



# **St Albans City and District**

## **Authority's Monitoring Report 2025**

### **Five Year Housing Land Supply Position and Housing Trajectory**

**(1 April 2025)**

## Five year land supply (estimated dwelling numbers)

- 1.1 There is no definitive Development Plan housing target/requirement for the District. Therefore, a judgment will need to be reached as to what is the most appropriate target/requirement to use as a basis for assessment of housing land supply, taking account of the NPPF 2024.
- 1.2 In a Court of Appeal Decision regarding Sewell Park, St Albans, on 12 December 2013 (Hunston), the judges have set out in the absence of a Development Plan figure the decision taker must use “the most up-to-date figures” for “full objectively assessed needs” on which to base 5 year housing land supply calculations (this should now be related to NPPF 2024 paragraph 11, which refers to ‘objectively assessed needs’ as well as paragraph 78 which refers to ‘local housing need’).
- 1.3 The standard method for assessing local housing need is set out in Planning Practice Guidance on ‘Housing and economic needs assessment’, updated in February 2025. It involves applying a formula consisting of two steps. First, the most recently published existing housing stock figures are used to calculate 0.8% of the existing housing stock for the District in 2024 (505 dwellings) as the set baseline. Second, the housing stock baseline figure (as calculated in step 1) is then adjusted based on the affordability of the District. The affordability data used is the median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level. The District’s mean average affordability (17.118) over the five most recent years (2020 to 2024) for which data is available has been used. As the ratio is above 5, an adjustment has been made whereby for each 1% the ratio is above 5, the housing stock baseline has been increased by 0.95%. Using these inputs, the standard method gives an outcome for the District of an average of **1,668 new households / dwellings per year**.
- 1.4 The Council has not taken a decision on whether or not this or any other figures may more accurately represent “local housing need”, and wholly reserves its position on this point. The Council takes the view that this matter is properly to be decided as part of the decision making process on its submitted new draft Local Plan.
- 1.5 NPPF 2024 paragraphs 78, 79 and 80 set out that ‘Housing Delivery Test’ (HDT) results will be applied each year for plan-making authorities. The HDT is a percentage measurement of the number of net homes delivered against the number of homes required by the HDT, over a three year period.
- 1.6 Results from the 2023 Housing Delivery Test for SACD (published in December 2024) indicated a HDT measurement of 52%. This result was calculated for the period 2020/21 to 2022/23, with 1,233 net homes delivered against the HDT housing requirement of 2,377 dwellings. As housing delivery for the District was below 85% of the Government’s new assessed housing requirement, at this time a 20% buffer as set out in NPPF 2024 paragraph 79b has been applied to the Council’s 5 year housing land supply calculation. In accordance with NPPF 2024 paragraph 79a, the Council published the St Albans Housing Delivery Test Action Plan 2024 in February 2025. The HDT Action Plan analyses the key reasons for historic under-performance against the Government’s new assessed housing requirement and identify measures the Council intends to undertake to increase/maintain the delivery of new housing in the District.



- 1.7 The Council has updated its 5 year housing land supply schedule and considers that, at a baseline date of 1 April 2025 and including the relevant 20% buffer, there is approximately:

**5 year housing land supply at 1,668 dwellings per year (2,002 dwellings per year including 20% buffer) at 1 April 2025: 1.12 years supply**

- 1.8 These baseline figures look forward in time only. There is no definitive approach to or timeframe over which any “surplus” or “shortfall” in past delivery should be measured. Therefore, the Council cannot demonstrate a 5 year housing land supply as set out in NPPF 2024 paragraphs 78 and 232. Paragraph 11 of the NPPF 2024 is therefore engaged.
- 1.9 Details of the currently anticipated housing trajectory that makes up the housing land supply position from 2025/26 to 2040/41 is set out below, and in further detail at Appendix 1 – Housing Trajectory Schedule.



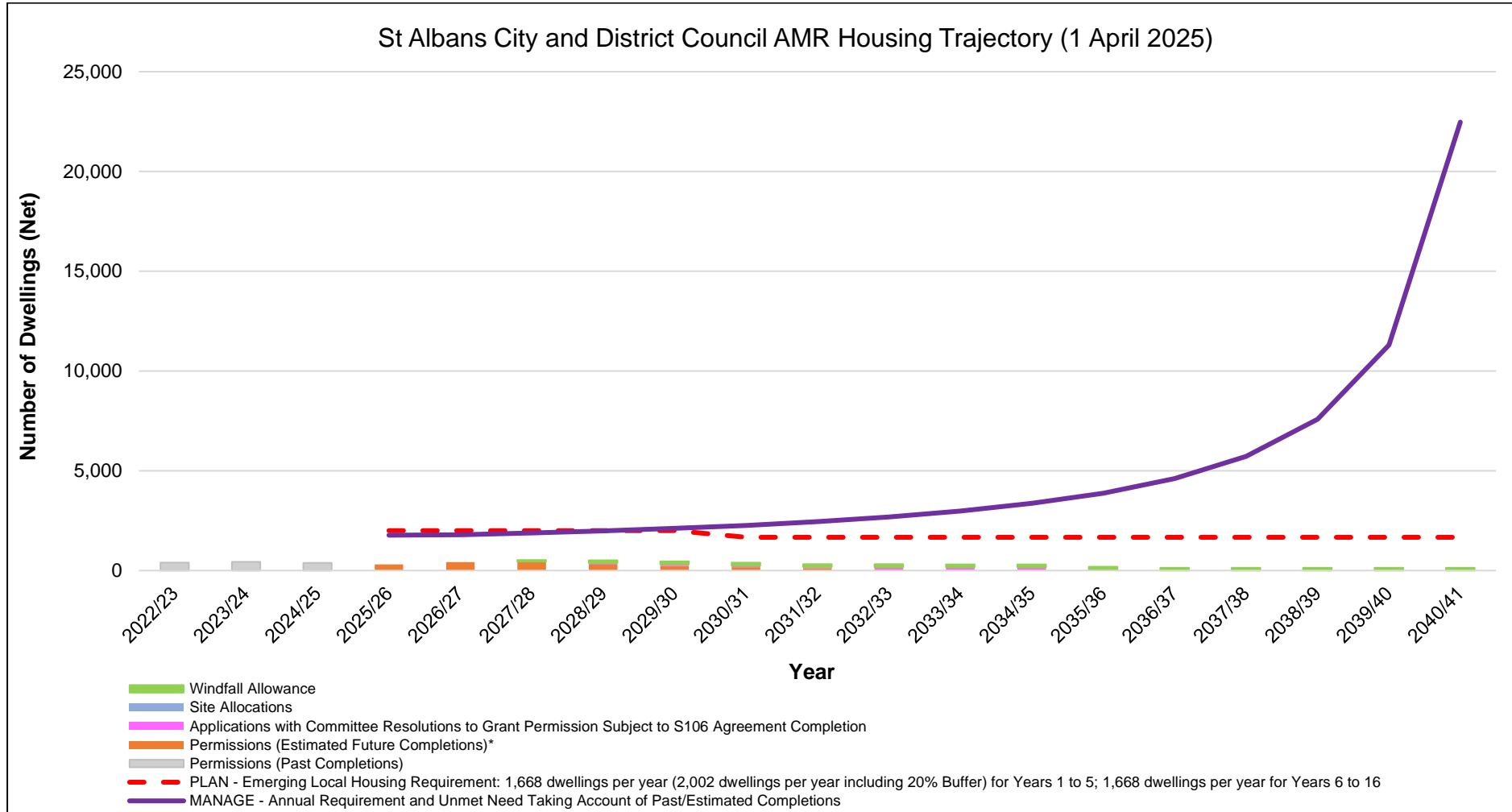
**Table 1: Housing Trajectory Data (1 April 2025)**

Year	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	2036/37	2037/38	2038/39	2039/40	2040/41	Total	
Permissions (Past Completions)	401	438	381																	1,220	
Total Estimated Future Completions (Permissions, Site Allocations & Windfall Allowance)*				312	420	526	521	464	392	324	315	312	308	191	145	145	145	145	145	4,810	
Cumulative Completions (Total Past & Estimated Future Completions)				1,532	1,952	2,478	2,999	3,463	3,855	4,179	4,494	4,806	5,114	5,305	5,450	5,595	5,740	5,885	6,030	6,030	
PLAN - Emerging Local Housing Requirement: 1,668 dwellings per year (2,002 dwellings per year including 20% Buffer) for Years 1 to 5; 1,668 dwellings per year for Years 6 to 16				2,002	2,002	2,002	2,002	2,002	1,668	1,668	1,668	1,668	1,668	1,668	1,668	1,668	1,668	1,668	1,668	1,668	28,358
MONITOR - Number of Dwellings Above or Below the Cumulative Requirement				-470	-2,052	-3,528	-5,009	-6,547	-7,823	-9,167	-10,520	-11,876	-13,236	-14,713	-16,236	-17,759	-19,282	-20,805	-22,328	-22,328	
MANAGE - Annual Requirement and Unmet Need Taking Account of Past/Estimated Completions				1,772	1,788	1,886	1,991	2,113	2,263	2,450	2,687	2,983	3,365	3,874	4,611	5,727	7,588	11,309	22,473	4,930	

\*Includes -8% lapse assumption for permissions (estimated future completions)



Figure 1: Chart of Housing Trajectory (1 April 2025)



\*Includes -8% lapse assumption for permissions (estimated future completions)



## Appendix 1

### Housing Trajectory Schedule

1. This monitoring report contains a housing trajectory with a base date of 1 April 2025. Estimates of future housing supply are detailed from 2025/26 onwards until 2040/41.
2. Estimates of the dates for future completions have been made for:
  - Permissions (estimated future completions)
  - Applications with Committee resolutions to grant permission subject to Section 106 agreement completion
  - Site allocations (remaining allocated housing sites in the made Harpenden Neighbourhood Plan 2019)
  - Windfall allowance
3. In the schedule at the end of this appendix, each site is placed in one of the following categories, depending on which stage it has reached in the planning process:
  1. Permissions (past completions and estimated future completions)
  2. Applications with Committee resolutions to grant permission subject to Section 106 agreement completion
  3. Site allocations

The schedule lists all sites included in the housing trajectory and five year housing land supply.

**Figure 2: SADC Total 5 Year Housing Land Supply at 1 April 2025**

<b>Total 5 year housing land supply at 1 April 2025</b> (From period 2025/26 to 2029/30)	<b>2,243 net dwellings</b>
<b>Total 5 year housing land supply at 1 April 2025 at 1,668 dwellings per year (2,002 dwellings per year including 20% buffer)</b> (From period 2025/26 to 2029/30)	<b>1.12 years</b>



Figure 3: Housing Trajectory 1 April 2025

## St Albans City and District Council AMR Housing Trajectory (1 April 2025)

Year	Past Completions			Five Year Housing Land Supply															Total	
	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	2036/37	2037/38	2038/39	2039/40		2040/41
Permissions (Past Completions)	401	438	381																	1,220
Permissions (Estimated Future Completions)				339	457	492	316	254	181	119	54	35	30	13						2,290
Permissions (Estimated Future Completions) -8% Lapse Assumption				-27	-37	-39	-25	-20	-14	-10	-4	-3	-2	-1						-182
Applications with Committee Resolutions to Grant Permission Subject to S106 Agreement Completion							85	85	80	70	120	120	120	7						687
Site Allocations											15	15	27							57
Windfall Allowance						73	145	145	145	145	145	145	145	145	145	145	145	145	145	1,958
<b>Total</b>	<b>401</b>	<b>438</b>	<b>381</b>	<b>312</b>	<b>420</b>	<b>526</b>	<b>521</b>	<b>464</b>	<b>392</b>	<b>324</b>	<b>315</b>	<b>312</b>	<b>308</b>	<b>191</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>6,030</b>



Figure 4: Housing Trajectory Schedule 1 April 2025

## Permissions (Past Completions and Estimated Future Completions)

Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2022/0927	Land South Of Chiswell Green Lane, Chiswell Green	341		341	0		100	100	100	41							Outline permission 5/2022/0927 allowed at appeal. Reserved matters permission 5/2024/1915 for 191 dwellings granted on 21/11/2025 and reserved matters application 5/2024/2239 for 150 dwellings validated on 28/01/2025 with a decision pending as at 09/12/2025.
5/2021/3194	St Stephens Green Farm, Chiswell Green Lane, Chiswell Green	330		330	0			70	70	70	70	50					Outline permission 5/2021/3194 allowed at appeal
5/2023/0983	Copsewood, Lye Lane, Bricket Wood	190		190	0					50	50	50	40				
5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	180		180	0			50	50	50	30						Site forms part of Hemel Garden Communities. Reserved matters application 5/2024/0927 validated on 10/06/2024, decision pending as at 09/12/2025.
5/2020/3022	Land To Rear Of Burston Garden Centre, North Orbital Road, Chiswell Green	124		124	0	50	50	24									Permission 5/2020/3022 allowed at appeal.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2021/0423	Land To Rear Of 112-156B Harpenden Road, St Albans	124		124	0			50	50	24							Reserved matters permission 5/2024/1284 for 124 dwellings granted on 11/11/2025.
5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107		0	107												Permission 5/2019/3164 supersedes permission 5/2018/0095. Permission 5/2019/3164 allowed at appeal.
5/2022/0267	Land Between Caravan Site and Watling Street, Park Street	95		95	0			20	20	20	20	15					Outline permission 5/2022/0267 allowed at appeal. Reserved matters permission 5/2025/0531 granted on 15/10/2025.
5/2021/2417	Verulam Industrial Estate, London Road, St Albans	62		62	0	20	20	20	2								
5/2023/1300	52 And Land Rear of 28-74 Ragged Hall Lane, Chiswell Green	53	-1	52	0								-1	20	20	13	Permission 5/2023/1300 allowed at appeal.
5/2022/0337 5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	46		46	0	15	15	15	1								Permission 5/2022/0337 supersedes permissions 5/2021/0724 and 5/2020/0606
5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	43	0	-3	15	15	15	1							Conversion ratio of 1.8 applied to 83 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 46 dwellings (83 / 1.8 = 46 [nearest whole number]). Permission allowed at appeal.
5/2022/0879 5/2020/1992	Land Between Bullens Green Lane And Roestock Lane, Colney Heath	45		45	0	15	15	15									Permission 5/2022/0879 supersedes permission 5/2020/1992. Outline permission 5/2020/1992 allowed at appeal. N.B. cross-boundary planning application in SADC and WHBC, 45 dwellings in SADC, 55 dwellings in WHBC.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2022/2735 5/2022/2084 5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	42		42	0	15	15	12									Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA3 for minimum of 14 dwellings. Permission 5/2022/2735 supersedes permissions 5/2022/2084 and 5/2018/2000. Conversion ratio of 1.8 applied to 75 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 42 dwellings ( $75 / 1.8 = 42$ [nearest whole number]).
5/2022/2557	Land North of Boissy Close, Colney Heath Lane, St Albans	40		40	0								15	15	10		
5/2024/1037	2 Abbey View, Everard Close, St Albans	38		38	0		15	15	8								
5/2021/2195	Jewson Depot, Adjacent To 15 Cape Road, St Albans	37		37	0	15	15	7									Allocated for housing in 1994 District Local Plan Review, as supported by Saved Policy 4 (Site Reference RS.46).
5/2019/1642	Chelford House, Coldharbour Lane, Harpenden	35		0	35												Conversion ratio of 1.8 applied to 63 C2 bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = 35 dwellings ( $63 / 1.8 = 35$ [nearest whole number]). Permission 5/2019/1642 allowed at appeal.
5/2023/0348 5/2023/1893 5/2023/1528	Clarence House, 134 Hatfield Road, St Albans	35		0	35												Site includes three permissions, permission 5/2023/0348 for 23 dwellings, permission 5/2023/1893 for additional 8 dwellings and permission 5/2023/1528 for additional 4 dwellings
5/2021/1972	222 London Road, St Albans	32		0	32												Site likely to be redeveloped for housing over time, as supported by Saved Policy 122 of 1994 District Local Plan Review (Site Reference 8D).
5/2023/2443 5/2021/2730	Land off Orchard Drive, Park Street	30		30	0	15	15										Permission 5/2023/2443 supersedes permission 5/2021/2730
5/2021/1435 5/2018/1867	York House, Guildford Road &	25		0	25												Permission 5/2021/1435 supersedes permission 5/2018/1867



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
	130 Ashley Road, St Albans																
5/2024/2156 5/2023/2412	Aecom House, 63-77 Victoria Street, St Albans	23		23	0		15	8									Permission 5/2024/2156 supersedes permission 5/2023/2412
5/2022/0975 5/2020/2142 5/2019/3099	61-65 St Peters Street, St Albans	22		22	0		15	7									Permission 5/2022/0975 supersedes permissions 5/2020/2142 and 5/2019/3099. Permission 5/2019/3099 allowed at appeal.
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21		0	6												
5/2020/2978	67 St Peters Street, St Albans	20		20	0		15	5									
5/2024/1856	54-56 Victoria Street, St Albans	17		17	0		15	2									
5/2022/3048 5/2022/0667 5/2021/2091 5/2020/0919	Land Between Hopkins Crescent And Former Baptist Chapel, St Albans Road, Sandridge	16		2	14	2											Site includes two permissions, permission 5/2021/2091 for 14 dwellings and permission 5/2022/3048 for 2 dwellings. Permissions 5/2021/2091 and 5/2022/3048 supersede permissions 5/2022/0667 and 5/2020/0919.
5/2021/0871 5/2019/1284	Former The Golden Lion PH, 111 High Street, London Colney	15		1	0	1											Site includes 2 permissions, completed permission 5/2019/1284 for 11 dwellings and permission 5/2021/0871 for additional 4 dwellings
5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14		7	0	7											
5/2016/3811 5/2015/2871	223a Hatfield Road, St Albans	14		14	0	14											Permission 5/2016/3811 supersedes permission 5/2015/2871
5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14		14	0	14											
5/2021/2731	91 - 93 Victoria Street, St Albans	14		0	14												
5/2021/3386	69 - 69a St Peters Street, St Albans	14		14	0		14										



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2021/3275 5/2021/3277 5/2018/1877 5/2016/3805	Land Rear of 103-105 St Peters Street, St Albans	12		3	0	3											Site includes two permissions, completed permission 5/2021/3277 for 9 dwellings and permission 5/2021/3275 for additional 3 dwellings. Permissions 5/2021/3275 and 5/2021/3277 supersede permissions 5/2018/1877 and 5/2016/3805.
5/2020/2451	The Hedges, Woolam Crescent, St Albans	12	-10	0	12												
5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	9	0					-2	11						
5/2023/1767 5/2020/0807	4a Frogmore, St Albans	10		0	2												Site includes two permissions, permission 5/2023/1767 for 2 dwellings and completed permission 5/2020/0807 for 8 dwellings
5/2021/1933	271 High Street, London Colney	10		10	0	10											
5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	9		0	9												Permission 5/2019/2333 allowed at appeal
5/2021/3616 5/2023/0781 5/2021/0346 5/2021/0402 5/2020/1667	Land adjacent to Winslo House, Radlett Road, Frogmore	9		0	9												Permission 5/2021/3616 supersedes permissions 5/2023/0781, 5/2021/0346, 5/2021/0402 and 5/2020/1667. Outline permission 5/2020/1667 allowed at appeal.
5/2023/2024 5/2022/2336 5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton Road, Wheathampstead	9		9	0			9									Permission 5/2023/2024 supersedes permissions 5/2022/2336 and 5/2020/2216. Reserved matters permission 5/2025/0328 granted on 06/06/2025.
5/2021/2895	21 Salisbury Avenue, Harpenden	9		0	9												
5/2023/2100	Land At Junction Of Roestock Lane And Bullens	9		9	0		9										Permission 5/2023/2100 allowed at appeal.



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
	Green Lane, Colney Heath																
5/2022/1106	London Colney Village Club & Best Friends Childcare Centre, St Annes Road, London Colney	9		9	0		9										
5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	0	8												Permission 5/2019/2699 supersedes permission 5/2018/2036
5/2024/0309 5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8		8	0		8										Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA7 for minimum of 5 dwellings. Permission 5/2024/0309 supersedes permission 5/2020/2762.
5/2024/0454	53 & Land Rear of 55-59 Station Road, Smallford	8	-1	7	0		-1	8									
5/2021/3438	Mitchell Hall, 85 Verulam Road, St Albans	7		7	0	7											
5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	6	-2	0	0	-1	1										Partially superseded by permission 5/2009/1647. Permission 5/2007/1019 allowed on appeal.
5/2022/2988 5/2017/2099	115 London Road, St Albans	6		6	0	6											Permission 5/2022/2988 supersedes lapsed permission 5/2017/2099
5/2023/0353 5/2023/1501	Signature House, 23 Vaughan Road, Harpenden	6		6	0	6											Permission 5/2023/0353 supersedes permission 5/2023/1501
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5		5	0	5											
5/2022/2082 5/2020/0934	201 and land rear of 199 and 201 Hatfield Road, St Albans	5	-1	0	1												Site includes two permissions, permission 5/2022/2082 for 1 dwelling and permission 5/2020/0934 for 4 dwellings
5/2022/1534	Barley Mow Stables, Barley	5		5	0	5											



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
	Mow Lane, St Albans																
5/2022/1630	White Walls, Annables Lane, Kinsbourne Green, Harpenden	5		5	0	5											
5/2021/3502 5/2022/1574	82 Oaklands Lane, St Albans	5	-1	1	4	1											Permission 5/2021/3502 supersedes permission 5/2022/1574
5/2024/1658	13 and 15 High Street, Harpenden	5		5	0		5										
5/2023/0657 5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	5	-3	1	0		1										Site includes three permissions, permission 5/2023/0657 for 1 dwelling, completed permission 5/2021/1594 for 1 dwelling and completed permission 5/2018/1689 for 3 dwellings
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4		3	0	3											
5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	3	0	3											Permission 5/2019/1990 supersedes permission 5/2016/2754
5/2020/0139	107 Camp Road, St Albans	4	-1	0	3												
5/2023/0396 5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	4		4	0	4											Permission 5/2023/0396 supersedes permissions 5/2020/2384 and 5/2020/1192
5/2022/0527	Broadway Chambers, St Peters Street, St Albans	4		4	0	4											
5/2020/1124	Land adjacent to The Mill House, Coursers Road, Colney Heath	4		4	0	4											
5/2023/2077 5/2022/2222	Gustard Wood Nursery, Ballslough Hill	4		4	0		4										Permission 5/2023/2077 supersedes permission 5/2022/2222



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
	Gustard Wood, Wheathampstead																
5/2021/3472	Tanglewood, 34b Shepherds Way, Harpenden	4	-1	3	0		-1	4									
5/2023/2191	30 Tippendell Lane and land rear of 26 and 28 Tippendell Lane, Chiswell Green	4	-1	3	0		-1	4									
5/2024/0215	Land rear of 48 To 54 Francis Avenue, Accessed Via Repton Green, St Albans	4		0	4												
5/1989/0659	Adj 14 Barry Close, Chiswell Green	3		1	0	1											Extant permission
5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	2	0	2											Permission 5/2016/2877 partially supersedes permission 5/2016/0403
5/2020/0475	204 Park Street Lane, How Wood	3	-1	0	3												
5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	3		3	0	3											Permission 5/2016/2054 supersedes permission 5/2015/1841
5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	2	0	-1	3										
5/2021/2514 5/2021/2119 5/2020/0772 5/2019/1426	Land at Lady Bray Farm and Lady Bray Farm, Kennel Lane, Kinsbourne Green	3		0	3												Permissions 5/2021/2514 and 5/2021/2119 supersede permissions 5/2020/0772 and 5/2019/1426
5/2022/0173 5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3		3	0	3											



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2023/1311 5/2021/0415 5/2019/2786	10 Prospect Road, St Albans	3		3	0	3											Permission 5/2023/1311 supersedes permissions 5/2021/0415 and 5/2019/2786
5/2022/1026 5/2021/3032	Land Rear of 97 to 105 The Hill, Wheathampstead,	3		0	3												Permission 5/2022/1026 supersedes permission 5/2021/3032
5/2021/3107	Land rear of 15, 17 & 19 Tuffnells Way, Harpenden	3		0	3												
5/2021/3326	6 Highfield Road, Sandridge	3	-1	0	3												
5/2022/2370 5/2021/3615	25 Warwick Road, St Albans	3	-1	2	0	-1	3										Permission 5/2022/2370 supersedes permission 5/2021/3615
5/2022/1150	13 Holywell Hill, St Albans	3		3	0	3											
5/2023/0895	2 White Horse Lane, London Colney	3	-1	3	-1	3											
5/2021/0870	Land Adjacent 12 Mount Pleasant Lane, Bricket Wood	3	-1	2	0		-1	3									
5/2023/1849	3-5 Roundwood Lane, Harpenden	3		3	0	3											
5/2022/3045	Regency House, 219a Hatfield Road, St Albans	3		3	0		3										
5/2023/0292	Oakview Stables, Houndswood Farm, Harper Lane, Shenley, Radlett	3		3	0		3										
5/2024/0567	480 & 482 Hatfield Road, St Albans	3	-1	3	-1	3											
5/2024/1182	The Old Church, 48 Verulam Road, St Albans	3		3	0		3										
5/2024/1308	Butlers Yard, Drovers Way, St Albans	3		3	0		3										



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2024/1082	16 High Street, Harpenden	3		3	0		3										
5/2024/1390	2 & 3 Leyton Green, Harpenden	3		3	0		3										
5/2023/1809 5/2018/1189	61 Hatfield Road, St Albans	2		1	0	1											Site includes two permissions, permission 5/2023/1809 for 1 dwelling and completed permission 5/2018/1189 for 1 dwelling
5/2001/2104	Shafford Farm, Redbourn Road, St Albans	2		1	0	1											Extant permission
5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	0	2												
5/2017/1904	27 Becketts Avenue, St Albans	2	-1	2	0	2											
5/2022/2766 5/2017/3287	113 London Road, St Albans	2		0	2												
5/2023/1249 5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	2		2	0	2											Permission 5/2023/1249 supersedes permissions 5/2020/1233 and 5/2017/3079
5/2023/0028 5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	-2	0	0	-2	2										Permission 5/2023/0028 supersedes lapsed permission 5/2018/0176
5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	0	2												Permission 5/2020/1035 supersedes permission 5/2017/1294
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2		2	0	2											
5/2021/3061 5/2018/2604	Garages Rear Of 34 To 40 College Road, St Albans	2		2	0	2											
5/2022/1683 5/2021/2303 5/2019/0477	Land rear of 18-22 Bucknalls Drive, Bricket Wood	2		2	0	2											Permission 5/2022/1683 supersedes permissions 5/2021/2303 and 5/2019/0477
5/2018/1413	Aldwickbury School,	2	-2	1	0	-1	2										



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
	Wheathampstead Road, Harpenden																
5/2023/2065 5/2016/3281	90 Grange Street, St Albans	2		2	0		2										Permission 5/2023/2065 supersedes permission 5/2016/3281
5/2024/1426	12 Admirals Walk, St Albans	2	-1	1	0		-1	2									
5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2		0	2												
5/2023/1344 5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	2	0	2											Permission 5/2023/1344 supersedes permission 5/2021/0499
5/2023/0532 5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2		2	0	2											Permission 5/2023/0532 supersedes permissions 5/2020/1207 and 5/2021/0937. Permission 5/2020/1207 allowed at appeal.
5/2023/2442 5/2021/0337	The Grove, Livery Stables, Pipers Lane, Harpenden	2		2	0		2										Permission 5/2023/2442 supersedes permission 5/2021/0337
5/2024/2164 5/2021/1523	24 St Annes Road, London Colney	2	-1	2	-1	2											Permission 5/2024/2164 supersedes permission 5/2021/1523
5/2022/2769 5/2021/0286	17 Hazelmere Road, St Albans	2	-1	1	0	-1	2										Permission 5/2022/2769 supersedes permission 5/2021/0286
5/2023/0023 5/2021/2695	Land rear of 9 and 11 College Place, St Albans	2		0	2												Permission 5/2023/0023 supersedes permission 5/2021/2695
5/2022/1778	46 West Riding, Bricket Wood	2	-1	0	2												
5/2021/3462	15 Jameson Road, Harpenden	2	-1	0	2												
5/2022/0723 5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	2	-1	0	2												Permission 5/2022/0723 supersedes permissions 5/2021/2332 and 5/2020/0200
5/2022/1208	3 Hillside Road, Harpenden	2	-1	1	0	-1	2										
5/2022/2427	3 Wildwood Avenue, Bricket Wood	2		2	0							2					Permission in principle granted for permission 5/2022/2427



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2022/1989	26 Lyndhurst Drive, Harpenden	2	-1	2	0	2											
5/2022/2830	Land Rear of 13 and 15 West Way And Off Walnut Close, Harpenden	2		2	0	2											
5/2023/1320 5/2023/0039	45 Moreton End Lane, Harpenden	2	-1	0	2												Permission 5/2023/1320 supersedes permission 5/2023/0039
5/2022/2911	Perpetua House, Albion Road, St Albans	2	-1	0	2												
5/2023/0706	Land Rear Of 45-51 Francis Avenue, Accessed Via Therfield Road, St Albans	2		2	0	2											
5/2023/0778	11 Chequer Street, St Albans	2		2	0	2											
5/2023/0603	Land Adjoining 47 Bucknalls Drive, Bricket Wood	2		2	0	2											
5/2023/0408	55 Necton Road, Wheathampstead	2	-1	0	2												
5/2023/1490	7 Hammondswick, Harpenden	2	-1	1	0	-1	2										
5/2023/1628	Land Adjacent to 84 St Annes Road, London Colney	2		2	0	2											
5/2022/2904	202 Radlett Road, Frogmore	2		2	0			2									
5/2023/2539	117 Pickford Hill, Harpenden	2	-1	1	0	-1	2										
5/2023/1107	12a Chequer Street, St Albans	2		2	0	2											
5/2022/0983	72 Lybury Lane, Redbourn	2	-1	1	0		-1	2									
5/2023/1032	Colne Spring Villa, Coursers	2		0	2												



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
	Road, Colney Heath																
5/2023/1864	Templeton House, 38 Oakfield Road, Harpenden	2	-1	1	0		-1	2									
5/2023/2480	Land Adjacent 4 Noke Side, Chiswell Green	2		0	2												
5/2023/2408	1 Barncroft Way, St Albans	2		2	0		2										
5/2024/0022	Land Adjacent 1 & 2 Deacon Close St Albans	2		2	0		2										
5/2024/0069	59 Cotlandswick, London Colney	2	-1	0	1												
5/2024/0392	72 Grove Road, Harpenden	2	-1	2	-1	2											
5/2024/0451	226 Park Street Lane, Park Street	2	-1	1	0		-1	2									
5/2024/0495	105 Mount Pleasant Lane, Bricket Wood	2	-1	0	1												
5/2024/0566	40 Grosvenor Road, St Albans	2		2	0		2										
5/2024/0592	46 Midway, St Albans	2	-1	1	0		-1	2									
5/2024/1498	267 Hatfield Road, St Albans	2	-1	2	-1	2											
5/2023/2185 5/2023/0505 5/2022/0859	Yard rear of and land adjacent to Wexhams, Lye Lane, St Albans	2		2	0		2										Site includes 2 permissions, permission 5/2023/2185 for 1 dwelling and permission 5/2023/0505 for 1 dwelling. Permissions 5/2023/2185 and 5/2023/0505 supersede permission 5/2022/0859.
5/2023/2501	18 Trumpington Drive, St Albans	2	-1	1	0		-1	2									
5/2024/0431 5/2024/0259	Barns And Stables At Sleapshyde Farm, Sleapshyde, Smallford	2		2	0		2										Site includes two permissions, permission 5/2024/0431 for 1 dwelling and permission 5/2024/0259 for 1 dwelling



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2024/1499	Land Rear of 50 Lemsford Road, St Albans	2		2	0		2										
5/2024/1691	Land Rear Of 235 & 237 Sandpit Lane, St Albans	2		2	0		2										
5/2024/1771	14 Barnfield Road, St Albans	2		2	0		2										
5/2024/2093	Land Adjacent 38 House Lane, Sandridge	2		2	0							2					Permission in Principle granted for permission 5/2024/2093
5/2024/0750	27 & 29 Bowers Way, Harpenden	2	-2	0	0		-2	2									
5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	1	0	1											
5/2022/0789 5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	1	0	1											Permission 5/2022/0789 partially supersedes permissions 5/2019/2235 and 5/2016/3817
5/2022/0716 5/2021/0024	10 Prospect Lane, Harpenden	1	-1	0	1												Permission 5/2022/0716 partially supersedes permission 5/2021/0024
5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	1	-1	0	1												Permission 5/2021/2536 supersedes permission 5/2020/1794
5/2021/3465 5/2018/0644	1 Mount Pleasant, St Albans	1	-1	0	1												
5/2017/0855	33 Stewart Road, Harpenden	1		1	0	1											
5/2017/3661	3a Albion Road, St Albans	1		1	0	1											
5/2017/3067	Faulknors End Farm, Roundwood Lane, Harpenden	1		1	0	1											
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1		0	1												



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5/2022/0924 5/2019/1269	2a Warwick Road, St Albans	1		1	0	1											Permission 5/2022/0924 supersedes permission 5/2019/1269
5/2022/0497 5/2018/3239	22 Roundfield Avenue, Harpenden	1		1	0	1											
5/2018/1371	Land adj 103 How Wood, How Wood	1		1	0	1											
5/2022/1982 5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	0	-1	1										Permission 5/2022/1982 supersedes permissions 5/2019/0440 and 5/2017/1520
5/2024/1985 5/2022/1815 5/2021/3093 5/2017/1669	Land Rear Of 3 And 5 Approach Road And Accessed Via Orient Close, St Albans	1		1	0		1										Permission 5/2024/1985 supersedes permissions 5/2022/1815, 5/2021/3093 and 5/2017/1669
5/2018/1540	R/O 68 Harpenden Road, St Albans	1		1	0	1											
5/2018/2094	48 Marshals Drive, St Albans	1	-1	1	0	1											
5/2021/2909 5/2018/2440	Land adj 3 Hamilton Road, St Albans	1		1	0	1											
5/2022/0351 5/2018/2895	1 Hall Place Gardens, St Albans	1		1	0	1											
5/2023/0223 5/2019/0093	12 The Warren, Harpenden	1	-2	0	1												Permission 5/2023/0223 supersedes permission 5/2019/0093
5/2019/2555	Land Adj 31 West Common Way, Harpenden	1		0	1												
5/2024/1425	Land rear of 24 Mayflower Road, How Wood	1		1	0		1										
5/2021/1894 5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1		0	1												Permission 5/2021/1894 supersedes permissions 5/2021/0759 and 5/2019/1687
5/2019/2946	12 Pipers Close, Redbourn	1		1	0	1											



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5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1		1	0	1											
5/2020/0341	3 Cloister Garth, St Albans	1		0	1												
5/2020/2348	153 Victoria Street, St Albans	1		1	0	1											
5/2022/2527 5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1		1	0	1											Permission 5/2022/2527 supersedes permission 5/2020/1615
5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	0	1												Permission 5/2021/1155 supersedes permission 5/2019/0045
5/2021/1128	17 & 17a French Row, St Albans	1	-1	1	0	1											
5/2023/1430 5/2021/3214	Land Opposite 1 To 3 The Squirrels, Brackendene, Bricket Wood	1		0	1												Permission 5/2023/1430 supersedes permission 5/2021/3214
5/2024/0709	Land between 14 and 18 The Uplands, Bricket Wood	1		1	0		1										Permission 5/2023/0180 supersedes permission 5/2020/3201
5/2021/2743 5/2021/1800	86 Mount Pleasant Lane, Bricket Wood	1	-1	0	1												Permission 5/2021/2743 supersedes permission 5/2021/1800
5/2021/0189	5 Pondwick Road, Harpenden	1	-1	0	1												
5/2021/2742	23 & 25 Moreton End Lane, Harpenden	1		0	1												
5/2021/3260	42 Park Avenue North, Harpenden	1	-1	0	0												
5/2021/3603	15 Highfield Road, Sandridge	1	-1	0	1												
5/2021/2674	6 Foxcroft, St Albans	1		0	1												
5/2021/3190	27a Townsend Drive, St Albans	1	-1	0	1												
5/2023/0550 5/2022/0265	2a Royal Road, St Albans	1		1	0	1											Permission 5/2023/0550 supersedes permission 5/2022/0265



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2022/1798 5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	0	-1	1										Permission 5/2022/1798 supersedes permission 5/2021/1279
5/2021/1401	New Lodge, Drop Lane, Bricket Wood	1	-1	0	1												
5/2024/0881 5/2021/3607	5 Meads Lane, Wheathampstead	1		1	0		1										Permission 5/2024/0881 supersedes permission 5/2021/3607
5/2023/1863 5/2022/1762 5/2022/1247	37 Burston Drive, Park Street	1	-1	1	-1	1											Permission 5/2023/1863 supersedes permissions 5/2022/1762 and 5/2022/1247
5/2022/0302	110 Mount Pleasant Lane, Bricket Wood	1	-1	0	1												
5/2022/0664	Seven Oaks Cottage, 88 Roestock Lane, Colney Heath	1		1	0	1											
5/2022/0238	5 Wood End Road, Harpenden	1	-1	0	0	-1	1										
5/2022/0661	25 Grove Avenue, Harpenden	1	-1	0	1												
5/2022/0755	Land adj 82 Ox Lane, Harpenden	1		1	0	1											
5/2022/1069	6 Pigeonwick, Harpenden	1	-1	0	1												
5/2022/1231	6 Salisbury Avenue, Harpenden	1	-1	0	1												
5/2022/1303	Land R/O Willowbank, 59 Coldharbour Lane, Harpenden	1		1	0	1											
5/2022/1323	First Floor, 18 High Street, Harpenden	1		1	0	1											
5/2023/0681 5/2022/1347	4 Oakfield Road, Harpenden	1	-1	0	0	-1	1										Permission 5/2023/0681 supersedes permission 5/2022/1347
5/2022/1482	16 Park Avenue South, Harpenden	1	-1	1	0	1											
5/2023/1689 5/2022/2062	16 Townsend Lane, Harpenden	1	-1	1	-1	1											Permission 5/2023/1689 supersedes part-implemented permission 5/2022/2062



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2021/3109	271 Cell Barnes Lane, St Albans	1		0	1												
5/2022/0483	31 Homewood Road, St Albans	1	-1	0	0	-1	1										
5/2023/0604 5/2022/2079 5/2022/0786	116 Cambridge Road, St Albans	1		1	0	1											Permission 5/2023/0604 supersedes permissions 5/2022/2079 and 5/2022/0786
5/2022/1168	219 Hatfield Road, St Albans	1		1	0	1											
5/2022/1547	6 Watford Road, St Albans	1	-1	0	1												
5/2022/2285	89 Fishpool Street, St Albans	1	-1	1	0	1											
5/2020/2986	Hawthorns, Roestock Lane, Colney Heath	1		1	0	1											
5/2021/1480	37 Napsbury Lane, St Albans	1	-1	0	0	-1	1										
5/2022/1049	108 Ragged Hall Lane, Chiswell Green	1	-1	0	0	-1	1										
5/2022/1206	Orchard Farm, Sheeppcote Lane, Wheathampstead	1		0	1												
5/2022/1309	Land At Junction Of Dunstable Road, Luton Lane, Redbourn	1		1	0	1											
5/2022/2559	Holly Lodge, 10 Park Avenue South, Harpenden	1		1	0	1											
5/2022/2226	27 Wilshere Avenue, St Albans	1		1	0	1											
5/2022/2756	Harvest House, 37 London Road, St Albans	1		1	0	1											
5/2022/2811	38 Abbots Avenue West, St Albans	1		1	0	1											



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2022/2332	37 Ridgewood Drive, Harpenden	1	-1	1	-1	1											
5/2022/2338	42A West Common, Harpenden	1	-1	1	-1	1											
5/2022/2666	14 Park Avenue South, Harpenden	1	-1	0	0	-1	1										
5/2022/0266	85 Harpenden Road, St Albans	1	-1	0	0	-1	1										
5/2022/1386	197a Marshalswick Lane, St Albans	1	-1	0	0	-1	1										
5/2022/2145	12 Tithe Barn Close, St Albans	1	-1	0	1												
5/2022/2281	20 Cunningham Hill Road, St Albans	1	-1	1	0	1											
5/2022/2379	50 Midway, St Albans	1	-1	0	1												
5/2022/2401	49 Midway, St Albans	1	-1	1	-1	1											
5/2023/1654	9 Chequer Street, St Albans	1		1	0	1											
5/2023/2415	21 Verulam Road, St Albans	1		1	0	1											
5/2024/0197	4b Frogmore, St Albans	1		0	1												
5/2021/3371	14 Tippendell Lane, Chiswell Green	1	-1	0	0	-1	1										Permission 5/2021/3371 allowed at appeal
5/2023/0893 5/2022/2884	31 Rothamsted Avenue, Harpenden	1	-1	1	0	1											Permission 5/2023/0893 partially supersedes permission 5/2022/2884
5/2023/0906	7 Hatching Green Close, Harpenden	1	-1	1	0	1											
5/2023/1063	11 Fallows Green, Harpenden	1	-1	0	1												
5/2023/1515	154 Park Street Lane, How Wood	1	-1	1	-1	1											
5/2023/0341	375 High Street, London Colney	1	-1	0	0	-1	1										



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2023/1714	58 Mount Drive, Park Street	1	-1	1	0	1											
5/2022/2493	3 St Marys Close, Redbourn	1	-1	1	0	1											
5/2022/1892	19 Park Avenue, St Albans	1	-1	0	1												
5/2022/2409	24 & 24a Prospect Road, St Albans	1	-2	-1	0	-2	1										
5/2022/2478	150 St Albans Road, Sandridge	1		1	0	1											
5/2022/2488	138 Hill End Lane, St Albans	1		1	0	1											
5/2022/2965	4 George Street, St Albans	1		1	0	1											
5/2023/0115	Unit 4, 219a Hatfield Road, St Albans	1		1	0	1											
5/2023/0847	107 Batchwood Drive, St Albans	1		0	1												
5/2023/0859	18 Townsend Drive, St Albans	1	-1	0	0	-1	1										
5/2022/2498	69 Necton Road, Wheathampstead	1		1	0	1											
5/2022/2779	3 Mount Road, Wheathampstead	1	-1	0	0	-1	1										
5/2022/2894	241 Colney Heath Lane, Colney Heath	1	-1	0	0	-1	1										
5/2022/2969	Lamerwood House, Codicote Road, Wheathampstead	1	-1	0	0	-1	1										
5/2023/0124	Long Acre House, Pipers Lane, Harpenden	1	-1	0	1												
5/2023/1122	Lower Stud, Drop Lane, Bricket Wood	1		1	0	1											



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2023/1342	16 Manland Avenue, Harpenden	1		1	0	1											
5/2023/1513	61 Midway, St Albans	1	-1	1	-1	1											
5/2022/2539	Little Bushes, Sleapshyde, Smallford	1	-1	0	0	-1	1										Permission 5/2022/2539 allowed at appeal
5/2023/1652	39 Cottonmill Crescent, St Albans	1		1	0	1											
5/2023/1673	1 Rosebery Avenue, Harpenden	1	-8	-7	0	-8	1										Conversion ratio of 1.8 applied to -14 C2 Use Class bedrooms (Housing Delivery Test Measurement Rule Book). C3 dwellings equivalent = -8 dwellings (-14 / 1.8 = -8 [nearest whole number]).
5/2023/1772	Land To Rear Of 7 Dellcroft Way, Harpenden	1		1	0	1											
5/2023/1748	42 Marshals Drive, St Albans	1	-1	1	-1	1											
5/2023/1813	68 High Oaks, St Albans	1		1	0	1											
5/2023/2484	97 High Street, Colney Heath	1		1	0	1											
5/2023/1306	34 St Peters Street, St Albans	1		1	0	1											
5/2024/0028 5/2022/3021	46 Crabtree Lane, Harpenden	1	-1	0	0		-1	1									Permission 5/2024/0028 supersedes permission 5/2022/3021. Permission 5/2022/3021 allowed at appeal.
5/2024/0565	Land Between Bluebell Grange And Harkaway, Annables Lane, Kinsbourne Green, Harpenden	1		1	0		1										Permission 5/2024/0565 allowed at appeal
5/2023/2139	Land Adjacent The Cats Whiskers, 1 Oaklands Lane,	1		1	0			1									Outline permission 5/2023/2139 allowed at appeal



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
	Smallford, St Albans																
5/2022/2432	Workshop Adjacent 13 Bassett Close, Crown Street, Redbourn	1		1	0		1										
5/2023/0251	Land Adjacent Stanbridge, Kinsbourne Green Lane, Harpenden	1		1	0		1										
5/2023/1990	17 South Riding, Bricket Wood	1		1	0	1											
5/2023/2058	71 Jennings Road, St Albans	1	-1	1	-1	1											
5/2023/2150	11 Grove Avenue, Harpenden	1	-1	0	0												
5/2023/2311	15 Townsend Lane, Harpenden	1	-1	1	-1	1											
5/2023/2397	44 Francis Avenue, St Albans	1		1	0		1										
5/2023/2418	11 Batford Road, Harpenden	1	-1	0	0		-1	1									
5/2023/2470	110 Marshalswick Lane, St Albans	1	-1	1	-1	1											
5/2023/2516	1 Hornbeams, Bricket Wood	1		1	0		1										
5/2023/2556	35 Homewood Road, St Albans	1	-1	1	-1	1											
5/2023/2568	2 Ashcroft Close, Harpenden	1	-1	0	0		-1	1									
5/2023/2587	1 Stonecross, St Albans	1		1	0		1										
5/2023/2606	48 Collyer Road, London Colney	1		1	0		1										
5/2024/0073	51 Bucknalls Drive, Bricket Wood	1	-1	0	0												



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2024/0780 5/2024/0068	1 Firwood Avenue, St Albans	1		1	0	1											Permission 5/2024/0780 supersedes permission 5/2024/0068
5/2024/1212 5/2024/0081	43 Meadway, Colney Heath	1		0	1												Permission 5/2024/1212 supersedes permission 5/2024/0081
5/2024/0116	11 Kirkdale Road, Harpenden	1	-1	1	-1	1											
5/2024/0118	32 Breakspear Avenue, St Albans	1	-1	1	-1	1											
5/2024/0126	3 Cross Lane, Harpenden	1		1	0		1										
5/2024/0125	1 Wells Close, Harpenden	1		1	0		1										
5/2024/0135	Land Adjacent Roslin, Marshalls Heath Lane, Wheathampstead	1		1	0		1										
5/2024/0210	10a Park Avenue, St Albans	1	-1	0	0		-1	1									
5/2024/0241	40 Lancaster Road, St Albans	1	-1	0	0		-1	1									
5/2024/0294	2 The Uplands, Harpenden	1	-1	1	-1	1											
5/2024/0532	43 West Common Way, Harpenden	1	-1	1	-1	1											
5/2024/0570	12 Prospect Road, St Albans	1		1	0		1										
5/2024/0563	67a Mayflower Road, Park Street	1	-1	0	0		-1	1									
5/2024/1961 5/2024/0765	2 Victoria Road, Harpenden	1		1	0		1										Permission 5/2024/1961 supersedes permissions 5/2024/0765 and 5/2022/2718
5/2024/0873	36 Alzey Gardens, Harpenden	1	-1	0	0		-1	1									
5/2024/0974	10 Amenbury Lane, Harpenden	1	-1	0	0		-1	1									
5/2024/1026	44 Roundwood Lane, Harpenden	1	-1	0	0		-1	1									
5/2024/1118	26 Clifton Street, St Albans	1		1	0		1										



Planning Permission Reference Number(s)	Site Name / Address	Estimated Gains (Gross)	Estimated Loss	Estimated Net Dwellings to be Completed (2025/26 - 2035/36)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2024/1222	37 Rowlatt Drive, St Albans	1	-1	1	-1	1											
5/2024/1264	108 Watford Road, Chiswell Green	1	-1	1	-1	1											
5/2024/1265	Chandau, Lamb Lane, Redbourn	1	-1	0	0		-1	1									
5/2024/1323	19 Cunningham Hill Road, St Albans	1	-1	0	0		-1	1									
5/2024/1769	26 Marlborough Road, St Albans	1		1	0		1										
5/2024/1809	508 Hatfield Road, St Albans	1		1	0		1										
5/2024/1694	Woodlands, 13 Sauncey Wood, Harpenden	1		1	0		1										
5/2024/1415	75 Hatfield Road, St Albans	1	-1	0	0		-1	1									
5/2022/0567	Wheathampstead House, Codicote Road, Wheathampstead	0	-1	-1	0	-1											
<b>Permissions (past completions and estimated future completions) - Total</b>		<b>2,841</b>	<b>-164</b>	<b>2,290</b>	<b>381</b>	<b>339</b>	<b>457</b>	<b>492</b>	<b>316</b>	<b>254</b>	<b>181</b>	<b>119</b>	<b>54</b>	<b>35</b>	<b>30</b>	<b>13</b>	
<b>Permissions (estimated future completions) - 8% lapse assumption</b>					<b>0</b>	<b>-27</b>	<b>-37</b>	<b>-39</b>	<b>-25</b>	<b>-20</b>	<b>-14</b>	<b>-10</b>	<b>-4</b>	<b>-3</b>	<b>-2</b>	<b>-1</b>	
<b>Total including 8% lapse assumption for permissions (estimated future completions)</b>					<b>381</b>	<b>312</b>	<b>420</b>	<b>453</b>	<b>291</b>	<b>234</b>	<b>167</b>	<b>109</b>	<b>50</b>	<b>32</b>	<b>28</b>	<b>12</b>	



### Applications with Committee Resolutions to Grant Permission Subject to Section 106 Agreement Completion

Planning Application Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
5/2023/0327	Land At Cooters End Lane And Ambrose Lane, Harpenden	492					70	70	70	70	70	70	70	2	Outline application 5/2023/0327 for 420 use class C3 dwellings plus 72 use class C3 dwellings (130 use class C2 units; C3 dwellings equivalent = 130 / 1.8 = 72 C3 dwellings). Council's Development Management Committee meeting on 17/02/2025 resolved that outline application 5/2023/0327 be granted conditional planning permission subject to the completion of a Section 106 agreement. Decision pending as at 09/12/2025.
5/2022/2736	Land At Round House Farm, Roestock Lane, Colney Heath	155									50	50	50	5	Council's Development Management Committee meeting on 19/03/2025 resolved that outline application 5/2022/2736 be granted conditional planning permission subject to the completion of a Section 106 agreement. Outline permission 5/2022/2736 granted on 24/11/2025.
5/2022/2748	Land North of Wheathampstead Road, Harpenden	40					15	15	10						Council's Development Management Committee meeting on 11/12/2024 resolved that outline application 5/2022/2748 be granted conditional planning permission subject to the completion of a Section 106 agreement. Decision pending as at 09/12/2025.
<b>Applications with Committee resolutions to grant permission subject to Section 106 agreement completion - Total</b>		<b>687</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>85</b>	<b>85</b>	<b>80</b>	<b>70</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>7</b>	



## Site Allocations

Site Reference Number	Site Name / Address	Estimated Gains (Net)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Narrative
HA1	Harpenden Memorial Hospital, Harpenden	34										15	15	4	Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA1 for minimum of 34 dwellings.
HA4	Jewsons, Grove Road, Harpenden	14												14	Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA4 for minimum of 14 dwellings.
HA6	Land at 63 High Street, Harpenden	5												5	Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA6 for minimum of 5 dwellings.
HA8	Land and Garages at Longfield Road, Harpenden	4												4	Made Harpenden Neighbourhood Plan 2019, Policy H10 - Housing Site Allocations HA8 for minimum of 4 dwellings.
<b>Site Allocations Totals</b>		<b>57</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>27</b>	

