Current known/expected delivery (2020-2036)	432	426	428	544	541	553	324	219	162	169	155	155	155	155	155	155	155	155	155	3,906		
EHH North (1,600 not inc. 120 at Spencers Park PII)							75	140	180	180	180	180	180	180	180	140	100	65			1,600	
North Hemel (1,500)															75	125	125	125	125	125	575	1,000
EHH South (2,400)																						2,400
NW Harpenden (580)						75	75	75	75	75	75	75	55									580
East St Albans (900 + 348 already permitted)							75	100	100	100	100	100	100	100	100	25						900
N St Albans (1,100)						75	120	120	120	120	120	120	85									1,100
NE Harpenden (760)										75	75	75	75	85	75	75	75	75	75	75		760
W of London Colney (440)									75	75	75	75	75	65								440
Chiswell Green (365)								75	75	75	75	65										365
Park Street Garden village 2,300										80	150	180	180	180	180	180	180	180	180	180		630
LP / NPPF - Delivering Urban Optimisation									80	80	80	80	80	80	80	80	80	80	80	80		880
Trajectory Total	432	426	428	544	541	703	744	869	1047	1209	1265	1285	1200	1100	995	920	860	795	795	14,871		
NB: Trajectory Average 2020-2025; 2025-2030; 2030-2036																						
								680					1,201							910	929	
NB: Housing Requirement/Target - inc. 20% buffer for 2020-2025 and remainder averaged over 2025-2036																						
								565					1,075							1,075	915	

Appendix 3

Monitoring Framework

Policy topic	Measures / indicators	Target
Housing requirement / target	Net additional dwellings completed	Plan housing provision target (for relevant period)
	Five year land supply (estimated dwelling numbers)	Five year land supply against Plan target (for relevant period). NPPF methodology
	Number / percentage of additional dwellings built on previously developed land	No target set
Housing size, type and density	Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split	Plan housing mix (Appendix 6)
	Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split	No target set
	Density - dwelling completion numbers (bed spaces) per hectare	40 dwellings per hectare (dph)
Affordable housing	Percentage of gross dwellings completed as affordable	40%
	Affordable housing completions by type	30% social rent / 30% affordable rent / 40% subsidised ownership
Gypsies, travellers and travelling Show People	Net additional pitches	Additional provision achieved as planned
Employment land provision	Change in employment (B use class - B1 / B2 / B8) floor space stock (by type - office / industrial and warehousing 'shed' - and by main employment location)	No employment floor space on Plan allocations lost to non-employment uses
	New employment development land (hectares) immediately available (outline permission)	No target set
Centres for retail services and leisure	Change in retail / service / leisure floor space stock (by centre / frontage and by type - retail / food and drink / other services)	No target set
Infrastructure	Financial contributions received through development (Planning obligations / Community Infrastructure Levy), by purpose	No target set
Transport Strategy	Journeys to work by modal choice (measured at census dates, or by local survey if available)	Reduced proportion of journeys by car
	Progress of delivery of transport infrastructure for 'Broad Locations for Development' as set out in the Infrastructure Delivery Schedule	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Education	Delivery of additional forms of entry (by primary and secondary)	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)

Policy topic	Measures / indicators	Target
Community, leisure and sports facilities	Delivery of new community, leisure and sports facilities	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Green Infrastructure	Quantity of new publically accessible open space provided (by type)	New provision as set out in Infrastructure Delivery Schedule (Appendix 4)
Metropolitan Green Belt	Area of Green Belt (Hectares)	No net loss of Green Belt, other than through Plan proposals

The Monitoring Framework sets out core measures and indicators of progress in implementation of the Plan.

The statutory annual Authorities Monitoring Report (AMR) will be prepared on the basis of this Framework, but will also include other contextual information on economic, social and environmental change in the District.

Appendix 4

Infrastructure Delivery Schedule

Schedule (Table) available as separate document for ease of reading

IDS Explanatory Note

The IDS provides an overview of key infrastructure requirements, especially those related to the Local Plan Broad Locations for Development. It does not provide a full list of all infrastructure schemes that will be considered, programmed and implemented over the Plan period.

The IDS only includes estimated costs of currently known, site specific, infrastructure required to facilitate development at the Broad Locations for Development.

There will be a significant number of additional costs related directly to development that will be identified through Masterplanning (S6) and detailed in the Plan Infrastructure Delivery Schedule (Policy L17).

Both IDP & IDS are 'live' documents which will be updated at appropriate intervals as and when further information becomes available.

The IDS assumes land required for infrastructure and public uses will be provided by the landowner at nil value. If given notional alternative use land values these would be significant.

This IDS gives no cost to the land owner subsidy on the value of affordable housing. A 'rule of thumb' expectation / nominal 'value' in this area this would be at least £150,000 per dwelling.

The IDS and IDP should be read in conjunction with the emerging viability evidence referred to in the Plan (Policy L17)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	
1	Infrastructure Delivery Schedule (IDS)																					
2	LOCATION	East Hemel Hempstead (North) Broad Location	East Hemel Hempstead (South) Broad Location	North Hemel Hempstead Broad Location	East St Albans Broad Location	North St Albans Broad Location	North East Hempenden Broad Location	North West Hempenden Broad Location	West of London Colney Broad Location	West of Chiswell Green Broad Location	Park Street Garden Village Broad Location	Other Non BL development	TOTAL	Funding source(s): landowner/ developer (D) / SUDS & for CL (S&C) / other (O)	Key delivery stakeholder(s): landowner/ developer (D); LA; HCC; Other (O)	Est Cost	Est delivery phase by yr 5/ by yr 10/ by yr 15	Linked to trajectory	NOTES			
3	Infrastructure																					
4	Transport Infrastructure:													D: S&C, O		£72.5m *	by10/by15		* Estimate for 4 x SLP proposed locations. Other BL tbc £ to be confirmed as costed schemes become available *** contributions towards transport infrastructure from non BL dev ETBC			
5	Strategic - LTP4 major scheme	Y*	Y*											D: S&C**; O	D: HCC; O	see above	by10/by15		* Linked to EHHHC £ See LTP / GTP for estimates **S&C beyond site area may contribute to transport infrastructure where it has a strategic role serving a wider area. Delivery & funding to include transport agencies & providers			
6	Local highway - on & off site	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D: S&C	D: HCC	see above	by10/by15					
7	Sustainable travel - public transport	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D: S&C	D: HCC	see above	by10/by15					
8	Sustainable travel - walking + cycling on & off site	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D: S&C	D: HCC	see above	by10/by15					
9																						
10	Education:																					
11	Primary (assumes £7.5m per primary school)	1 x 3fe	1 x 3fe 1 x 2fe	1 x 2fe	1 x 2fe	1 x 2fe	1 x 2fe *	1 x 2fe *	1 x 2fe **	1 x 2fe *	1 x 3fe 1 x 2fe		27 fe	D: S&C	D: HCC	£90m	by10/by15		Land provided at nil cost to HCC *S&C beyond site area may provide additional funding where planned school capacity exceeds onsite school population *** contributions towards education infrastructure from non BL dev ETBC			
12	Secondary (assumes £35m per secondary school)	1 x 6-8fe			1 x 6-8fe				1 x 6-8fe **		1 x 6-8fe		24 fe - 32 fe	D: S&C	D: HCC	£140m	by10/by15		Est 2 Ha per primary school * Site and appropriate contribution ** 'All-through' school			
13	Early Years	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		D: S&C	D: HCC	£3.6m	by10/by15		Est 12-15 Ha per secondary school To be provided in GB location next to housing areas except PSGV ** 'all-through' school			
14																						
15	Green Infrastructure:	CMO	CMO	CMO	CMO	CMO					CMO	Y***		D: S&C	D: CMO; O	ETBC	by10/by15		CMO = community management organisation required Land provided at nil cost Committed sum for maintenance required ETBC Playing field stakeholder - sports clubs *** contributions towards green infrastructure from non BL dev ETBC			
16	Strategic open space	Y*	Y*	Y*	Y	Y	Y				Y*			D: S&C	D	£12.3m	by10/by15		*Includes country park			
17	Local open space / play space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D: S&C	D	£12.3m	by10/by15					
18																						
19	Community Facilities:																					
20	Health sq m est floorspace provided onsite	394	573	358	299	263	181	139	105	87	549		2943	D: S&C	D: O	£7.6m	by10/by15		Includes Council Leisure Centre upgrade / reprovision & Museum upgrade / reprovision *** contributions towards community infrastructure from non BL dev ETBC			
21	Other community provision	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D: S&C; O	D: O; HCC	£12.3m	by10/by15		Multi function community buildings and land are encouraged which is likely to require multi stakeholder working for delivery & funding. Proposals may consider joint use of education grounds or premises where appropriate			
22																						
23	Neighbourhood Centre / Local Centre																					
24	sq m est net floorspace at groundfloor	990	1440	900	750	660					1380		6120	D: S&C	D		by10/by15		Estimated net floorspace required at ground floor. Provision of centres may require land at nil value			
25																						
26	SUDS	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D: S&C	D	ETBC	by10/by15					
27																						
28	Energy Strategy / Renewable energy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D: S&C	D	£61.5m	by10/by15					
29																						
30	Digital Infrastructure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			D	D: O; HCC	ETBC	by10/by15		Delivery stakeholder to include communications providers			
31																						
32	NOTES:																					
33	The IDS provides an overview of key infrastructure requirements and does not provide a full list of all schemes. See IDP for more information. Both IDP & IDS are 'live' documents which shall be updated at appropriate intervals as & when further information becomes available.																					
34	The IDS and IDP should be read in conjunction with emerging viability work.																					

Appendix 5

List of small residential sites with permission

<u>Reference</u>	<u>Address</u>	<u>Dwellings</u>
5/2017/3581	6 & 6a Grove Road Harpenden Hertfordshire AL5 1PX	1
5/2017/0091	6 & 6a Grove Road Harpenden Hertfordshire AL5 1PX	1
5/2016/1198	80 St Annes Road London Colney Hertfordshire AL2 1NY	1
5/2017/0938	20a Holywell Hill St Albans Hertfordshire AL1 1BZ	2
5/2015/2107	4a-8 Piggottshill Lane Harpenden Hertfordshire AL5 1LH	1
5/2016/3875	4 Church Green Harpenden Hertfordshire AL5 2TP	1
5/2016/2988	Victoria Garage Motor Engineers Victoria Road Harpenden AL5 4EB	1
5/2017/2602	132 & 132A Kings Road London Colney Hertfordshire AL2 1EP	4
5/2017/0041	133 Hatfield Road St Albans Hertfordshire AL1 4JS	2
5/2017/1042	133 Hatfield Road St Albans Hertfordshire AL1 4JS	2
5/2015/3230	19 Alder Close Park Street St Albans AL2 2RS	2
5/2017/0072	Land Adj To 90 Sandridge Road St Albans Hertfordshire	1
5/2016/2546	134 Kings Road and 7 Shenley Lane London Colney Hertfordshire AL2 1EP	4
5/2017/3655	Car Parking opposite 9 to 13 Temperance Street St Albans	1
5/2017/0610	11 Sandfield Road St Albans Hertfordshire AL1 4JZ	1
5/2017/2059	Land Adj 63 Brampton Road St Albans Hertfordshire	1
5/2015/0929	Land To Rear Of Porters Wood House Sandridge Park Porters Wood Hertfordshire	10
5/2017/1520	23 Mount Pleasant St Albans Hertfordshire AL3 4QU	1
5/2016/2660	Land Adjacent 2a Hall Gardens Colney Heath Hertfordshire	1
5/2016/1113	28 Stewart Road Harpenden Hertfordshire AL5 4QB	1
5/2015/2499	Land Adjacent 1 Hall Place Gardens St Albans Hertfordshire	1
5/2015/1549	Land Adjacent To 264 Sandridge Road St Albans	1
5/2016/1656	Land Adjacent To 264 Sandridge Road St Albans Hertfordshire	1
5/2015/3260	68a London Road St Albans Hertfordshire AL1 1NG	2
5/2017/0002	Land at 49 Sherwood Avenue St Albans Hertfordshire AL4 9QJ	1
5/2016/2348	3 Cloister Garth St Albans Hertfordshire AL1 2HT	1
5/2018/0399	Land Adjoining 11 Green Lane St Albans	1
5/2017/1175	Land Adjoining 11 Green Lane St Albans	1
5/2015/3620	230 High Street London Colney Hertfordshire AL2 1HP	2
5/2016/3281	90 & 90a Grange Street St Albans Hertfordshire AL3 5LY	2
5/2016/0247	70 Windmill Avenue St Albans Hertfordshire AL4 9SN	2
5/2017/2104	Land Rear Of 16 And 18 Manland Way Harpenden Hertfordshire	1
5/2016/3457	17 Kingcroft Road Harpenden Hertfordshire AL5 1EH	2
5/2018/0025	15 Tennyson Road Chiswell Green St Albans AL2 3HX	1
5/2016/3480	17 Maxwell Road St Albans Hertfordshire AL1 5LB	1
5/2015/1076	16 Wood End Hill Harpenden Hertfordshire AL5 3EZ	1
5/2017/1468	Land Between Hillside And Holly Cottage Lower Gustard Wood Wheathampstead	1
5/2016/2528	Land Adj 2 Mayflower Road Park Street St Albans	1
5/2016/3498	29 Napsbury Avenue London Colney Hertfordshire AL2 1LT	1
5/2017/0875	Land Rear Of 53 And 55 How Wood Park Street	1
5/2015/1246	Land rear of 53 and 55 How Wood St Albans AL2 2RW	1
5/2016/0161	Land R/O 1 Summerfield Close London Colney Hertfordshire	1
5/2018/0273	6 Ben Austins Redbourn Hertfordshire AL3 7DP	1
5/2015/1829	1 Hawfield Gardens Park Street St Albans AL2 2PB	2
5/2017/2797	26 & 26A Hollybush Lane Harpenden Hertfordshire AL5 4BA	2

5/2017/2720	Land Adj 38 Morris Way London Colney Hertfordshire	1
5/2015/0860	14 Sibley Avenue Harpenden Hertfordshire AL5 1HE	2
5/2017/1904	27 Becketts Avenue St Albans Hertfordshire AL3 5RT	2
5/2015/3569	1 Glemsford Drive Harpenden Hertfordshire AL5 5RB	1
5/2017/2584	61 Cotlandswick London Colney Hertfordshire AL2 1EH	1
5/2017/3514	Land r/o 87 Tollgate Road Colney Heath St Albans	1
5/2017/1721	10 Clarendon Road Harpenden Hertfordshire AL5 4NT	1
5/2016/0318	211-213 Camp Road St Albans Hertfordshire AL1 5NB	3
5/2016/3853	Land R/O 19 & 21 Moreton End Lane Harpenden Hertfordshire	1
5/2015/1108	Land To R/O 1 Oakhurst Avenue Harpenden Hertfordshire	1
5/2016/1640	142 Dellfield St Albans Hertfordshire AL1 5HB	2
5/2015/0583	11 Maplefield Park Street St Albans AL2 2BD	1
5/2015/3313	173 Westfield Road Harpenden Hertfordshire AL5 4ND	2
5/2016/0934	Land Adj 3 Belmont Hill St Albans Hertfordshire	1
5/2016/1025	12a Manland Avenue Harpenden Hertfordshire AL5 4RF	1
5/2015/2704	12 West Way Harpenden Hertfordshire AL5 4RD	1
5/2017/1957	6 The Willows St Albans Hertfordshire AL1 1UL	2
5/2015/1583	31 Maynard Drive St Albans Hertfordshire AL1 2JX	2
5/2015/3673	Land R/O 50 & 52 Lea Road Harpenden Hertfordshire AL5 4PG	2
5/2016/0895	Land R/O 50 & 52 Lea Road Harpenden Hertfordshire	2
5/2017/3556	16 Gilpin Green Harpenden Hertfordshire AL5 5NR	1
5/2016/2454	Land R/O 251- 255 High Street London Colney Hertfordshire	1
5/2015/3707	Halsey Ltd 46 Church End Redbourn AL3 7DX	4
5/2016/1261	98 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	1
5/2016/3635	Hertfordshire House Civic Close St Albans AL1 3JZ	2
5/2016/3820	18 Piggottshill Lane Harpenden Hertfordshire AL5 1LH	2
5/2017/3079	Land Adj 9 Southgate Court Luton Road Harpenden	1
5/2017/1821	46 Ringway Road Park Street St Albans AL2 2RD	2
5/2018/0214	Land Adjacent 21 Hunters Ride Bricket Wood Hertfordshire	1
5/2016/1583	15 Church End Sandridge Hertfordshire AL4 9DL	1
5/2015/1776	164 Tippendell Lane Park Street St Albans AL2 2HJ	1
5/2016/2354	107 Crabtree Lane Harpenden Hertfordshire AL5 5PR	1
5/2017/2614	17 Lambourn Gardens Harpenden Hertfordshire AL5 4DQ	2
5/2016/1483	30 Central Drive St Albans Hertfordshire AL4 0UN	2
5/2016/2241	30 Central Drive St Albans Hertfordshire AL4 0UN	2
5/2017/2208	80 Oaklands Lane Smallford St Albans AL4 0HS	2
5/2016/1795	117 Hatfield Road St Albans Hertfordshire AL1 4JS	1
5/2017/1257	3 Marshalswick Lane St Albans Hertfordshire AL1 4UR	1
5/2016/2529	1 Fairmead Avenue Harpenden Hertfordshire AL5 5UD	1
5/2015/2832	38 Beech Road St Albans Hertfordshire AL3 5AS	1
5/2015/2170	3 Crossway Harpenden Hertfordshire AL5 4RA	2
5/2017/3552	112 Watford Road Chiswell Green Hertfordshire AL2 3JZ	1
5/2016/2265	39 Westfields St Albans Hertfordshire AL3 4LR	1
5/2015/0923	Land to the rear of 14 Marshals Drive St Albans Hertfordshire AL1 4RH	1
5/2016/1249	25 West Riding Bricket Wood Hertfordshire AL2 3QS	1
5/2016/0147	Clayton House 5-7 Vaughan Road Harpenden	2
5/2017/2510	Whytecote North Orbital Road Chiswell Green Hertfordshire AL2 2AA	2
5/2016/2999	139 Kings Road London Colney Hertfordshire AL2 1ER	2
5/2018/0314	49 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XJ	2
5/2015/1545	2 Netherway St Albans Hertfordshire AL3 4NE	1
5/2017/2376	2 Riverside Road St Albans Hertfordshire AL1 1SD	2
5/2016/0877	Land Rear Of 4 St Johns Road Harpenden	1
5/2016/2871	99 Charmouth Road St Albans Hertfordshire AL1 4SF	1

5/2017/1441	68 Holyrood Crescent St Albans Hertfordshire AL1 2LN	2
5/2015/1488	20 Manland Avenue Harpenden Hertfordshire AL5 4RF	1
5/2017/0115	109 Crabtree Lane Harpenden Hertfordshire AL5 5PR	1
5/2016/0719	48 Ragged Hall Lane Chiswell Green Hertfordshire AL2 3LD	1
5/2017/2790	Flats 1-4 1 Hall Place Gardens St Albans AL1 3SB	4
5/2016/3846	Land R/O 29/31 Wordsworth Road Harpenden Hertfordshire AL5 4AG	1
5/2017/1912	4 Hill End Lane St Albans Hertfordshire AL4 0TY	1
5/2017/1226	18 Manland Avenue Harpenden Hertfordshire AL5 4RF	1
5/2016/3430	4 Hill End Lane St Albans Hertfordshire AL4 0TY	1
5/2017/0118	4 Hatching Green Close Harpenden Hertfordshire AL5 2LB	1
5/2017/2568	2 Roundwood Gardens Harpenden Hertfordshire AL5 3AJ	1
5/2018/0172	45 High Oaks St Albans Hertfordshire AL3 6EL	2
5/2016/0859	11 Green Lane St Albans Hertfordshire AL3 6HD	1
5/2016/1492	6 & 7 Ashley Road St Albans Hertfordshire AL1 5DA	2
5/2017/0309	6 & 7 Ashley Road St Albans Hertfordshire AL1 5DA	2
5/2015/0846	157a Park Street Lane Park Street Hertfordshire AL2 2AZ	1
5/2017/0424	55 Hemel Hempstead Road Redbourn Hertfordshire AL3 7NL	1
5/2015/1174	Unit 2 Meads Lane Industrial Estate Meads Lane Hertfordshire AL4 8BW	1
5/2017/1294	12 Bloomfield Road Harpenden Hertfordshire AL5 4DB	2
5/2016/3191	Land Adjacent To 52 Vesta Avenue St Albans Hertfordshire AL1 2PF	2
5/2018/0733	27 - 29 Lancaster Road St Albans Hertfordshire AL1 4EP	2
5/2015/1001	2 Ashley Gardens Harpenden Hertfordshire AL5 3EY	2
5/2017/2884	30 Barns Dene Harpenden Hertfordshire AL5 2HQ	1
5/2016/2243	17 Salisbury Avenue St Albans Hertfordshire AL1 4UB	1
5/2015/2882	The Old Stable 122 St Annes Road London Colney AL2 1NX	2
5/2016/2877	34-35 The Close Harpenden Hertfordshire AL5 3NB	1
5/2015/2444	8 Rickyard Meadow Redbourn Hertfordshire AL3 7HT	1
5/2018/0526	102 Ashley Road St Albans Hertfordshire AL1 5DF	6
5/2015/2565	Land adjacent to 141 Hazelwood Drive St Albans Hertfordshire AL4 0UY	1
5/2016/0641	31 Claygate Avenue Harpenden Hertfordshire AL5 2HE	1
5/2017/1867	2 Barns Dene Harpenden Hertfordshire AL5 2HQ	1
5/2017/2088	22 Waverley Road St Albans Hertfordshire AL3 5PA	1
5/2016/3233	476a Hatfield Road St Albans Hertfordshire AL4 0XS	2
5/2015/1322	29 Burston Drive Park Street St Albans AL2 2HR	2
5/2017/3610	The Old Stable 122 St Annes Road London Colney AL2 1NX	2
5/2016/1468	The Old Stable 122 St Annes Road London Colney AL2 1NX	2
5/2018/0585	2 Barns Dene Harpenden Hertfordshire AL5 2HQ	1
5/2017/2447	74 West Riding Bricket Wood Hertfordshire AL2 3QQ	1
5/2017/1717	15 Longcroft Avenue Harpenden Hertfordshire AL5 2RD	2
5/2016/3619	15 Longcroft Avenue Harpenden Hertfordshire AL5 2RD	2
5/2015/0589	27 - 29 Lancaster Road St Albans Hertfordshire AL1 4EP	2
5/2017/3381	13 Whitings Close Harpenden Hertfordshire AL5 5HH	2
5/2016/3734	63 Townsend Lane Harpenden Hertfordshire AL5 2RE	1
5/2016/1341	King House 55 Victoria Street St Albans	14
5/2016/1704	46 St Stephens Avenue St Albans Hertfordshire AL3 4AD	1
5/2017/2243	60 Grove Road Harpenden Hertfordshire AL5 1ES	1
5/2016/1035	15 Hall Place Gardens St Albans Hertfordshire AL1 3SB	2
5/2016/2161	9 How Field Harpenden Hertfordshire AL5 3AU	1
5/2017/2929	Land adj 4 Highfield Road Sandridge St Albans AL4 9BU	1
5/2017/1426	7 Woodside Road Bricket Wood Hertfordshire AL2 3QL	2
5/2016/3751	2 Sun Lane Harpenden Hertfordshire AL5 4ET	6
5/2017/0617	54 Salisbury Avenue St Albans Hertfordshire AL1 4TU	1
5/2017/2513	35 Clarence Road St Albans Hertfordshire AL1 4NP	1

5/2017/0211	1 Hobbs Close St Albans Hertfordshire AL4 0TQ	2
5/2017/1308	1 Hobbs Close St Albans Hertfordshire AL4 0TQ	2
5/2017/2826	1 Hobbs Close St Albans Hertfordshire AL4 0TQ	2
5/2017/1706	Holyrood Crescent Garages Holyrood Crescent St Albans	2
5/2016/3368	46 St Stephens Avenue St Albans Hertfordshire AL3 4AD	1
5/2017/2986	33 Park Hill Harpenden Hertfordshire AL5 3AT	2
5/2015/3322	60 High Street Sandridge Hertfordshire AL4 9BZ	2
5/2015/2523	11 Connaught Road Harpenden Hertfordshire AL5 4TW	1
5/2017/0600	298 Watford Road Chiswell Green St Albans AL2 3DW	1
5/2017/0900	1 Ryall Close Bricket Wood Hertfordshire AL2 3TS	1
5/2016/3382	32 Mount Drive Park Street St Albans AL2 2NY	2
5/2016/1742	32 Mount Drive Park Street Hertfordshire AL2 2NY	2
5/2018/0188	Land adjacent 5 Avenue St Nicholas Harpenden Hertfordshire	1
5/2014/0905	Provence Private Hire Heath Farm Lane St Albans	10
5/2016/0205	Land To The Rear Of 20 Becketts Avenue St Albans	1
5/2016/3450	18 & 18A Stewart Road Harpenden Hertfordshire AL5 4QB	2
5/2015/2998	Land adjacent 6 High Elms Harpenden AL5 2JU	1
5/2017/0759	389 Watford Road Chiswell Green St Albans AL2 3DF	1
5/2016/0177	1-3 Folly Lane St Albans Hertfordshire AL3 5JU	4
5/2017/3204	26 Bowers Way Harpenden Hertfordshire AL5 4EW	2
5/2017/0714	26 Bowers Way Harpenden Hertfordshire AL5 4EW	2
5/2017/3659	Land R/O 14 Summerfield Close London Colney Hertfordshire	2
5/2017/0114	Land Adjacent 41 Gilpin Green Harpenden Hertfordshire AL5 5NP	1
5/2016/2699	141 Crabtree Lane Harpenden Hertfordshire	2
5/2017/2516	Whytecote North Orbital Road Chiswell Green Hertfordshire AL2 2AA	2
5/2016/1798	141 Crabtree Lane Harpenden Hertfordshire	2
5/2015/2390	61-63 Tavistock Avenue St Albans Hertfordshire AL1 2NL	1
5/2016/2945	20 Beaumont Avenue St Albans Hertfordshire AL1 4TJ	1
5/2017/2563	5 West Way Harpenden Hertfordshire AL5 4RD	1
5/2016/0002	41 Barlings Road Harpenden Hertfordshire AL5 2BJ	1
5/2015/2746	10 Townsend Lane Harpenden Hertfordshire AL5 2QE	1
5/2017/2535	Land r/o 20 Becketts Avenue St Albans	1
5/2017/2196	1 Kinsbourne Close Harpenden Hertfordshire AL5 3PB	2
5/2016/3346	41 Barlings Road Harpenden Hertfordshire AL5 2BJ	1
5/2016/3485	4 Burywick Harpenden Hertfordshire AL5 2AE	1
5/2017/2668	38 Marshalswick Lane St Albans Hertfordshire AL1 4XG	1
5/2016/1922	Avalon Hotel 260 London Road St Albans Hertfordshire AL1 1TJ	7
5/2016/0929	Land Adj 30 Sauncey Avenue Harpenden Hertfordshire	1
5/2016/1708	30 Sauncey Avenue Harpenden Hertfordshire AL5 4QJ	1
5/2017/1892	46 Granby Avenue Harpenden Hertfordshire AL5 5QR	2
5/2016/0429	9 The Chowns Harpenden Hertfordshire AL5 2BN	1
5/2017/2766	46 Granby Avenue Harpenden Hertfordshire AL5 5QR	2
5/2017/3127	Braybourne End Kennel Lane Kinsbourne Green Harpenden AL5 3PZ	2
5/2016/3808	Maidenscrouch Farm Appspound Lane St Albans AL2 3NL	1
5/2017/0855	33 Stewart Road Harpenden Hertfordshire AL5 4QE	1
5/2018/0424	110 Park Street Lane Park Street St Albans AL2 2JG	2
5/2015/2323	47 Roundwood Park Harpenden Hertfordshire AL5 3AG	1
5/2016/2688	16 White Horse Lane & land r/o 18 - 20 London Colney Hertfordshire AL2 1JR	4
5/2016/0403	33, 34 And Part Of 35 The Close Harpenden	4
5/2015/2109	15 Wood End Road Harpenden Hertfordshire AL5 3EE	1
5/2016/0444	29 Stewart Road Harpenden Hertfordshire AL5 4QE	1
5/2015/2296	16 White Horse Lane & land r/o 18 - 20 London Colney Hertfordshire AL2 1JR	4

5/2017/2490	St Margarets Flats 5 Crossway Harpenden AL5 4RB	11
5/2017/1336	St Margarets Flats 5 Crossway Harpenden AL5 4RB	11
5/2017/2626	Redbourn Library Lamb Lane Redbourn AL3 7BS	3
5/2017/2468	40 Marshals Drive St Albans Hertfordshire AL1 4RQ	1
5/2017/2438	Farm Lane Garage Heath Farm Lane St Albans AL3 5AE	11
5/2016/2728	Bramble Cottage Kennel Lane Kinsbourne Green Harpenden AL5 3PZ	4
5/2016/1650	2 Ashley Gardens Harpenden Hertfordshire AL5 3EY	2
5/2015/1975	26 The Uplands Harpenden Hertfordshire AL5 2PQ	1
5/2015/3018	311a - 313 Watford Road Chiswell Green St Albans AL2 3DA	2
5/2017/2478	16 Tuffnells Way Harpenden Hertfordshire AL5 3HQ	1
5/2015/1909	Alban House St Peters Street St Albans AL3 5JZ	3
5/2015/3567	12 West Common Grove Harpenden Hertfordshire AL5 2LL	1
5/2017/1669	Land rear of 3 & 5 Approach Road & accessed via Orient Close St Albans	1
5/2016/3811	223a Hatfield Road St Albans Hertfordshire AL1 4TB	14
5/2016/0320	The Stables St Albans Road Sandridge AL4 9LB	2
5/2017/0253	16 Grange Court Road Harpenden Hertfordshire AL5 1BY	1
5/2015/0062	25 The Uplands Harpenden Hertfordshire AL5 2PG	1
5/2015/2871	223a Hatfield Road St Albans Hertfordshire	12
5/2017/3434	19 Tuffnells Way Harpenden Hertfordshire AL5 3HJ	1
5/2016/2138	D'ennis Court Grange Street St Albans AL3 5NB	2
5/2017/3517	79 Watling Street St Albans Hertfordshire AL1 2QF	1
5/2015/0657	90 Marshals Drive St Albans Hertfordshire AL1 4RE	1
5/2015/2660	100 Meadway Harpenden Hertfordshire AL5 1JQ	2
5/2015/1652	27 Oakfield Road Harpenden Hertfordshire AL5 2NW	1
5/2015/3654	6 Browning Road Harpenden Hertfordshire AL5 4TR	2
5/2017/0731	25 Grange Court Road Harpenden Hertfordshire AL5 1BY	1
5/2015/2114	45 Prospect Lane Harpenden Hertfordshire AL5 2PL	1
5/2017/3546	27 Oakfield Road Harpenden Hertfordshire AL5 2NW	1
5/2017/1552	40 Oakfield Road Harpenden Hertfordshire AL5 2NS	1
5/2016/1906	45 Barlings Road Harpenden Hertfordshire AL5 2BJ	1
5/2016/0844	Arden Court Arden Grove Harpenden AL5 4SJ	5
5/2017/1305	71 Townsend Lane Harpenden Hertfordshire AL5 2RE	2
5/2017/3455	71 Townsend Lane Harpenden Hertfordshire AL5 2RE	2
5/2015/3379	34 Park Avenue North Harpenden Hertfordshire AL5 2ED	1
5/2016/3688	33 The Uplands Harpenden Hertfordshire AL5 2PA	1
5/2016/2671	4 Abbey Avenue St Albans Hertfordshire AL3 4AZ	1
5/2016/3593	9 Park Avenue South Harpenden Hertfordshire AL5 2DZ	1
5/2016/1441	Land Adjacent To Holly Lodge 10 Park Avenue South Harpenden	1
5/2017/1657	Westoaks 12 The Uplands Harpenden AL5 2PQ	1
5/2016/3581	Westoaks 12 The Uplands Harpenden AL5 2PQ	1
5/2015/3160	Westoaks 12 The Uplands Harpenden AL5 2PQ	1
5/2016/1153	Land R/O 298 Watford Road Chiswell Green St Albans	4
5/2015/3510	8 Rothamsted Avenue Harpenden Hertfordshire AL5 2DB	1
5/2015/2203	The Baton PH The Ridgeway St Albans AL4 9TU	14
5/2015/3389	1 Hatching Green Close Harpenden Hertfordshire AL5 2LA	1
5/2017/2326	246 Lower Luton Road Wheathampstead Hertfordshire AL4 8HN	1
5/2016/3548	88 Wheathampstead Road Harpenden Hertfordshire AL5 1JB	1
5/2015/3676	29 Park Avenue North Harpenden Hertfordshire AL5 2EB	1
5/2016/3759	29 Park Avenue North Harpenden Hertfordshire AL5 2EB	1
5/2018/0080	9 Hatching Green Close Harpenden Hertfordshire AL5 2LB	1
5/2015/2071	Land R/O 298 Watford Road Chiswell Green St Albans	4
5/2017/3533	Land R/O 4 High Elms Harpenden Hertfordshire	1
5/2015/0969	6 The Uplands Harpenden Hertfordshire AL5 2PH	1

5/2016/1512	15 West Common Grove Harpenden Hertfordshire AL5 2LL	1
5/2016/0714	7 Sauncey Wood Harpenden Hertfordshire AL5 5DP	1
5/2016/0671	30 Cunningham Hill Road St Albans Hertfordshire AL1 5BY	1
5/2017/2501	37 & 39 Hollybush Lane Harpenden Hertfordshire AL5 4AY	1
5/2017/3002	7 The Uplands Harpenden Hertfordshire AL5 2PG	1
5/2016/2268	4 The Uplands Harpenden Hertfordshire AL5 2PH	1
5/2015/2626	143 London Road St Albans Hertfordshire AL1 1TA	11
5/2017/3208	238 London Road St Albans Hertfordshire AL1 1JQ	14
5/2015/3651	57a Cowper Road Harpenden Hertfordshire AL5 5NJ	4
5/2015/0052	9 Maple Cottages West Common Harpenden AL5 2AS	2
5/2015/3621	45 West Common Way Harpenden Hertfordshire AL5 2LQ	1
5/2015/2074	Land At The Grove Roestock Lane Colney Heath Hertfordshire	1
5/2016/1730	55 Spielplatz Lye Lane Bricket Wood AL2 3TD	1
5/2016/3387	20 Sauncey Avenue Harpenden Hertfordshire AL5 4QF	2
5/2017/1729	20 Sauncey Avenue Harpenden Hertfordshire AL5 4QF	2
5/2015/1112	Dutch Barn Harpendenbury Farm Harpendenbury Hertfordshire AL3 7QA	1
5/2018/0455	Dutch Barn Harpendenbury Farm Harpendenbury Redbourn AL3 7QA	1
5/2015/3468	The Camp PH 149 Camp Road St Albans AL1 5HR	25
5/2016/3673	The Camp PH 149 Camp Road St Albans AL1 5HR	27
5/2016/2214	9 Harpenden Road St Albans Hertfordshire AL3 5LL	3
5/2016/1950	New Farmhouse & Flat 3 Houndswood Farm Harper Lane Radlett WD7 7HU	1
5/2016/2469	221 and 221a, b & c Hatfield Road St Albans Hertfordshire AL1 4TB	12
5/2016/0322	Marlborough School Bungalow Watling Street St Albans AL1 2PX	4
5/2017/0168	9 Fairway Close Harpenden Hertfordshire AL5 2NN	2
5/2016/2504	81 Camp Road St Albans Hertfordshire AL1 5HL	9
5/2016/3141	81 Camp Road St Albans Hertfordshire AL1 5HL	12
5/2016/1949	70 West Common Harpenden Hertfordshire AL5 2LD	1
5/2017/3574	13 & 15 Oakhurst Avenue Harpenden Hertfordshire AL5 2NB	2
5/2015/2098	St Leonards Crescent Garages St Leonards Crescent Sandridge	8
5/2015/3706	Former Museum Of St Albans 9a Hatfield Road St Albans AL1 3RR	6
5/2015/2930	Amwell Barn Down Green Lane Wheathampstead AL4 8EB	1
5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway St Albans Hertfordshire	8
5/2015/0988	9 Fairway Close Harpenden Hertfordshire AL5 2NN	2
5/2016/0747	54 Spielplatz Lye Lane Bricket Wood AL2 3TD	1
5/2015/2050	Land Adjacent to 91 Mayflower Road Park Street St Albans	2
5/2017/3001	Wavell House Cell Barnes Lane St Albans AL1 5RD	24
5/2017/2567	Little Bamville Ayres End Lane Harpenden AL5 1AN	1
5/2016/3016	Little Bamville Ayres End Lane Harpenden AL5 1AN	1
5/2015/3198	82 Wheathampstead Road Harpenden Hertfordshire AL5 1JB	2
5/2015/3187	16 Radlett Road Frogmore St Albans AL2 2LF	3
5/2016/2602	16 Radlett Road Frogmore St Albans AL2 2LF	3
5/2015/1841	Searches Farm Searches Lane Bedmond Hertfordshire WD5 0SB	2
5/2015/3514	Land Rear Of 43 And 45 Firwood Avenue St Albans	1
5/2016/2039	Betty Entwistle House Holyrood Crescent St Albans Hertfordshire AL1 2LS	40
5/2016/0839	13 & 15 Oakhurst Avenue Harpenden Hertfordshire AL5 2NB	3
5/2015/3129	13 & 15 Oakhurst Avenue Harpenden Hertfordshire AL5 2NB	3
5/2016/3307	9/10 Fairway Close Harpenden Hertfordshire AL5 2NN	4
5/2016/2285	Land Rear Of The Old Electricity Works Campfield Road St Albans AL1 5HT	34
5/2016/3249	Pennypond Annables Lane Kinsbourne Green Hertfordshire AL5 3PL	1
5/2016/0037	The Barley Mow PH Barley Mow Lane St Albans AL4 0RP	8

5/2016/1250	Land to rear of 44-52 Bucknalls Drive Bricket Wood Hertfordshire	5
5/2017/1640	Land Adjacent To High Ridge Spring Road Kinsbourne Green Hertfordshire	1
5/2016/3470	Land Adjacent To High Ridge Spring Road Kinsbourne Green Hertfordshire	1
5/2015/3081	Stuart House 149 London Road St Albans AL1 1TA	8
5/2015/3116	Blundell Close Garages Blundell Close St Albans AL3 6HW	8
5/2015/2950	Land Adjacent to High Ridge 6 Spring Road Kinsbourne Green Hertfordshire AL5 3PP	1
5/2017/1883	Impala Lodge The Slype Gustard Wood Hertfordshire AL4 8SA	1
5/2015/0934	Silver Birches Coles Lane Kinsbourne Green Harpenden AL5 3PY	9
5/2014/3377	Beaufort House 23 Grosvenor Road St Albans AL1 3AW	58
5/2015/2973	Langley Grove Garages Langley Grove Sandridge	15
5/2015/3407	Stakers Court Milton Road Harpenden AL5 5PA	4
5/2014/2484	72 Tavistock Avenue St Albans Hertfordshire AL1 2NN	1
5/2015/1606	Land To Rear Of 44-52 Bucknalls Drive Bricket Wood Hertfordshire	5
5/2015/2581	19 Cranbourne Drive Harpenden Hertfordshire AL5 1RJ	1
5/2015/2802	247 Luton Road Harpenden Hertfordshire AL5 3DE	2
5/2015/2557	Land To R/O 116-118 Lower Luton Road Harpenden Hertfordshire	1
5/2015/2600	10 and Land R/O 12 Jameson Road Harpenden Hertfordshire AL5 4HQ	5
5/2015/3353	1 Ashley Road St Albans Hertfordshire AL1 5DA	1
5/2016/1011	3 Cloister Garth St Albans Hertfordshire AL1 2HT	1
5/2016/2698	141 Crabtree Lane Harpenden Hertfordshire	2
5/2016/0331	221 and 221a, b & c Hatfield Road St Albans Hertfordshire AL1 4TB	14
5/2016/2363	51 Marshalswick Lane St Albans Hertfordshire AL1 4UT	2
5/2016/2122	10 Dellcroft Way Harpenden Hertfordshire AL5 2NG	1
5/2016/2754	9 & 11 Crossfields St Albans Hertfordshire AL3 4NF	4
5/2016/3107	Garage Site Adj 28 College Place St Albans Hertfordshire AL3 4PU	2
5/2017/0143	Land Adjacent to 7 Chene Mews Waverley Road St Albans AL3 5QF	1
5/2017/0758	11 Fovant Close Harpenden Hertfordshire AL5 1RN	1
5/2017/2258	5 Avenue St Nicholas Harpenden Hertfordshire AL5 2DE	1

Appendix 6

Housing Mix

Housing Mix, Tenure and Bedsize

Tenure	1 Bed	2 Bed	3 Bed	4+ Bed
Affordable Rent	14%	22%	57%	7%
Social Rent	14%	22%	57%	7%
Subsidised Home Ownership	14%	22%	57%	7%
Market Housing	14%	22%	57%	7%
All Sectors	14%	22%	57%	7%

The Table is based on previously published Strategic Housing Market Assessment (SHMA) evidence (both for SADC and the South West Hertfordshire area). These are available on our 'library of documents' on our website and have been for some time. Specifically, this Appendix 6 translates the SHMA Update 2015 table 4.5 directly in terms of bedsize split. Please see the relevant parts of that table reproduced below:

Tenure	Sector	1 bed	2 bed	3 bed	4+ bed	Total No.
Total %	All sectors	14.1	22.0	57.2	6.8	100

As is very common in SHMAs, they show considerably greater need for Affordable housing than Market housing in the District. In this case, the same table shows more than 75% of all housing need in the District is for Affordable homes and less than 25% for Market homes. The Council, similarly to almost all, has had to take a view on balancing seeking to meet the identified needs most closely and what is actually deliverable through the planning system. A 75% Affordable and 25% Market split has no reasonable prospect of being delivered. The balance has been addressed through policies in the draft Local Plan, including most specifically L1, L2, L3 and Appendix 6.

Whilst the Council does expect to undertake further housing need/SHMA work, this will be primarily targeted at understanding the long term demographic and housing market / affordability implications of achieving a Plan (dwelling numbers) requirement / target that is now separately determined by the Government's revised NPPF 'standard Methodology'. This new housing need/SHMA work will not alter the basic evidence of need that arises from official population/household projections. The Council will see if translating that evidence into deliverable Plan policy would result in different approaches in due course, but given the fundamental underlying evidence over many years, that is very unlikely to fundamentally change prior to the issue being addressed at the Examination in Public.

Appendix 7

Addresses of properties in Key Shopping Areas within Town Centres

St Albans Town Centre

3-37 (odds) Chequer Street
2A-38 (evens) Chequer Street
Christopher Place (inner courtyard only)
3-21 (odds) French Row
1-13 (odds) George Street
18-28 (evens) George Street
The Maltings
1-37 (odds) Market Place
6-38 (evens) Market Place
1-85 (odds) St Peters Street
2-20 (evens) High Street
3-33 (odds) High Street

Harpenden Town Centre

1-3 (odds) Church Green
12-18 (evens) Church Green Row
2B-10 (evens) Leyton Road
1-3 (odds) Leyton Road
1-3 (odds) Leyton Green
1-61 (odds) High Street
2-72A (evens) High Street
The Leys (between High Street and Leyton Road)
2a-34 (evens) Station Road
1-17A (odds) Station Road
1-12 (incl.) Harding Parade

Annex 1 - Broad Location (BL) Area and Base Capacity Calculations (in Hectares - Ha)

Broad Location (BL)	BL Wider Area (Ha) (Purple on Policies Map)	Broad Location Non-Green Belt Area (Ha) i.e. Area to be removed from GB	60/40 resi / non-resi split on BL Wider Area	60/40 resi / non-resi split on non-GB Area	New Education Site in GB up to (Ha)	Net developable area when education sites are in Green Belt - 80% of Non-Green Belt area	SADC net developable area for capacity calculations x 40 dwellings per hectare =	60/40 excluding school but including circa 1 Ha allotment site
North West Harpenden	22.3	18.2	13.4/8.9	10.9/7.3	2.8	14.5* See note below	14.5x40 = 581	
North East Harpenden	43.2	31.7	25.9/17.3	19/12.7			19x40 = 760	
North St Albans	46.7	46.7	28/18.7	28/18.7			28x40 = 1120	
East St Albans	116.9	52.5	70.1/46.8	31.5/21	22.2		31.5x40 = 1260	
Park Street Garden Village	186.0	97.7	111.6/74.4	58.6/39.1			58.6x40 = 2344	
Chiswell Green	15.2	15.2	9.1/6.1	9.1/6.1			9.1x40 = 365	
London Colney	38.1	13.8	22.9/15.2	8.3/5.5	24.5	11.0* See note below	11x40 = 441	
East Hemel South	138.8	115 (98 for calcs*)	76.3/50.9	59/39* See note below			59x40 = 2360	
East Hemel North	159.6	67.7	95.8/63.8	40.6/27* see note below	27.7		40.6x40 = 1624	
North Hemel	87.2	66.8	52.3/34.9	40.1/26.7			40.1x40 = 1604	
Total	854	525.3						
Additional Calculations for awareness / comparison								
North West Harpenden	21.3	18.16	12.8/8.5	10.9/7.3	2.8	14.5* See note below	14x40 = 581	11.5/7.7; 11.5x40 = 460
East St Albans (Area excluding permission for 348 homes)	103.5	39.1	62.1/41.4	23.5/15.6	22.2		23.5x40 = 940 * see note below (1,288 total)	

* For sites with education allocations within the BL, but outside the area proposed to be removed from the GB, an 80/20 split has been used as an initial assumption

* For East Hemel North, due to the very large country park and secondary school beyond the pylon line in the GB, the standard 60/40 split for the Non-GB area has been used

* The net area for capacity for Park Street Garden Village, North Hemel and East Hemel South will be completed beyond the plan period

* For East Hemel South, significant motorway bund circa 17.5 hectares - excluded from net area calculation so 59 Ha used for calculation

* For East St Albans (Non Permitted Area) 940 + permissioned 348 homes = 1,288 homes. Due to the existing permission, the standard 60/40 split for the Non-GB area has been used

NB: The figures underlined have formed the main basis for the Broad Location capacity figures set out in Policy S6

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