



St Albans City and District

Authority's Monitoring Report 2025

(1 April 2024 to 31 March 2025)

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

(Base Date 31/03/2025)

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1 Background to the Authority's Monitoring Report

- 1.1 The planning information and approach set out in this Authority's Monitoring Report (AMR) follows the usual convention of reflecting the situation as of 31 March 2025 and generally does not include subsequent information (available before the date of publication). The general monitoring period in this AMR is from 1 April 2024 to 31 March 2025.
- 1.2 Although the Localism Act 2011 removed the requirement for local authorities to submit an Annual Monitoring Report to Government (Secretary of State), the production of a report is still statutorily required. The title is changed to Authority's (rather than 'Annual') Monitoring Report.
- 1.3 At present, the current adopted Local Plan¹ for St Albans City and District (SACD) is the District Local Plan Review 1994² (Adopted 30 November 1994). Under the Planning and Compulsory Purchase Act 2004 the policies in the adopted Local Plan were automatically 'saved' for three years and subsequently the Government agreed to some policies being saved for longer; effectively until they are replaced by a new Plan³. The current statutory Development Plan for SACD is made up of the following nine documents:
- District Local Plan Review 1994 (Saved Policies)^{2 3}
 - Harpenden Neighbourhood Plan 2018-2033 (Made February 2019)⁴
 - Sandridge Parish Neighbourhood Plan 2019-2036 (Made July 2021)⁵
 - St Stephen Parish Neighbourhood Plan 2019-2036 (Made July 2022)⁶
 - Redbourn Neighbourhood Plan 2020-38 (Made July 2023)⁷
 - Wheathampstead Neighbourhood Plan 2020-2035 (Made July 2023)⁸
 - Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (Adopted November 2012)⁹
 - Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (Adopted July 2014)¹⁰
 - Hertfordshire Minerals Local Plan Review 2002-2016 (Saved Policies) (Adopted March 2007)¹¹
- 1.4 The Council withdrew the St Albans City and District Local Plan 2020-2036 Publication Draft 2018 from examination in November 2020. Following this, the Council commenced preparation of a new Local Plan (2041) in January 2021¹². Therefore, the AMR for 2024/2025 is focused on monitoring the 'saved' policies in the District Local Plan Review 1994.
- 1.5 Since the publication of the National Planning Policy Framework¹⁶ (NPPF) in March 2012 (revised December 2024), 'saved' policies are given due weight according to their degree of consistency with the NPPF, and this should be taken into account in considering their application.
- 1.6 Unless stated otherwise, the main source of data in this AMR is from the Hertfordshire County Council (HCC) planning monitoring and information system, SMART Herts. This system is maintained by HCC's planning information team on behalf of the ten Hertfordshire District / Borough Council local planning authorities, including SADC.



Legal and Regulatory Requirements

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

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

(a) the implementation of the local development scheme;

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

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

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

(a) be in respect of a period—

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

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

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

(c) be in such form as is prescribed;

(d) contain such other matter as is prescribed.

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

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

- 1.8 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out regulations for Authority's Monitoring Reportsⁱ. Part 8, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 states:

ⁱ N.B. New regulations, The Town and Country Planning (Local Planning) (England) Regulations 2026, introduced in March 2026. This will be referred to in future AMRs.



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

- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;*
- (b) in relation to each of those documents—*
 - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;*
 - (ii) the stage the document has reached in its preparation; and*
 - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and*
- (c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.*

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

- (a) identify that policy; and*
- (b) include a statement of—*
 - (i) the reasons why the local planning authority are not implementing the policy; and*
 - (ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.*

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

- (a) in the period in respect of which the report is made, and*
- (b) since the policy was first published, adopted or approved.*



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

(5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010, the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

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

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

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

Neighbourhood Planning

- 1.9 The Localism Act 2011 also introduced Neighbourhood Development Plans as a new, optional, part of the statutory Development Plan, and complementary to Local Plans. Monitoring of Neighbourhood Plan progress will be reported alongside Local Plan work. As set out in Part 8, Regulation 34(4) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR will report any neighbourhood development plans that have been made by the Council.
- 1.10 Following a 'Yes' vote at referendum on 7 February 2019, the Harpenden Neighbourhood Plan⁴ was made at Full Council on 20 February 2019. This covers the neighbourhood area of Harpenden Town and Harpenden Rural Parish. Following a 'Yes' vote at referendum on 6 May 2021, the Sandridge Neighbourhood Plan⁵ was made at Full Council on 14 July 2021. This covers the neighbourhood area of Sandridge Parish. Following a 'Yes' vote at referendum on 5 May 2022, the St Stephen Neighbourhood Plan⁶ was made at Full Council on 20 July 2022. This covers the neighbourhood area of St Stephen Parish. Following a 'Yes' vote at referendum on 4 May 2023, the Redbourn Neighbourhood Plan⁷ was made at Full Council on 12 July 2023. This covers the neighbourhood area of Redbourn Parish. In addition, following a 'Yes' vote at referendum on 4 May 2023, the Wheathampstead



Neighbourhood Plan⁸ was made at Full Council on 12 July 2023. This covers the neighbourhood area of Wheathampstead Parish. The made Harpenden, Sandridge, St Stephen, Redbourn and Wheathampstead Neighbourhood Plans now form part of the Development Plan for SADC, and are material considerations in deciding planning applications in the five neighbourhood areas.

- 1.11 Once made, other Neighbourhood Plans will form part of the Development Plan for SADC. Further details of documents for Neighbourhood Planning and the made Harpenden, Sandridge, St Stephen, Redbourn and Wheathampstead Neighbourhood Plans can be found on the Neighbourhood Planning page¹⁹ of the Council's Planning Policy website.

Local Development Scheme

- 1.12 The Planning and Compulsory Purchase Act 2004 (Chapter 5, Part 2, Section 15) requires each local planning authority to prepare and maintain a Local Development Scheme (LDS). The LDS sets out a timetable (often a three year work programme) for the preparation of Development Plan Documents. As set out in Section 35(2) of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), the AMR is required to report on the implementation of the LDS.
- 1.13 An updated LDS was published by the Council in September 2024, outlining the timetable for the preparation of the new Local Plan (2041)²⁰. It covers the period from 2023 to 2026 and is included below:

Figure 1: Local Development Scheme (September 2024)

	Regulation 18 Consultation	Regulation 19 Publication	Submission	Examination	Adoption
Local Plan	July – Sep 2023	Sep – Nov 2024	Dec 2024	Dec 2024 – Feb 2026	March 2026

- 1.14 As set out in Part 8, Regulations 34(1)(a) and 34(1)(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012, the AMR will report on the new LDS timetable and the stage the new Local Plan has reached in its preparation. The production of the new Local Plan evidence base and Duty to Cooperate processes commenced in December 2020. In the 2023/2024 monitoring year, the Council undertook a Regulation 18 Consultation for the new draft Local Plan between 12 July and 25 September 2023¹³. For the 2024/2025 monitoring year, the New Local Plan (2041) was at the Regulation 19 publication, submission and examination stages of preparation. The Council held a Regulation 19 publication technical consultation for the Draft Local Plan 2041 between 26 September and 8 November 2024¹⁴. Subsequently, the Council submitted the Draft Local Plan 2041 to the Secretary of State for independent examination on 29 November 2024¹⁵.



- 1.15 Following this, the Secretary of State appointed two Planning Inspectors from the Planning Inspectorate to conduct the examination of the Council's submitted Draft Local Plan. As part of the examination, the Inspectors held Stage 1 hearing sessions covering strategic issues relating to legal compliance, housing needs, the spatial strategy and the principle of Green Belt release between 29 April and 1 May 2025¹⁶. Then, the Inspectors held Stage 2 hearing sessions between 14 October and 11 December 2025. These sessions covered strategic issues relating to legal compliance, housing growth and the spatial strategy, the Green Belt, type and mix of housing, economy and employment, Hemel Garden Communities, residential site allocations, community infrastructure, housing land supply, transport, the natural environment, design standards, the historic environment and accommodation for Gypsies, Travellers and Travelling Showpeople. As at 1 April 2025, the preparation of the new Local Plan is in accordance with the updated LDS timetable above.

Duty to Co-operate

- 1.16 In accordance with the Localism Act 2011, when preparing Local Plans, Local Planning Authorities have a 'Duty to Co-operate' (DtC). This means that authorities must co-operate with other local planning authorities and other public bodies in so far as the Plan relates to a strategic matter.
- 1.17 Part 8, Regulation 34(6) of the Town and Country Planning (Local Planning) (England) Regulations 2012, states:
- “(6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.”*
- 1.18 A summary of the Council's work on DtC is reported in the AMR.
- 1.19 The public bodies included in this are set out in The Town and Country Planning (Local Planning) (England) Regulations 2012. In the context of SADC, current Duty to Co-operate bodies are considered in the table below. However, these may be updated in future to include additional bodies as necessary.

Figure 2: SADC Current Neighbouring & Nearby Local Planning Authorities and Prescribed Bodies Subject to the Duty to Cooperate

Neighbouring & Nearby Local Planning Authorities	Prescribed Bodies
Dacorum Borough Council	The Environment Agency
Hertsmere Borough Council	Historic England
North Hertfordshire District Council	Natural England
Three Rivers District Council	The Mayor of London
Watford Borough Council	The Civil Aviation Authority
Welwyn Hatfield Borough Council	Homes England



Neighbouring & Nearby Local Planning Authorities	Prescribed Bodies
Central Bedfordshire Council	Herts Valleys Clinical Commissioning Group / Herts and West Essex Integrated Care Board
Luton Borough Council	NHS England
Buckinghamshire Council	Office of Rail and Road
Hertfordshire County Council	Transport for London
	Highways England
	Highways Authority (Hertfordshire Highways)
	The Marine Management Organisation
	Coal Authority

- 1.20 Local Planning Authorities must have regard to the activities of Hertfordshire Futures (formerly the Local Economic Partnership) and Hertfordshire Local Nature Partnership (LNP); although the bodies are not subject to the formal requirements of the DtC.
- 1.21 As part of the preparation of the new Local Plan, SADC undertook Duty to Cooperate meetings with all neighbouring and nearby authorities as listed in Figure 3. These meetings took place from January to March 2021. Notes of these meetings were published at the Council's Local Plan Advisory Group meeting on 15 June 2021²¹ (see Appendix 1 to Appendix 9, Duty to Cooperate Meeting Notes).
- 1.22 SADC also wrote to relevant prescribed bodies set out in Figure 3 in February 2021.
- 1.23 On 6 September 2022 the Council held an online Duty to Cooperate workshop to which all the neighbouring and nearby authorities and prescribed bodies set out in Figure 3, along with the Hertfordshire Local Economic Partnership (LEP) and Hertfordshire Local Nature Partnership, were invited. The Council's approach to DtC was presented and strategic cross boundary matters were discussed. Comments received during and after the workshop were used to inform the Council's Duty to Cooperate process. The Council subsequently sent out letters to surrounding local authorities requesting whether they could reasonably provide any suitable sites regarding St Albans need for certain land uses such as housing.
- 1.24 At the draft Local Plan Regulation 18 stage in September 2023 another round of DtC Councillor meetings were held with all adjoining or nearby Councils and SADC then sent a follow-up letter in November 2023 asking if the other authorities could help SADC meet the District's development needs. A round of meetings were also held with DtC bodies including Natural England, the Environment Agency, Historic England and National Highways to discuss their Regulation 18 responses and to agree next steps and actions for SADC to address the matters raised.
- 1.25 At Regulation 19 stage in October 2024 another round of DtC Councillor meetings were held with all adjoining / nearby Councils. This included discussion regarding whether or not the authorities could help SADC meet our development needs. A round of officer DtC meetings was also held with DtC bodies including Natural England, the Environment Agency, Historic England and National Highways to



discuss their Regulation 19 responses and to agree next steps and actions for SADC to address the matters raised. Statements of Common Ground were prepared and agreed with DtC bodies prior to Submission of the draft Local Plan and during the Examination process.

- 1.26 The Council has been working closely with four neighbouring authorities (Dacorum Borough Council, Hertsmere Borough Council, Three Rivers District Council and Watford Borough Council) as part of the South West Hertfordshire (SW Herts) area. The five authorities and Hertfordshire County Council, were working to prepare a Joint Strategic Plan (JSP) for the South West Hertfordshire area. As a result of the Local Government Review (LGR), however, work on the Joint Strategic Plan has ended, and a Spatial Development Strategy will be prepared instead.
- 1.27 It should be noted that the new Town and Country Planning (Local Planning) (England) Regulations 2026, which have a commencement date of 25 March 2026, have the effect of removing the Duty to Cooperate.



2 Monitoring Framework

- 2.1 The AMR Monitoring Framework, as shown below, sets out core measures and indicators of progress in implementation of the current adopted Local Plan. Specifically, these are the 'saved' policies of the District Local Plan Review 1994 and where relevant, policies in the NPPF 2024.

Figure 3: AMR Monitoring Framework

Policy Topic	Measures / Indicators	Target
Housing	1 – Net additional dwellings completed	NPPF standard methodology (for relevant period)
	2 – Five year land supply (estimated dwelling numbers)	Five year land supply against NPPF standard methodology (for relevant period)
	3 – Number / percentage of additional dwellings built on previously developed land	No target set
	4 – Size - dwelling completions by number of bedrooms (bed spaces), on market / affordable split	No target set
	5 – Type - dwelling completion numbers by detached houses / terraced houses / apartments, on market / affordable split	No target set
	6 – Number / Percentage of gross dwellings completed as affordable	200 affordable dwellings per annum / 35%
	7 – Affordable housing completions by type	No target set
Gypsies, Travellers and Travelling Show People	8 – Net additional pitches	No target set
Employment Land	9 – Change in employment (B use class - B2 / B8 and E use class – E(g)(i) / E(g)(ii) / E(g)(iii)) floor space stock (by type - office / industrial and warehousing 'shed' - and by main employment location)	No employment floor space on District Local Plan Review 1994 designated employment areas lost to non-employment uses
	10 – New employment development land (hectares) immediately available (outline permission)	No target set



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

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

Quick Reference Tables

- 2.3 Each topic is measured below with results and a target achievement for the previous monitoring year 2024/25. Further detail can be found in corresponding subsequent sections, where the grey tables relate directly to the grey tables below. Yellow and other coloured tables contain related information which is in addition to the Monitoring Framework.

Policy Topic: Housing

Quick Reference Table 1 – Net additional dwellings completed

Settlement Category	Net Additional Dwellings Completed	Percent of Total (%)
Towns (excluded from the Green Belt)	312	82
Specified Settlements (excluded from the Green Belt)	19	5
Green Belt Settlements (located within the Green Belt)	5	1
Metropolitan Green Belt	45	12
Overall Total	381	100

Target: NPPF standard methodology (for relevant period)

381 Net additional dwellings completed

NPPF standard methodology based target of 2,002 dwellings per year (1,668 dwellings per year + 20% buffer) for 2024/2025 not met.



Quick Reference Table 2 – Five year land supply (estimated dwelling numbers)

Year	Estimated Net Dwellings
2025/26	312
2026/27	420
2027/28	526
2028/29	521
2029/30	464
Total	2,243

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

Five year land supply (2025/26 to 2029/30) at 1 April 2025 = **2,243 net dwellings**

NPPF Standard Methodology:

Five year land supply at 2,002 dwellings per year (1,668 dwellings per year + 20% buffer) at 1 April 2025 = **1.12 years**

Five year land supply of 2,243 net dwellings for period 2025/26 to 2029/30, against NPPF standard methodology based target of 2,002 dwellings per year (1,668 dwellings per year + 20% buffer) for 2025/26 to 2029/30; Target not met

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

Net Additional Dwellings	Previously Developed Land			Greenfield	
	New Build	Conversions	Total	New Build	Total
Number	292	52	344	30	374
Percentage	78	14	92	8	100

N.B. Previously Developed Land / Greenfield status not known for 7 additional (net) dwellings

No Target Set

344 additional dwellings (net) / 92% of additional dwellings (net) built on previously developed land



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

Tenure / Sector	Bed Size (Number of Gross Dwelling Completions)						Percent of Total (%)
	1 Bed	2 Bed	3 Bed	4+ Bed	Unknown Bed	Total	
Affordable Rent	19	10	9	0	0	38	9
Social Rent	0	6	6	0	0	12	3
Affordable Home Ownership	1	1	6	0	0	8	2
Total Affordable Housing	20	17	21	0	0	58	14
Market Housing	125	72	62	57	35	351	86
Total All Sectors	145	89	83	57	35	409	100

Tenure / Sector	Bed Size (Percentage of Gross Dwelling Completions)					
	1 Bed	2 Bed	3 Bed	4+ Bed	Unknown Bed	Total
Affordable Rent	50%	26%	24%	0%	0%	100%
Social Rent	0%	50%	50%	0%	0%	100%
Affordable Home Ownership	13%	13%	75%	0%	0%	100%
Total Affordable Housing	34%	29%	36%	0%	0%	100%
Market Housing	36%	21%	18%	16%	10%	100%
Total All Sectors	35%	22%	20%	14%	9%	100%

No Target Set

Dwelling Completions (Market): 1 Bed (36%), 2 Bed (21%), 3 Bed (18%), 4+ Bed (16%)

Dwelling Completions (Affordable): 1 Bed (34%), 2 Bed (29%), 3 Bed (36%), 4+ Bed (0%)

Dwelling Completions (All Sectors): 1 Bed (35%), 2 Bed (22%), 3 Bed (20%), 4+ Bed (14%)

N.B. Unknown bed size (35 gross dwellings) for 10% of market housing and 9% of all housing sectors



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

Dwelling Type	Number of Dwellings Completed (Gross)			Market / Affordable Split (%)	
	Market Housing	Affordable Housing	Total	Market Housing (%)	Affordable Housing (%)
Detached House	53	0	53	100%	0%
Semi-Detached House	26	20	46	57%	43%
Terraced House	36	0	36	100%	0%
Bungalow	16	0	16	100%	0%
Apartment (Flat / Maisonette)	182	38	220	83%	17%
Studio	3	0	3	100%	0%
Mobile or Temporary Dwelling	0	0	0	0%	0%
Dwelling Equivalent	35	0	35	100%	0%
Total	351	58	409	86%	14%

No Target Set

Quick Reference Table 6 – Number / Percentage of gross dwellings completed as affordable

	Total Affordable Housing	Total Market Housing	Total
Number of gross dwellings completed	58	351	409
Percentage of gross dwellings completed (%)	14	86	100

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

58 gross affordable dwellings completed / 14% of gross dwellings completed as affordable

Target Not Met



Quick Reference Table 7 – Affordable housing completions by type

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Affordable Home Ownership	
Number of affordable gross dwellings completed	38	12	8	58
Percentage of affordable gross dwellings completed (%)	66	21	14	100

No Target Set

66% Affordable Rent / 21% Social Rent / 14% Affordable Home Ownership

N.B. Percentage numbers may not add up to 100% due to rounding

Policy Topic: Gypsies, Travellers and Travelling Show People

Quick Reference Table 8 – Net additional pitches

Net Additional Pitches
Zero net additional pitches granted planning permission by the Council and The Planning Inspectorate at appeal in 2024/2025 monitoring year

No Target Set



Policy Topic: Employment Land

Quick Reference Table 9 – Change in employment (B use class – B2 / B8 and E use class – E(g)(i) / E(g)(ii) / E(g)(iii)) floor space stock (by type – office / industrial and warehousing ‘shed’ – and by main employment location)

Location	Floor Space	Employment (B and E Use Classes) Floor Space (m ²)						
		E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total	Lost to Non-Employment (B) / (E) Uses
District Local Plan Review 1994 Designated Employment Areas	Gain	499	0	0	0	0	499	0
	Loss	0	0	0	0	0	0	0
	Net	499	0	0	0	0	499	0
Rest of District	Gain	0	0	0	0	0	0	0
	Loss	0	0	285	0	0	285	285
	Net	0	0	-285	0	0	-285	-285
Total	Gain	499	0	0	0	0	499	0
	Loss	0	0	285	0	0	285	285
	Net	499	0	-285	0	0	214	-285

Target: No employment floor space on District Local Plan Review 1994 designated employment areas lost to non-employment (non-B and E) uses

Zero square metres of employment floor space lost to non-employment (non-B and E) uses in District Local Plan Review 1994 designated employment areas.

Target Met



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

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m ²)
E(g)(i) / B1(a)	Offices	0.769	4,595
E(g)(ii) / B1(b)	Research and Development	0.055	555
E(g)(iii) / B1(c)	Industrial Processes / Light Industry	0.797	2,813
B2	General Industry	1.771	8,263
B8	Storage and Distribution	89.802	388,860
Total		93.194	405,086

6.740 hectares of the immediately available employment land includes outline permissions

No Target Set



Policy Topic: Centres for Retail, Services and Leisure

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

Location	Retail / Service / Leisure Use Class Floor Space (m ²)											
	Floor Space	E(a) Retail / F2(a) Shops / A1 Shops	E(b) Food & Drink / A3 Restaurants & Cafes	E(c) Financial, Professional or Other Services / A2 Financial & Professional Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices / B1(a) Offices	F1 Learning and Non-Residential Institutions	F2 Local Community	Sui Generis (including Pubs, Bars, Drinking Establishments and Hot Food Takeaways)	Total
St Albans City Centre	Gain	167	0	0	0	0	0	0	0	0	0	167
	Loss	0	0	0	0	0	0	0	0	0	0	0
	Net	167	0	0	0	0	0	0	0	0	0	167
Harpenden Town Centre	Gain	0	0	0	0	0	0	0	0	0	0	0
	Loss	0	0	0	0	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0	0	0	0	0
Rest of District	Gain	0	36	0	0	0	0	499	855	0	0	1,390
	Loss	36	0	0	0	0	0	0	177	0	2,183	2,396
	Net	-36	36	0	0	0	0	499	678	0	-2,183	-1,006
Total	Gain	167	36	0	0	0	0	499	855	0	0	1,557
	Loss	36	0	0	0	0	0	0	177	0	2,183	2,396
	Net	131	36	0	0	0	0	499	678	0	-2,183	-839

No Target Set



Policy Topic: Transport Strategy

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

St Albans District – Mode of Travel to Work	Percent of Trips (%)			
	2015	2018	2022	2025
Bus	0.0	1.7	3.3	1.3
Car / van as driver	56.6	54.9	67.6	52.2
Car / van as passenger	3.2	3.8	0.7	2.5
Cycle / bike	2.5	7.2	0.7	1.5
Motorcycle	0.7	0.0	1.6	1.4
Scooter	0.0	0.0	0.9	0.0
Taxi	0.0	0.0	1.8	0.0
Train	32.9	21.3	20.3	28.3
Tube	0.4	0.8	0.0	0.0
Walk	3.7	10.3	3.1	12.7
Other	0.0	0.0	0.0	0.0
Total (%)	100.0	100.0	100.0	100.0

No Target Set

Sources: Hertfordshire County Travel Survey 2015 (Table D.35)^{35 36}, 2018 (Table D.27)³⁷, 2022 (Table D.30)³⁸ and 2025 (Table 157)³⁹

N.B. Caution should be observed when seeking to draw inference from these travel to work statistics. This may have been impacted by small sample sizes, e.g. cycle / bike trips changing from 2.5% in 2015 to 7.2% in 2018 to 0.7% in 2022 to 1.5% in 2025.

Policy Topic: Metropolitan Green Belt

Quick Reference Table 13 – Area of Green Belt (Hectares)

District Area of Green Belt (Hectares)
13,140 hectares (to nearest 10 hectares)

No Target Set



Housing

Policy Topic: Housing

1 – Net additional dwellings completed

- 3.1 During the monitoring year 2024/25, a total of 409 (gross) dwellings were completed with a total of 28 losses, resulting in 381 net dwelling completions. The table below shows the number of dwellings and percentage of the overall total completed in each settlement. The settlement hierarchy is based on saved policies in the current adopted Local Plan, the District Local Plan Review 1994. Specifically, Saved Policy 1 – Metropolitan Green Belt and Saved Policy 2 – Settlement Strategy. The majority of development (82% of net additional dwelling completions) was located in towns (excluded from the Green Belt), with 67% of completions in St Albans and 15% in Harpenden.
- 3.2 HCC undertake annual primary housing monitoring site surveys, on behalf of SADC, to record residential permissions and the number of dwellings which have been granted, started and completed.
- 3.3 35 (net) C3 Use Class dwellings (from C2 Use Class dwelling equivalents) were included in the total net completions figure for the monitoring year 2024/25. The Government published updated Planning Practice Guidance (PPG) on 'Housing for older and disabled people'²² in June 2019. Additional updates to the PPG on 'Housing supply and delivery'²³ were published in December 2024. With reference to the PPG updates above, the Council has included all student accommodation and housing provided for older people (including care homes and residential institutions), as part of the housing land supply in the 1 April 2025 baseline Housing Trajectory. A dwelling equivalent ratio of 1.8 has been applied to care homes in C2 Use Class and a dwelling equivalent ratio of 2.5 has been applied to student accommodation. This is shown in Appendix 1 – Housing Trajectory Schedule (see permissions, estimated future completions).
- 3.4 The overall figure of 381 net additional dwellings completed for 2024/2025 is lower than the figure of 1,668 dwellings per year (2,002 dwellings per year including 20% buffer), calculated using the standard methodology. The NPPF standard methodology based target for 2024/2025 has therefore not been met.



Table 1: Net Additional Dwellings Completed, by Settlement Category / Settlement (2024/25)

Policy Reference	Settlement Category / Settlement	Net Additional Dwellings Completed	Percent of Total (%)
Towns (excluded from the Green Belt)		312	82
T.1	St Albans	254	67
T.2	Harpenden	58	15
Specified Settlements (excluded from the Green Belt)		19	5
SS.1	Bricket Wood	8	2
SS.2	Chiswell Green	1	<1
SS.3	How Wood	1	<1
SS.4	London Colney	1	<1
SS.5	Park Street/Frogmore	3	1
SS.6	Redbourn	0	0
SS.7	Wheathampstead	5	1
Green Belt Settlements (located within the Green Belt)		5	1
GBS.1	Annables, Kinsbourne Green	0	0
GBS.2	Colney Heath (3 parts)	1	<1
GBS.3	Folly Fields	0	0
GBS.4	Gustard Wood	0	0
GBS.5	Lea Valley Estate	0	0
GBS.6	Radlett Road (Frogmore)	0	0
GBS.7	Sandridge	4	1
GBS.8	Sleapshyde	0	0
GBS.9	Smallford	0	0
Metropolitan Green Belt		45	12
Overall Total		381	100

- 3.5 A further table and chart illustrating historic net additional dwelling completions are included below. The data covers the period from when the District Local Plan Review 1994 was first adopted to present, from 1994/95 to 2024/25. An average of 396 net dwellings per year have been completed in the District between 1994/95 and 2024/25. The average delivery over the past 5 years (between 2020/21 and 2024/25) has been 410 net dwellings per year.

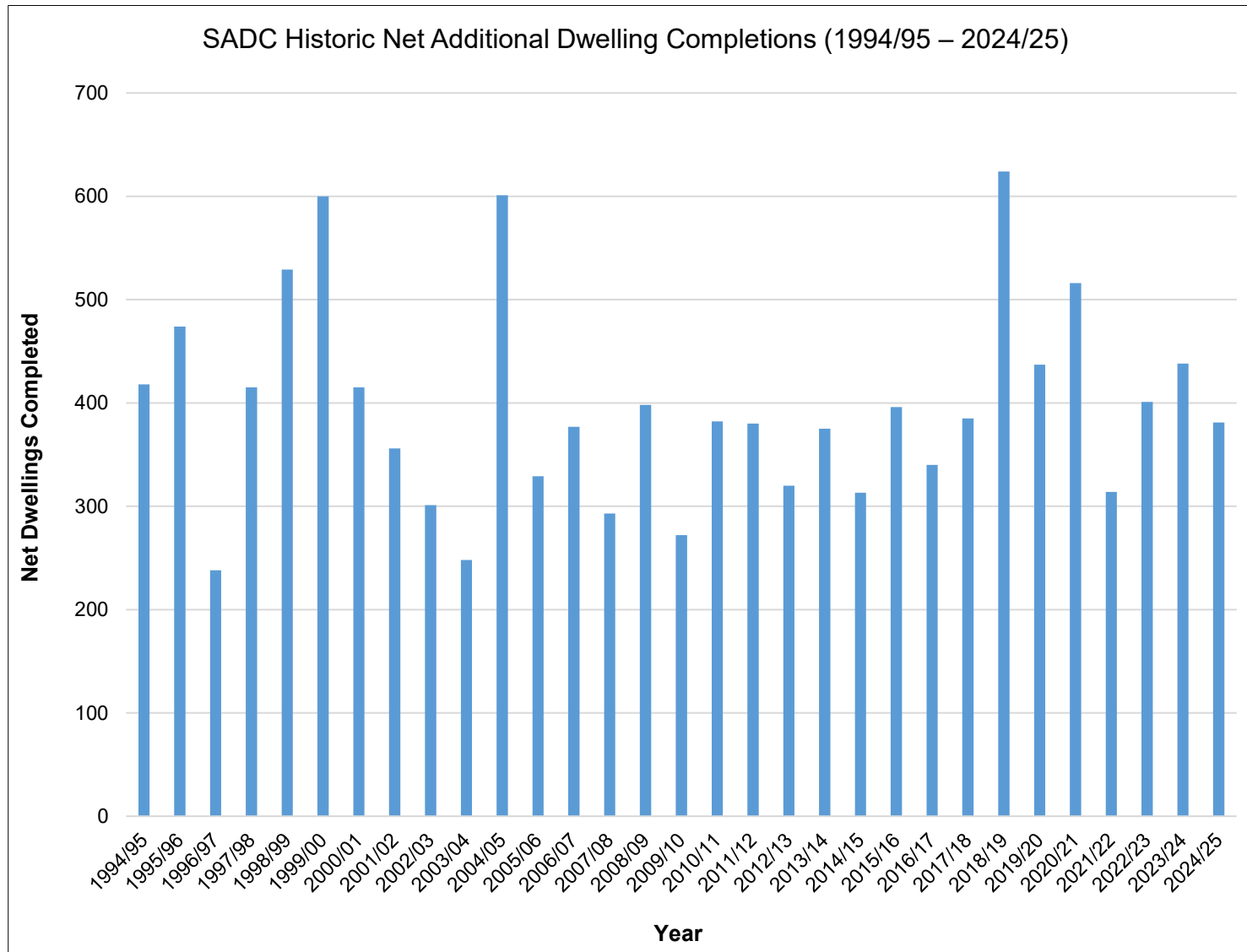


Table 2: SADC Historic Net Additional Dwelling Completions (1994/95 – 2024/25)

Monitoring Year	Net Dwelling Completions, Annual Total
1994/95	418
1995/96	474
1996/97	238
1997/98	415
1998/99	529
1999/00	600
2000/01	415
2001/02	356
2002/03	301
2003/04	248
2004/05	601
2005/06	329
2006/07	377
2007/08	293
2008/09	398
2009/10	272
2010/11	382
2011/12	380
2012/13	320
2013/14	375
2014/15	313
2015/16	396
2016/17	340
2017/18	385
2018/19	624
2019/20	437
2020/21	516
2021/22	314
2022/23	401
2023/24	438
2024/25	381
Total (1994/95 to 2024/25)	12,266
Average per year (1994/95 to 2024/25)	396
Average per year (2020/21 to 2024/25)	410

Sources: SADC and HCC



Figure 4: Chart of SADC Historic Net Additional Dwelling Completions (1994/95 – 2024/25)

2 – Five year land supply (estimated dwelling numbers)

- 3.6 There is no definitive Development Plan housing target/requirement for the District. Therefore, a judgment will need to be reached as to what is the most appropriate target/requirement to use as a basis for assessment of housing land supply, taking account of the NPPF 2024.
- 3.7 In a Court of Appeal Decision regarding Sewell Park, St Albans, on 12 December 2013 (Hunston), the judges have set out in the absence of a Development Plan figure the decision taker must use “the most up-to-date figures” for “full objectively assessed needs” on which to base 5 year housing land supply calculations (this should now be related to NPPF 2024 paragraph 11, which refers to ‘objectively assessed needs’ as well as paragraph 78 which refers to ‘local housing need’)¹⁶.
- 3.8 The standard method for assessing local housing need is set out in Planning Practice Guidance on ‘Housing and economic needs assessment’²⁴, updated in February 2025. It involves applying a formula consisting of two steps. First, the most recently published existing housing stock figures²⁵ 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 level²⁶. 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**.
- 3.9 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.
- 3.10 NPPF 2024 paragraphs 78, 79 and 80 set out that ‘Housing Delivery Test’ (HDT) results will be applied each year for plan-making authorities¹⁶. The HDT is a percentage measurement of the number of net homes delivered against the number of homes required by the HDT, over a three year period.
- 3.11 Results from the 2023 Housing Delivery Test for SACD²⁷ (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 79b¹⁶ 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 2025²⁸. 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.



- 3.12 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

- 3.13 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 engaged¹⁶.
- 3.14 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.



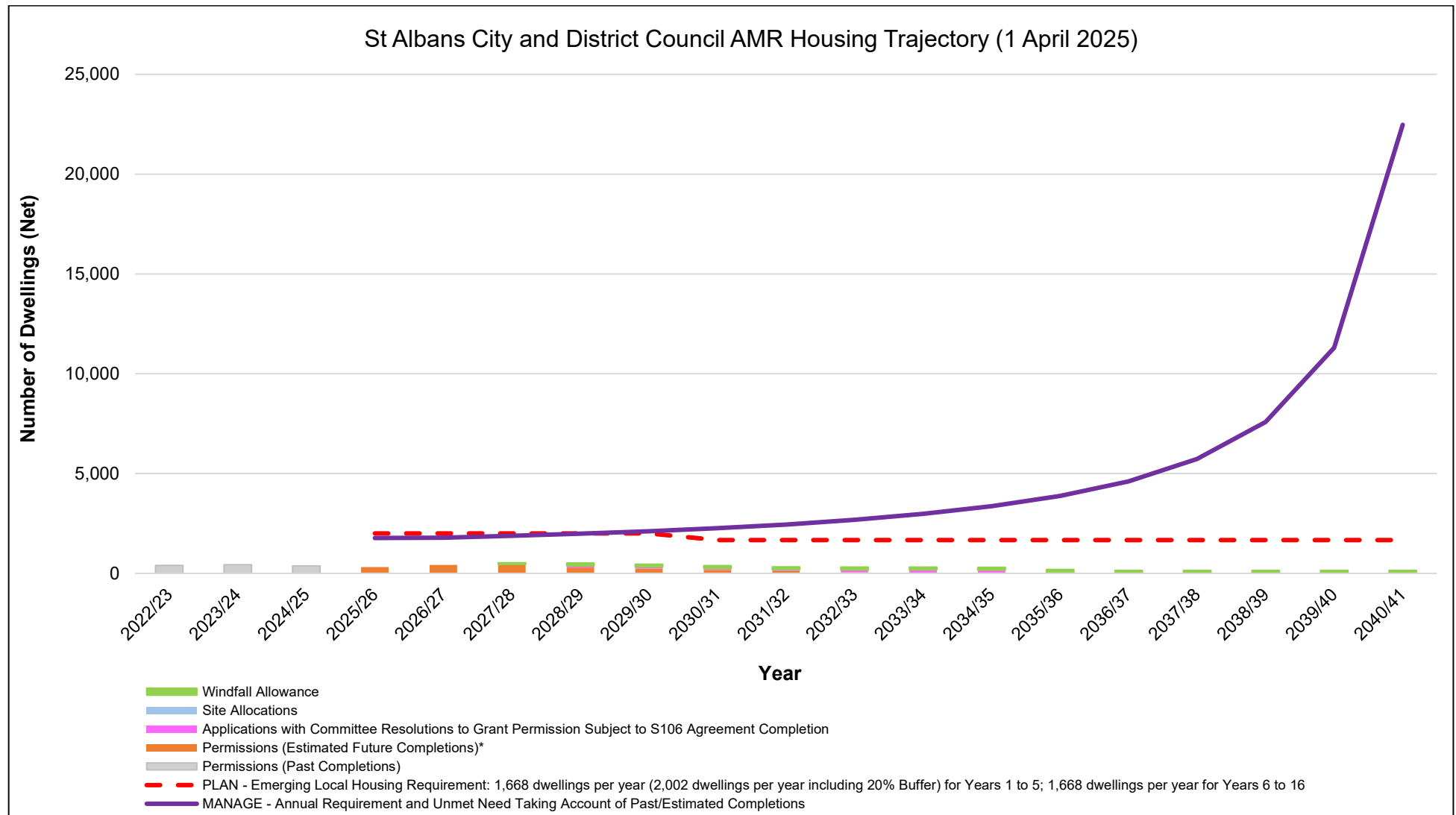
Table 3: Housing Trajectory Data (1 April 2025)

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, Applications, 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	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 5: Chart of Housing Trajectory (1 April 2025)



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



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

- 3.15 The majority of housing development in the District takes place on previously developed land (PDL), with a variety of previous uses. For 2024/25, a total of 344 additional dwellings (net) were built on PDL, accounting for 92% of total net additional dwellings built in the monitoring year. 8% of net additional dwelling completions (30 net dwellings) during 2024/25 were not built on previously developed land. Other (Including Sui Generis and Mixed Use) was the greatest contributor during the 2024/25 monitoring year, representing 52% of the existing land use of net additional dwellings completed. No target is set for the number / percentage of additional dwellings built on previously developed land. This AMR monitors the previous use classes of additional dwellings with reference to the updated Use Classes Order, which came into force on 1 September 2020, and previous revoked use classes.

Table 4: Additional Dwellings (Net) Built on Previously Developed Land (2024/2025)

Previous Use Class	Number of Additional Dwellings Built (Net)					Percent of Total (%)
	Previously Developed Land			Greenfield		
	New Build	Conversions	Total	New Build		
Retail / Services / Leisure (A1 / E(a), A3 / E(b), A2 / E(c), E(d), E(f))	14	0	14	0	14	4
Employment (B1(a) / E(g)(i), B1 (b) / E(g)(ii), B1(c) / E(g)(iii), B2, B8)	36	38	74	0	74	20
Residential (C3)	48	5	53	11	64	17
Hotels / Residential Institutions / Houses in Multiple Occupation (C1, C2, C4)	0	9	9	0	9	2
Learning and Non-Residential Institutions (D1 / F1)	0	0	0	14	14	4
Agricultural	0	0	0	5	5	1
Other (Including Sui Generis and Mixed Use)	194	0	194	0	194	52
Total	292	52	344	30	374	100
Percent of Total (%)	78	14	92	8	100	

N.B. Previously Developed Land / Greenfield status of 7 additional dwellings (net) not known



- 3.16 A table outlining historic gross dwelling completions on previously developed land is included below. The data covers the period from 2001/02 to 2024/25. An average of 389 gross dwellings per year have been completed on previously developed land in the District between 2001/02 and 2024/25. On average, 87% of gross dwelling completions per year were completed on previously developed land in the District between 2001/02 and 2024/25.

Table 5: SACD Historic Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2024/25)

Monitoring Year	Dwelling Completions (Gross)			
	Previously Developed Land	Greenfield	Total	Percent Previously Developed Land (%)
2001/02	371	21	392	95
2002/03	295	54	349	85
2003/04	267	25	292	91
2004/05	612	34	646	95
2005/06	368	11	379	97
2006/07	437	3	440	99
2007/08	317	22	339	94
2008/09	457	9	466	98
2009/10	327	3	330	99
2010/11	433	61	494	88
2011/12	413	55	468	88
2012/13	217	183	400	54
2013/14	342	162	504	68
2014/15	321	77	398	81
2015/16	408	49	457	89
2016/17	358	46	404	89
2017/18	456	37	493	92
2018/19	677	62	739	92
2019/20	395	78	473	84
2020/21	526	78	604	87
2021/22	239	133	372	64
2022/23	308	139	447	69
2023/24	428	62	490	87
2024/25	372	30	402	93
Total (2001/02 to 2024/25)	9,344	1,434	10,778	~
Average per year (2001/02 to 2024/25)	389	60	449	87

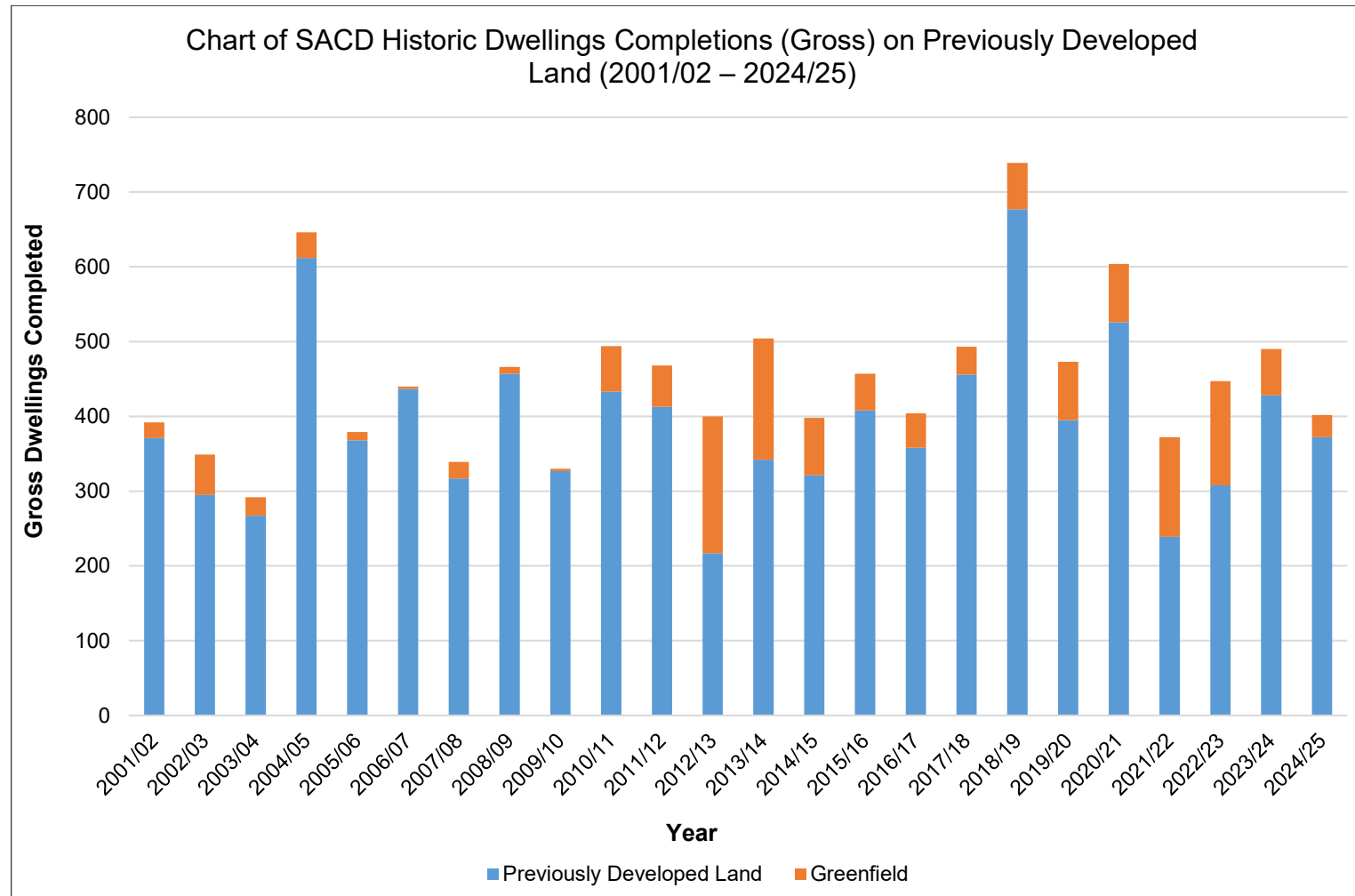


N.B. Previously Developed Land / Greenfield status not known for 1 dwelling (gross) in 2018/19, 2 dwellings (gross) in 2019/20, 6 dwellings (gross) in 2021/22, 1 dwelling (gross) in 2022/23, 2 dwellings (gross) in 2023/24 and 7 dwellings (gross) in 2024/25. Total (gross dwelling completions) differ for following monitoring years: 2018/19, 739 dwellings; 2019/20, 475 dwellings; 2021/22, 378 dwellings; 2022/23, 448 dwellings; 2023/24, 492 dwellings; 2024/25, 409 dwellings.

Sources: SADC and HCC.



Figure 6: Chart of SADC Historic Dwellings Completions (Gross) on Previously Developed Land (2001/02 – 2024/25)



Sources: SADC and HCC



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

- 3.17 For housing size in 2024/25, provision across all housing sectors illustrated that 1 bedroom dwellings were the largest size group with 35% of gross dwelling completions. 2 bedroom dwellings accounted for the second largest size group, representing 22% of gross dwelling completions. This was followed by 3 bedroom dwellings (20% of gross dwelling completions), with 4+ bedroom dwellings accounting for the smallest size group (14% of gross dwelling completions). Market housing represented the majority of gross dwelling completions for all sizes of housing (86% of gross dwelling completions), compared with affordable housing (14% of gross dwelling completions). No target is set in the AMR monitoring framework for the size of housing completed.

Table 6: Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces), on Market / Affordable Split (2024/2025)

Tenure / Sector	Bed Size (Number of Gross Dwelling Completions)						Percent of Total (%)
	1 Bed	2 Bed	3 Bed	4+ Bed	Unknown Bed	Total	
Affordable Rent	19	10	9	0	0	38	9
Social Rent	0	6	6	0	0	12	3
Affordable Home Ownership	1	1	6	0	0	8	2
Total Affordable Housing	20	17	21	0	0	58	14
Market Housing	125	72	62	57	35	351	86
Total All Sectors	145	89	83	57	35	409	100

Table 7: Percentage Dwelling Completions (Gross) by Number of Bedrooms (Bed Spaces) (2024/2025)

Tenure / Sector	Bed Size (Percentage of Gross Dwelling Completions)					
	1 Bed	2 Bed	3 Bed	4+ Bed	Unknown Bed	Total
Affordable Rent	50%	26%	24%	0%	0%	100%
Social Rent	0%	50%	50%	0%	0%	100%
Affordable Home Ownership	13%	13%	75%	0%	0%	100%
Total Affordable Housing	34%	29%	36%	0%	0%	100%
Market Housing	36%	21%	18%	16%	10%	100%
Total All Sectors	35%	22%	20%	14%	9%	100%



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

- 3.18 There is no target set in the AMR Monitoring Framework for the type of housing completed. For the 2024/25 monitoring year, the highest proportion of dwelling completions were for apartments (flats / maisonettes) amounting to 54% of total (gross) dwelling completions (220 gross dwellings) in the District. Detached houses represented the second highest proportion of dwelling completions, accounting for 13% of the District's total (gross) dwelling completions (53 gross dwellings). This was followed by semi-detached houses (11%, 46 gross dwellings), terraced houses (9%, 36 gross dwellings), bungalows (4%, 16 gross dwellings), and studios (1%, 3 gross dwellings). Dwelling equivalents were recorded for 35 gross dwellings in the monitoring year. Zero gross dwellings were reported for mobile or temporary dwellings in the monitoring year.
- 3.19 Market housing represented all of the gross dwelling completions for the following dwelling types: detached houses, terraced houses, bungalows and studios. In addition, market housing accounted for the majority of gross dwelling completions compared with affordable housing for semi-detached houses (57% market, 43% affordable) and apartments (including flats and maisonettes) (83% market, 17% affordable).

Table 8: Dwelling Completions (Gross) by Dwelling Type, on Market / Affordable Split (2024/2025)

Dwelling Type	Number of Dwellings Completed (Gross)			Market / Affordable Split (%)	
	Market Housing	Affordable Housing	Total	Market Housing (%)	Affordable Housing (%)
Detached House	53	0	53	100%	0%
Semi-Detached House	26	20	46	57%	43%
Terraced House	36	0	36	100%	0%
Bungalow	16	0	16	100%	0%
Apartment (Flat / Maisonette)	182	38	220	83%	17%
Studio	3	0	3	100%	0%
Mobile or Temporary Dwelling	0	0	0	0%	0%
Dwelling Equivalent	35	0	35	100%	0%
Total	351	58	409	86%	14%



6 – Number / Percentage of gross dwellings completed as affordable

- 3.20 Out of the 409 gross dwellings completed in 2024/25, 58 dwellings (14%) were affordable housing. Of the affordable homes completed, 66% were apartments (including flats and maisonettes) (38 gross dwellings) and 34% were houses (20 gross dwellings). The current adopted Local Plan target of 200 affordable dwellings per annum is set out in the District Local Plan Review 1994, Saved Policy 7A – Affordable Housing in Towns and Specified Settlements. The current adopted Local Plan affordable housing target is therefore not met. Additionally, the Council's Supplementary Planning Guidance on Affordable Housing¹⁸ (2004) outlines that the Council will seek, by negotiation, a target of 35% affordable housing on suitable sites. The current adopted Local Plan affordable housing percentage target is also not met.

Table 9: Gross Dwelling Completions – Affordable Housing and Market Housing (2024/2025)

	Total Affordable Housing	Total Market Housing	Total
Number of gross dwellings completed	58	351	409
Percentage of gross dwellings completed (%)	14	86	100

- 3.21 A table illustrating historic net affordable housing completions through District Local Plan Review 1994 saved policies is included below. It refers to Saved Policy 7A – Affordable Housing in Towns and Specified Settlements and Saved Policy 8 – Affordable Housing in the Metropolitan Green Belt. The data covers the period from when these saved policies were first adopted in the current adopted Local Plan to present, from 1994/95 to 2024/25. An average of 74 net affordable dwellings per year have been completed in the District between 1994/95 and 2024/25. On average, 18% of net dwelling completions in the District per year were affordable housing between 1994/95 and 2024/25. The majority (79%) of net affordable housing completed in the District between 1994/95 and 2024/25, was granted with reference to saved affordable housing policies 7A and 8 in the District Local Plan Review 1994.



Table 10: Historic Affordable Housing Completions C3 Use Class (Net) Through District Local Plan Review 1994 Policies (1994/95 – 2024/25)

Monitoring Year	Dwelling Completions (Net)				Percent Affordable (%)
	Annual Total	Affordable Housing			
		Policy 7A/8	Other Policy	Total	
1994/95	418	26	70	96	23
1995/96	474	125	45	170	36
1996/97	238	8	49	57	24
1997/98	415	35	-41	-6	-1
1998/99	529	58	66	124	23
1999/00	600	32	-7	25	4
2000/01	415	4	26	30	7
2001/02	356	44	20	64	18
2002/03	301	26	19	45	15
2003/04	248	0	7	7	3
2004/05	601	206	37	243	40
2005/06	329	18	10	28	9
2006/07	377	0	10	10	3
2007/08	293	17	19	36	12
2008/09	398	85	7	92	23
2009/10	272	119	10	129	47
2010/11	382	102	13	115	30
2011/12	380	12	8	20	5
2012/13	320	75	30	105	33
2013/14	375	27	-69	-42	-11
2014/15	313	8	62	70	22
2015/16	396	83	14	97	24
2016/17	340	38	21	59	17
2017/18	385	95	11	106	28
2018/19	624	71	11	82	13
2019/20	437	24	7	31	7
2020/21	516	177	-8	169	33
2021/22	314	67	4	71	23
2022/23	401	60	8	68	17
2023/24	438	129	0	129	29
2024/25	381	46	12	58	15
Total (1994/95 to 2024/25)	12,266	1,817	471	2,288	~
Average per year (1994/95 to 2024/25)	396	59	15	74	18

Sources: SADC and HCC



7 – Affordable housing completions by type

- 3.22 Out of the total of 58 gross affordable dwellings completed in 2024/25, 38 gross dwellings were for affordable rent (66%). This was followed by 12 social rent gross dwellings (21% of affordable gross dwellings completions) and 8 affordable home ownership gross dwellings (14% of affordable gross dwellings completions). No target is set in the AMR monitoring framework for the type of affordable housing completed.

Table 11: Gross Dwelling Completions, by Affordable Housing Type (2024/2025)

	Affordable Housing Type			Total Affordable
	Affordable Rent	Social Rent	Affordable Home Ownership	
Number of affordable gross dwellings completed	38	12	8	58
Percentage of affordable gross dwellings completed (%)	66	21	14	100

N.B. Percentage numbers may not add up to 100% due to rounding

Table 12: Affordable Housing Completions (Gross), by Planning Permission (2024/2025)

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings Completed (Gross)
5/2019/3164	The Old Electricity Works, Campfield Road, St Albans	Affordable Rent	5
		Affordable Home Ownership	2
5/2020/2451	The Hedges, Woollam Crescent, St Albans	Social Rent	12
5/2021/1435	York House, Guildford Road & 130 Ashley Road, St Albans	Affordable Rent	25
5/2021/2091 5/2020/0919	Land Between Hopkins Crescent and the Former Baptist Chapel, St Albans Road, Sandridge	Affordable Rent	8
		Affordable Home Ownership	6
Total Affordable Dwellings Completed (Gross)			58



- 3.23 As at 1 April 2025, a total of 844 affordable dwellings (gross) have been granted planning permission and are yet to be completed. Over half (63%) of the affordable housing commitments are for affordable home ownership (529 gross dwellings), with 29% for affordable rent (243 gross dwellings) and 8% for social rent (72 gross dwellings). A table of affordable housing planning permissions which are yet to be completed is included below:

Table 13: Affordable Dwellings (Gross) with Planning Permission to be Completed (at 1 April 2025)

Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings to be Completed (Gross)
5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane, Hemel Hempstead	Affordable Rent	43
		Affordable Home Ownership	14
5/2020/1992 5/2022/0879	Land Between Bullens Green Lane and Roestock Lane, Colney Heath	Affordable Rent	16
		Affordable Home Ownership	8
5/2020/2978	67 St Peters Street, St Albans	Affordable Rent	2
5/2021/0423	Land to rear of 112-156b, Harpenden Road, St Albans	Affordable Rent	40
		Affordable Home Ownership	20
5/2021/1674	The King Offa PH, Norman Close, Wallingford Walk, St Albans	Social Rent	14
5/2021/2195	Jewson Depot, Adjacent to 15 Cape Road, St Albans	Affordable Home Ownership	7
5/2021/2417	Verulam Industrial Estate, London Road, St Albans	Affordable Rent	14
		Affordable Home Ownership	8
5/2021/2730 5/2023/2443	Land off Orchard Drive, Park Street	Affordable Rent	7
		Affordable Home Ownership	4
5/2021/3194	St Stephens Green Farm, Chiswell Green Lane, Chiswell Green	Affordable Home Ownership	330
5/2022/0267	Land Between Caravan Site and Watling Street, Park Street	Social Rent	11
		Affordable Rent	11
		Affordable Home Ownership	16
5/2022/0337		Affordable Rent	10



Planning Permission Reference Number	Site Address	Affordable Housing Tenure Type(s)	Number of Affordable Dwellings to be Completed (Gross)
	Noke Lane Business Centre, Noke Lane, St Albans	Affordable Home Ownership	6
5/2022/0927	Land South of Chiswell Green Lane, Chiswell Green	Affordable Rent	30
		Affordable Home Ownership	79
		Social Rent	47
5/2022/0975	61-65 St Peters Street, St Albans	Affordable Rent	5
		Affordable Home Ownership	3
5/2022/2557	Land North of Boissy Close, Colney Heath Lane, St Albans	Affordable Rent	9
		Affordable Home Ownership	5
5/2023/0983	Copsewood, Lye Lane, Bricket Wood	Affordable Rent	44
		Affordable Home Ownership	23
5/2023/1300	52 and Land Rear of 28-74 Ragged Hall Lane, Chiswell Green	Affordable Rent	12
		Affordable Home Ownership	6
Total Affordable Rent Dwellings to be Completed (Gross)			243
Total Social Rent Dwellings to be Completed (Gross)			72
Total Affordable Home Ownership Dwellings to be Completed (Gross)			529
Total Affordable Dwellings to be Completed (Gross)			844



Policy Topic: Gypsies, Travellers and Travelling Show People

8 – Net additional pitches

- 3.24 There are several existing Gypsy and Traveller sites in St Albans District. No target is set in the AMR monitoring framework for net additional pitches. In the 2024/2025 monitoring year, planning permission was granted for zero net additional pitches. In addition, zero gross (zero net) mobile or temporary dwellings were completed in 2024/2025. No target is set in the monitoring framework for the provision of pitches for Gypsies, Travellers and Travelling Show People.

HCC Gypsy and Traveller Sites

- 3.25 HCC's Gypsy and Traveller Service²⁹ manages and maintains accommodation for Gypsy and Traveller families on three permanent sites in the District, located at: Barley Mow (Tyttenhanger), Ver Meadows (Redbourn) and Watling Street (Park Street). These three sites have previously been granted permanent planning permission and include a total of 40 residential pitches. HCC funds its Gypsy Service through rent collections at these sites. The three Gypsy and Traveller sites in the District managed by HCC are categorised and listed in the table below:

Table 14: Public Gypsy and Traveller Sites with Permanent Planning Permission Managed by HCC (1 April 2025)

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

Sources: SADC Planning Application History and HCC Gypsy and Traveller Service²⁹



Private Housing Licensed Gypsy and Traveller Sites

- 3.26 In addition, five private Gypsy and Traveller sites in the District are licensed by the Council's Housing Department and have previously been granted permanent planning permission. As of January 2025, a total of 97 caravans were recorded at five private licensed Gypsy and Traveller sites in the District with permanent planning permission. It is important to note that the number of caravans recorded at some sites in the caravan count may differ from the number of caravans or pitches granted permanent planning permission. Data for the number of caravans is sourced from the Council's caravan count undertaken in January 2025. Details of these sites are included in the table below.

Table 15: Private Licensed Gypsy and Traveller Sites with Permanent Planning Permission (January 2025)

Planning Permission Reference Number(s)	Site Name	Total Number of Caravans
5/2008/1995 5/2009/0578 5/2015/0767 5/2015/2756 5/2019/2463 5/2023/1479	Arden's Rise, House Lane, St Albans ⁱⁱ	28
5/1988/0958 5/1988/0959 5/1988/0960 5/1988/0961 5/1988/0962 5/1988/0963 5/1988/2363 5/1991/0632 5/1991/0633 5/1991/0634 5/1991/0635 5/1998/0568 5/2002/1718	The Paddocks, Colney Heath Lane, Colney Heath ⁱⁱⁱ	13
5/2002/1791 5/2010/2087 5/2018/2725	Tullochside Farm, Hemel Hempstead Road, Redbourn ^{iv}	47
5/1978/0058 5/1981/0151 5/1989/1187 5/1994/0173 5/1998/1488 5/1999/0852 5/2000/1975 5/2005/1871	Noke Nurseries, Noke Lane, Chiswell Green	4
5/2020/1124	The Mill Yard, Coursers Road, Colney Heath ^v	5
Total		97

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (January 2025)

ⁱⁱ Arden's Rise, St Albans is authorised. Application 5/2019/2463 at Land Rear Of Ardens Rise, House Lane, St Albans for change of use of land to residential caravan site for five gypsy families with one static caravan/mobile home each (retrospective) allowed at appeal on 17/10/2022. Application 5/2023/1479 for change of use of land to use as a residential caravan site for 8 gypsy families each with one static caravan/mobile home and other associated works (retrospective) at Land Rear Of Ardens Rise, House Lane, St Albans granted planning permission by the Council on 01/03/2024.

ⁱⁱⁱ The Paddocks, Colney Heath is authorised.

^{iv} Tullochside Farm, Redbourn is authorised.

^v The Mill Yard Coursers Road, Colney Heath is authorised. Permission 5/2020/1124 at Land Adjacent The Mill House, Coursers Road, Colney Heath for change of use of land to residential for gypsy traveller families and stationing of four static and four touring caravans allowed at appeal on 03/02/2023.



Private Unlicensed Gypsy and Traveller Sites

- 3.27 Furthermore, there are four Gypsy and Traveller sites in the District which have been granted permanent planning permission which are not licensed by the Council's Housing Department. As of January 2025, a total of 40 caravans were recorded in the caravan count at four unlicensed Gypsy and Traveller sites with permanent planning permission. It is important to note that the number of caravans recorded at some sites in the caravan count may differ from the number of caravans or pitches granted permanent planning permission. Further data relating to these sites is set out in the table below.

Table 16: Unlicensed Gypsy and Traveller Sites with Permanent Planning Permission (January 2025)

Planning Permission Reference Number(s)	Site Name	Total Number of Caravans
5/2006/1574 5/2012/1364 5/2018/0048	Nuckies Farm, Coursers Road, Colney Heath ^{vi}	3
5/1985/1712 5/1987/0335 5/1992/1357	Little Orchard, Barley Mow Lane, Colney Heath	3
5/2002/1846	73 Chiswell Green Lane, Chiswell Green ^{vii}	8
5/2020/1121 5/2002/1287 5/2008/2522 5/2014/2418 5/2015/0665 5/2020/1121	Woodview Lodge, Lye Lane, Bricket Wood ^{viii}	26
Total		40

Sources: SADC Planning Application History and SADC Housing Department Caravan Count (January 2025)

^{vi} Nuckies Farm, Colney Heath is authorised. Permission 5/2018/0048 at Nuckies Farm, Coursers Road, Colney Heath for Retention of use of land as a residential Gypsy caravan site, including the stationing of six caravans of which no more than three are static caravans/mobile homes allowed at appeal on 15/11/2019.

^{vii} 73 Chiswell Green Lane, Chiswell Green is authorised. Land adjacent to 73 Chiswell Green Lane, Chiswell Green is unauthorised.

^{viii} Woodview Lodge, Bricket Wood is authorised. Application 5/2020/1121 at Woodview Lodge, Lye Lane for change of use of land to extend existing residential gypsy caravan site to accommodate an additional four caravans (to total 15 caravans on site) (retrospective) allowed at appeal on 06/04/2023.



- 3.28 As of January 2025, there are two additional Gypsy and Traveller sites in the District which are not licensed by the Council's Housing Department and do not have permanent planning permission. In the caravan count, 6 caravans were observed at Meadowside in Chiswell Green and 3 caravans were recorded at Hoofprints in Bricket Wood. Details of these sites are included in the table below:

Table 17: Unlicensed Gypsy and Traveller Sites without Permanent Planning Permission (January 2025)

Site Name	Total Number of Caravans Recorded
Meadowside, Orchards Drive, Chiswell Green ^{ix}	6
Hoofprints, Lye Lane, Bricket Wood ^x	3
Total	9

Source: SADC Housing Department Caravan Count (January 2025)

- 3.29 Until adoption of a new Local Plan, evidence from the most recent Gypsy and Traveller Accommodation Assessment (GTAA)³⁰ may be useful for the consideration of relevant planning applications. The St Albans City and District Council GTAA was first completed in 2015, updated in 2019 and most recently updated in 2024. This GTAA provides an assessment of current and future need for Gypsy, Traveller and Travelling Show People accommodation in St Albans District. The baseline date of the updated study is June 2024.
- 3.30 The updated GTAA identifies a need for 80 additional pitches for households that met the planning definition. This is made up of 4 unauthorised pitches; 1 temporary pitch; 17 from concealed/doubled-up/over-crowded households or single adults; 24 from a 5-year need from teenage children; and 36 from new household formation, using a rate of 2.00% derived from the household demographics. There were also 2 vacant pitches on public sites and these have been netted off as supply.
- 3.31 The updated GTAA also identified a need for 19 pitches for undetermined households. This is made up of 2 unauthorised pitches; 3 temporary pitches; a modelled need for 3 pitches from concealed/doubled-up/overcrowded households; a modelled need for 5 pitches from a 5-year need from teenage children; and 6 from new household formation, using the ORS national formation rate of 1.50%. If the locally derived proportion of households that met

^{ix} Considered to be lawful due to passage of time.

^x Additional site with a single mobile home at Land rear of Hoofprints, Bricket Wood. Appeal lodged against Enforcement Notice ENF/2021/00001 at Land Rear of Hoofprints, Lye Lane for the laying of tarmac on the land to the rear of Hoofprints in conjunction with the use of the land for the stationing of a mobile home. Appeal lodged against Enforcement Notice ENF/2021/00002 at Land Rear of Hoofprints, Lye Lane for change of use of the land to the rear of Hoofprints cottage for the stationing of a mobile home. Both enforcement notices were quashed as of November 2021.



the planning definition (79%) were applied, this could result in a need for 15 pitches.

- 3.32 Even though it was not a requirement to include in the updated GTAA, the study also identified a need for 23 pitches for households that did not meet the planning definition. This is made up of 5 unauthorised pitches; 1 concealed/doubled-up/overcrowded household or single adult; 7 from a 5-year teenage need; and 10 from new household formation, using a rate of 2.00% derived from the household demographics.
- 3.33 MHCLG published an updated Planning Policy for Traveller Sites³¹ (PPTS) paper in December 2024. This updated the December 2023 document of the same name. It sets out the previous definition of Gypsies and Travellers used in the Planning Policy for Travellers Sites document adopted in 2012, which includes persons who have ceased to travel temporarily or permanently.



Business and Employment

Policy Topic: Employment Land

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

- 4.1 For the monitoring year 2024/2025, a total net gain of 214 square metres of employment (B and E Use Classes) floor space stock was recorded in the District. The total employment floor space net change figure included a gross gain of 499 square metres and a loss of 285 square metres of B and E Use Classes floor space. A total net gain of 499 square metres of employment floor space was observed in the District’s employment areas designated in the saved policies of the District Local Plan Review 1994. Out of the total net gain of floor space above, zero square metres (net) of employment (B and E Use Classes) floor space was lost to non-employment (non-B and E Use Classes) uses in the District Local Plan Review 1994 designated employment areas. Therefore, the target of no employment floor space on District Local Plan Review 1994 designated employment areas lost to non-employment uses has been met. Furthermore, a net loss of 285 square metres of B and E Use Classes floor space was recorded in the rest of the District. This included 285 square metres (net) of floor space lost to non-employment (non-B and E Use Classes) uses.
- 4.2 With reference to the specific types of employment floor space stock, a total net gain occurred for one out of the five B and E Use Classes. A total net gain of 499 square metres of E(g)(i) Offices / B1(a) Offices floor space was recorded. In addition, a total net loss occurred for one out of the five B and E Use Classes, with a net loss of 285 square metres reported for E(g)(iii) Industrial Processes / B1(c) Light Industry Use Class floor space. Total net gains of zero square metres of floor space were observed for E(g)(ii) Research & Development / B1(b) Research & Development, B2 General Industry and B8 Storage & Distribution.
- 4.3 This AMR monitors employment floor space stock with reference to the updated Use Classes Order, which came into force on 1 September 2020, and previous revoked Use Classes.



Table 18: Change in Employment (B Use Class – B2 / B8 and E Use Class – E(g)(i) / E(g)(ii) / E(g)(iii)) Floor Space Stock, by Type (Office / Industrial / Warehousing) and by Main Employment Location (2024/2025)

Location	Floor Space	Employment (B and E Use Classes) Floor Space (m ²)						
		E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total	Lost to Non-Employment (B) / (E) Uses
District Local Plan Review 1994 Designated Employment Areas	Gain	499	0	0	0	0	499	0
	Loss	0	0	0	0	0	0	0
	Net	499	0	0	0	0	499	0
Rest of District	Gain	0	0	0	0	0	0	0
	Loss	0	0	285	0	0	285	285
	Net	0	0	-285	0	0	-285	-285
Total	Gain	499	0	0	0	0	499	0
	Loss	0	0	285	0	0	285	285
	Net	499	0	-285	0	0	214	-285

- 4.4 A table outlining historic employment (B and E Use Classes) floor space gains and losses in the District is included below. The data covers the period from 2004/05 to 2024/25. Overall, there has been a net loss of 142,249 square metres of employment floor space in the District, during the period from 2004/05 to 2024/25.



Table 19: SACD Historic Floor Space Gains and Losses for Employment (B and E Use Classes), 2004/05 – 2024/25

Year	Floor Space	Employment Use Class Floor Space (m ²)							
		B0 Mixed Employment	B1 Business	E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
2004/05	Gain	9,359	0	3,492	24	0	0	540	13,415
	Loss	138	0	1,620	0	2,099	15,951	1,445	21,253
	Net	9,221	0	1,872	24	-2,099	-15,951	-905	-7,838
2005/06	Gain	17,253	0	8,104	0	0	0	0	25,357
	Loss	70	0	1,384	7,911	525	221	4,484	14,595
	Net	17,183	0	6,720	-7,911	-525	-221	-4,484	10,762
2006/07	Gain	0	250	5,501	1,640	0	0	6,224	13,615
	Loss	4,146	1,540	1,989	17,158	0	5,226	350	30,409
	Net	-4,146	-1,290	3,512	-15,518	0	-5,226	5,874	-16,794
2007/08	Gain	0	585	0	1,361	0	147	0	2,093
	Loss	0	1,139	106	0	0	0	3,439	4,684
	Net	0	-554	-106	1,361	0	147	-3,439	-2,591
2008/09	Gain	7,944	0	1,222	1,650	594	0	298	11,708
	Loss	10,168	86	1,577	362	1,006	4,748	8,479	26,426
	Net	-2,224	-86	-355	1,288	-412	-4,748	-8,181	-14,718
2009/10	Gain	0	0	1,029	0	0	480	6,564	8,073
	Loss	0	132	8,970	0	97	480	1,990	11,669
	Net	0	-132	-7,941	0	-97	0	4,574	-3,596
2010/11	Gain	0	0	335	168	0	741	0	1,244
	Loss	544	811	2,124	0	579	2,968	412	7,438
	Net	-544	-811	-1,789	168	-579	-2,227	-412	-6,194
2011/12	Gain	0	0	708	0	0	198	307	1,213
	Loss	0	190	2,161	0	46	860	36	3,293
	Net	0	-190	-1,453	0	-46	-662	271	-2,080
2012/13	Gain	0	0	420	977	651	590	43	2,681
	Loss	0	0	6,697	1,153	1,342	758	1,648	11,598
	Net	0	0	-6,277	-176	-691	-168	-1,605	-8,917
2013/14	Gain	0	0	232	330	118	0	1,162	1,842
	Loss	0	0	3,581	0	0	7,500	1,070	12,151
	Net	0	0	-3,349	330	118	-7,500	92	-10,309
2014/15	Gain	0	1,019	1,661	2,720	2,061	2,342	4,119	13,922
	Loss	0	0	14,284	466	3,078	1,765	4,944	24,537
	Net	0	1,019	-12,623	2,254	-1,017	577	-825	-10,615



Year	Floor Space	Employment Use Class Floor Space (m ²)							
		B0 Mixed Employment	B1 Business	E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
2015/16	Gain	0	0	0	0	0	0	1,870	1,870
	Loss	0	17	3,988	0	415	1,800	534	6,754
	Net	0	-17	-3,988	0	-415	-1,800	1,336	-4,884
2016/17	Gain	0	0	539	163	58	0	1,092	1,852
	Loss	0	2,074	16,349	3,489	219	2,757	5,655	30,543
	Net	0	-2,074	-15,810	-3,326	-161	-2,757	-4,563	-28,691
2017/18	Gain	0	1,430	3,616	0	680	2,920	4,245	12,891
	Loss	0	1,710	4,119	4,812	4,040	8,462	3,620	26,763
	Net	0	-280	-503	-4,812	-3,360	-5,542	625	-13,872
2018/19	Gain	0	0	90	0	546	949	821	2,406
	Loss	0	726	9,512	0	38	1,732	877	12,885
	Net	0	-726	-9,422	0	508	-783	-56	-10,479
2019/20	Gain	0	9	740	0	133	0	0	882
	Loss	0	154	300	0	344	0	202	1,000
	Net	0	-145	440	0	-211	0	-202	-118
2020/21	Gain	0	167	1,054	0	212	1,263	207	2,903
	Loss	0	80	2,513	0	0	550	3,222	6,365
	Net	0	87	-1,459	0	212	713	-3,015	-3,462
2021/22	Gain	0	0	1,240	54	0	252	328	1,874
	Loss	0	0	475	0	349	726	1,115	2,665
	Net	0	0	765	54	-349	-474	-787	-791
2022/23	Gain	0	0	0	0	0	843	959	1,802
	Loss	0	0	2,712	0	1,632	629	2,935	7,908
	Net	0	0	-2,712	0	-1,632	214	-1,976	-6,106
2023/24	Gain	0	0	6,565	0	0	0	370	6,935
	Loss	0	0	2,851	0	2,464	0	2,790	8,105
	Net	0	0	3,714	0	-2,464	0	-2,420	-1,170
2024/25	Gain	0	0	499	0	0	0	0	499
	Loss	0	0	0	0	285	0	0	285
	Net	0	0	499	0	-285	0	0	214
Total 2004/05 to 2024/25	Gain	34,556	3,460	37,047	9,087	5,053	10,725	29,149	129,077
	Loss	15,066	8,659	87,312	35,351	18,558	57,133	49,247	271,326
	Net	19,490	-5,199	-50,265	-26,264	-13,505	-46,408	-20,098	-142,249

N.B. B0 was used where mixed B1, B2 and B8 uses were proposed but no floor space split was allocated.

Sources: SADC and HCC



- 4.5 In addition, a table illustrating historic floor space gains and losses for employment (B and E Use Classes) in employment/regeneration areas designated in the District Local Plan Review 1994 can be seen below. The data covers the period from 2004/05 to 2024/25. In 2024/25 there was a net gain of 499 square metres of employment floor space in designated employment areas in the District. Overall, there has been a net loss of 20,048 square metres of employment floor space recorded in employment areas, during the period from 2004/05 to 2024/25.

Table 20: Historic Floor Space Gains and Losses for Employment (B and E Use Classes) in Employment/Regeneration Areas Designated in the District Local Plan Review 1994 (2004/05 – 2024/25)

Year	Floor Space	Employment Use Class Floor Space (m ²)							
		B0 Mixed Employment	B1 Business	E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
Total 2004/05 to 2009/10	Gain	34,556	835	13,782	3,035	594	0	6,635	59,437
	Loss	10,238	86	1,577	362	1,909	20,822	12,290	47,284
	Net	24,318	749	12,205	2,673	-1,315	-20,822	-5,655	12,153
Total 2010/11 to 2014/15	Gain	0	0	555	1,081	2,074	1,094	2,222	7,026
	Loss	0	286	4,176	1,346	4,175	1,470	5,791	17,244
	Net	0	-286	-3,621	-265	-2,101	-376	-3,569	-10,218
2015/16	Gain	0	0	0	0	0	0	1,870	1,870
	Loss	0	0	0	0	0	0	1,843	1,843
	Net	0	0	0	0	0	0	27	27
2016/17	Gain	0	0	0	0	58	58	0	116
	Loss	0	2,074	1,811	3,489	219	1,722	5,109	14,424
	Net	0	-2,074	-1,811	-3,489	-161	-1,664	-5,109	-14,308
2017/18	Gain	0	1,430	2,089	0	0	2,920	3,987	10,426
	Loss	0	1,710	1,106	0	776	2,380	3,416	9,388
	Net	0	-280	983	0	-776	540	571	1,038
2018/19	Gain	0	0	0	0	546	502	0	1,048
	Loss	0	682	284	0	0	681	404	2,051
	Net	0	-682	-284	0	546	-179	-404	-1,003
2019/20	Gain	0	0	0	0	0	0	0	0
	Loss	0	54	0	0	0	0	0	54
	Net	0	-54	0	0	0	0	0	-54
2020/21	Gain	0	0	0	0	0	0	207	207
	Loss	0	0	1,303	0	0	0	1,923	3,226



Year	Floor Space	Employment Use Class Floor Space (m ²)							
		B0 Mixed Employment	B1 Business	E(g)(i) Offices / B1(a) Offices	E(g)(ii) Research & Development / B1(b) Research & Development	E(g)(iii) Industrial Processes / B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Total
	Net	0	0	-1,303	0	0	0	-1,716	-3,019
2021/22	Gain	0	0	0	0	0	252	0	252
	Loss	0	0	0	0	252	0	340	592
	Net	0	0	0	0	-252	252	-340	-340
2022/23	Gain	0	0	0	0	0	843	959	1,802
	Loss	0	0	352	0	58	546	2,879	3,835
	Net	0	0	-352	0	-58	297	-1,920	-2,033
2023/24	Gain	0	0	0	0	0	0	0	0
	Loss	0	0	0	0	0	0	2,790	2,790
	Net	0	0	0	0	0	0	-2,790	-2,790
2024/25	Gain	0	0	499	0	0	0	0	499
	Loss	0	0	0	0	0	0	0	0
	Net	0	0	499	0	0	0	0	499
Total 2004/05 to 2024/25	Gain	34,556	2,265	16,925	4,116	3,272	5,669	15,880	82,683
	Loss	10,238	4,892	10,609	5,197	7,389	27,621	36,785	102,731
	Net	24,318	-2,627	6,316	-1,081	-4,117	-21,952	-20,905	-20,048

N.B. B0 was used where mixed B1, B2 & B8 uses were proposed but no floor space split was allocated.

Sources: SADC and HCC

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

- 4.6 As at 1 April 2025, 93.194 hectares of new employment development land (B and E Use Classes) is immediately available in the District, with 405,086 square metres of employment land (B and E Use Classes) granted permission remaining outstanding. Of the immediately available employment land, 6.740 hectares includes outline permissions. Most of the available employment floor space is located at the Radlett Strategic Rail Freight Interchange (SRFI) site in Park Street for Storage and Distribution B8 Use Class uses, which covers 331,665 square metres. The SRFI is a major scheme in the Green Belt granted permission by the Secretary of State (planning permissions 5/2009/0708 and



5/2016/3006). Excluding the SRFI, the total immediately available area of employment floor space decreases to 73,421 square metres.

- 4.7 96.4% (89.802 hectares) of the immediately available employment land is for Use Class B8 Storage and Distribution. Use Class B2 General Industry represented 1.9% (1.771 hectares) of the immediately available employment land. Use Classes E(g)(i) / B1(a) Offices represented 0.8% (0.769 hectares), Use Classes E(g)(iii) / B1(c) Industrial Processes / Light Industry represented 0.9% (0.797 hectares) and Use Classes E(g)(ii) / B1(b) Research and Development represented 0.06% (0.055 hectares). A detailed list of new immediately available employment land can be seen in Appendix 2.

Table 21: Employment Land Availability by Type – Use Classes E(g)(i) / B1(a), E(g)(ii) / B1(b), E(g)(iii) / B1(c), B2 and B8 (1 April 2025)

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m ²)
E(g)(i) / B1(a)	Offices	0.769	4,595
E(g)(ii) / B1(b)	Research and Development	0.055	555
E(g)(iii) / B1(c)	Industrial Processes / Light Industry	0.797	2,813
B2	General Industry	1.771	8,263
B8	Storage and Distribution	89.802	388,860
Total		93.194	405,086

- 4.8 This AMR monitors employment land availability with reference to the updated Use Classes Order, which came into force on 1 September 2020, and previous revoked use classes.
- 4.9 The map and accompanying key below shows the remaining employment areas designated in the current adopted Local Plan. These accommodate the majority of business premises in the District. There are nineteen remaining designated employment areas in the District Local Plan Review 1994, under Saved Policy 20 – Development in Employment Areas. Historically, employment land in the District has been lost to other uses, mainly to housing. Changes in planning regulations from May 2013 onwards to permit changes of use from E(g)(i) (previously B1a) office use class to C3 residential use class under Prior Approval has led to further loss. Designated employment areas in the current adopted Local Plan will generally be protected from loss to other uses.



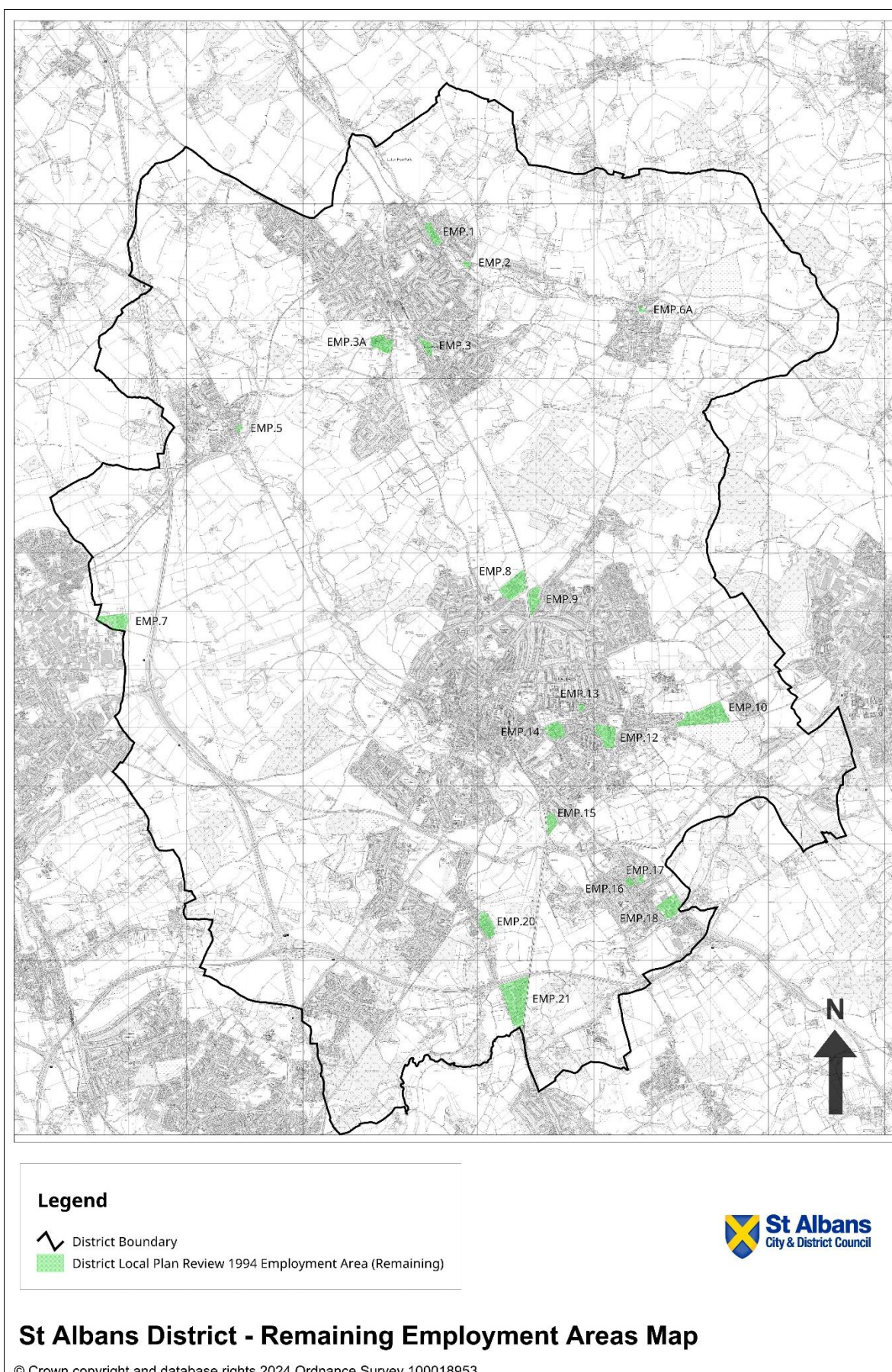
Figure 7: Key to Map of Employment Areas

Employment Areas	
District Local Plan Review 1994 – Employment Areas	
Remaining designated employment areas in District Local Plan Review 1994 (Saved Policy 20 – Development in Employment Areas)	
EMP.1	Coldharbour Lane, Harpenden
EMP.2	Batford Mill Industrial Estate, Harpenden
EMP.3	Southdown Industrial Estate, Southdown Road, Harpenden
EMP.3A	Rothamsted Experimental Station (Rothamsted Research), Harpenden
EMP.5	Redbourn Industrial Park, Redbourn
EMP.6A	Station Road, Wheathampstead
EMP.7	North of Buncefield, Hemel Hempstead
EMP.8	Porters Wood/Soothouse Spring, St Albans
EMP.9	Council Depot and Adjoining Land, St Albans Road, Sandridge
EMP.10	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans
EMP.12	Brick Knoll Park, Ashley Road, St Albans
EMP.13	Executive Park and Adjoining Land, Hatfield Road, St Albans
EMP.14	Camp Road/Campfield Road, St Albans
EMP.15	North Orbital Trading Estate, Napsbury Lane, St Albans
EMP.16	Wellington Road, London Colney
EMP.17	The Hertfordshire Business Centre, Alexander Road, London Colney
EMP.18	Riverside Estate, London Colney
EMP.20	Watling Street, Frogmore
EMP.21	Colney Street Industrial/Warehousing Estate, Colney Street

N.B. District Local Plan Review 1994 Employment Areas: EMP.4 The Mill, East Common (Redbourn), EMP.6 Codicote Road (Wheathampstead), EMP.11 Longacres, Hatfield Road (St Albans) and EMP.19 Former Halsey's Sawmill, Barnet Road (London Colney) are not monitored. These previous four designated employment areas have changed to residential use.



Figure 8: Map of Employment Areas



- 4.10 District Local Plan Review 1994, Saved Policy 19 – Overall Employment Strategy and Saved Policy 20 – Development in Employment Areas, safeguards land for employment. The table below includes the remaining Employment Areas as designated in the District Local Plan Review 1994. These areas have been monitored for vacancy rates^{xi} and current uses^{xii}. The vacancy rate remains relatively low, with an average vacancy rate of 12% reported in July 2025. This is lower than the average vacancy rate of 14% observed in January 2025. Employment areas with relatively high recorded vacancy rates in July 2025 included: Riverside Estate, London Colney (25% vacancy rate); Brick Knoll Park, St Albans (24% vacancy rate) and Redbourn Industrial Park, Redbourn (22% vacancy rate).
- 4.11 The following designated employment areas in the District Local Plan Review 1994 are not monitored, as they have subsequently changed to residential use: EMP.4 The Mill, East Common, Redbourn; EMP.6 Codicote Road, Wheathampstead; EMP.11 Longacres, Hatfield Road, St Albans and EMP.19 Former Halsey's Sawmill, Barnet Road, London Colney. Subject to site access, EMP.3A Rothamsted Experimental Station in Harpenden (now known as Rothamsted Research) will be monitored in future AMRs. District Local Plan Review 1994, Saved Policy 24 – Unallocated Employment Sites, accepts redevelopment of unallocated employment sites for former Use Class B1 (now Use Class E) uses, subject to certain criteria.
- 4.12 The following Office Clusters, St Albans Abbey Station, St Albans City Station and St Albans City Core are not designated in the District Local Plan Review 1994. These however, have become important Office Cluster areas. These areas were previously subject to Article 4 Directions, under Article 4(1) of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended). This restricted the change of use from Class B1(a) (now known as Class E(g)(i)) to Class C3 (dwellinghouses) through permitted development rights.
- 4.13 The Building Research Station (now known as the Building Research Establishment), Garston is not a designated Employment Area in the District Local Plan Review 1994. However, this site is an important area of employment in the District, providing high-tech research and innovation. Subject to site access, this site will also be monitored in future AMRs.

^{xi} Vacant units undergoing refurbishment/redevelopment have not been marked as vacant. They have been coded separately in the respective column and will be monitored for occupancy after developments are completed.

^{xii} The uses and vacancy data set out in Table 22 have been coded based on both desktop and site surveys for the purposes of the AMR. Where the use is unknown due to the unit being vacant, the previous use when previously occupied has been recorded. The data contained is subject to a margin of error and units have been coded based on their primary uses. There may be ancillary or mixed uses which complement the primary business activity, such as trade counters and offices. However, for simplicity the primary use has been recorded.



Table 22: District Local Plan Review 1994 Employment Areas, Vacant Units & Use Class (July 2025)

Site Reference	Location	Total Number of Units	Total Number of Vacant Units	Number of Units Undergoing Refurbishment	Business / Industrial / Sui Generis / Other Use Class, Number of Units							Vacancy Rate, Percent (%)
					E(g)i Offices	E(g)ii Research & Development	E(g)iii Industrial Processes	B2 General Industry	B8 Storage & Distribution	Sui Generis	Other Uses	
EMP.1	Coldharbour Lane, Harpenden	59	7	0	36	0	1	2	8	2	10	12
EMP.2	Batford Mill Industrial Estate, Harpenden	24	4	0	12	0	0	2	8	0	2	17
EMP.3	Southdown Industrial Estate and former Gas Works (part), Southdown Road, Harpenden ^{xiii}	41	1	12	7	0	3	7	15	0	9	2
EMP.5	Redbourn Industrial Park, Redbourn	9	2	0	0	0	3	5	1	0	0	22
EMP.6A	Station Road, Wheathampstead	9	1	0	8	0	0	0	0	0	1	11
EMP.7	North of Buncefield, Hemel Hempstead	2	0	0	0	0	0	0	2	0	0	0
EMP.8	Porters Wood/Soothouse Spring, St Albans	161	15	0	95	2	8	12	26	4	14	9
EMP.9	Council depot and adjoining land, St Albans Road, Sandridge	34	2	0	8	0	4	4	8	5	5	6
EMP.10	Alban Park/Acrewood Way/Lyon Way, Hatfield Road, St Albans	67	7	0	15	2	3	12	16	10	9	10
EMP.12	Brick Knoll Park, Ashley Road, St Albans ^{xiv}	29	7	0	2	0	1	1	12	10	3	24
EMP.13	Executive Park and adjoining land, Hatfield Road, St Albans	15	2	0	1	0	3	0	7	1	3	13
EMP.14	Camp Road/Campfield Road, St Albans	31	4	0	3	0	0	2	18	1	7	13
EMP.15	North Orbital Trading Estate, Napsbury Lane, St Albans	28	4	0	0	3	3	9	12	1	0	14
EMP.16	Wellington Road, London Colney	10	2	0	1	0	0	4	3	1	1	20

^{xiii} Several units at Southdown Industrial Estate, Harpenden have planning permission for demolition/redevelopment for employment use

^{xiv} Several units at Brick Knoll Park, St Albans have planning permission for demolition/redevelopment for employment use



Site Reference	Location	Total Number of Units	Total Number of Vacant Units	Number of Units Undergoing Refurbishment	Business / Industrial / Sui Generis / Other Use Class, Number of Units							Vacancy Rate, Percent (%)
					E(g)i Offices	E(g)ii Research & Development	E(g)iii Industrial Processes	B2 General Industry	B8 Storage & Distribution	Sui Generis	Other Uses	
EMP.17	The Hertfordshire Business Centre, Alexander Road, London Colney	47	4	0	40	0	0	0	0	0	7	9
EMP.18	Riverside Estate, London Colney ^{xv}	8	2	0	0	2	0	1	4	1	0	25
EMP.20	Watling Street, Frogmore	35	2	0	14	0	3	3	12	2	1	6
EMP.21	Industrial/Warehousing Estate, Colney Street	42	4	0	1	2	1	7	30	1	0	10
Total		651	70	12	243	11	33	71	182	39	72	~
Average Vacancy Rate, Percent (%)												12

N.B. refurbished units under construction are not classified as vacant

N.B. The following designated employment areas in the District Local Plan Review 1994 are not monitored, as they have subsequently changed to residential use: EMP.4 The Mill, East Common, Redbourn; EMP.6 Codicote Road, Wheathampstead; EMP.11 Longacres, Hatfield Road, St Albans and EMP.19 Former Halsey's Sawmill, Barnet Road, London Colney. EMP.3A Rothamsted Experimental Station (now known as Rothamsted Research), Harpenden, is also not monitored in this AMR due to site access requirements.

^{xv} Several units at Riverside Estate, London Colney have planning permission for demolition/redevelopment for employment use



Prior Approval – Office to Residential

- 4.14 The introduction of permitted development rights for conversion from office to residential use has resulted in considerable loss of office E(g)(i) / B1(a) Use Class floor space in the District over previous years. Completions and permissions based on office to residential Prior Approvals for the previous monitoring year (2024/2025) are listed below. Completed conversions have been relatively low over the past year with 44 dwellings converted from office to residential use. Known office floor space loss from prior approvals for the previous year is approximately 3,536 square metres. A further loss of 9,090 square metres of Office E(g)(i) / B1(a) Use Class floor space could take place from office to residential Prior Approvals which are yet to be completed. This includes the potential conversion of office floor space to provide 104 residential (C3 Use Class) dwellings.

Table 23: Office to Residential – Prior Approvals Started and Completed (2024/2025)

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings Completed in Year	Number of Dwellings to be Completed	Total E(g)(i) / B1(a) Offices Floor Space Lost (m ²)
5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	6	0	1,303
5/2022/2766	113 London Road, St Albans	2	2	0	193
5/2023/0348	Clarence House, 134 Hatfield Road, St Albans	23	23	0	1,300
5/2023/1528	Clarence House, 134 Hatfield Road, St Albans	4	4	0	195
5/2023/1893	Clarence House, 134 Hatfield Road, St Albans	8	8	0	462
5/2024/0197	4B Frogmore, St Albans	1	1	0	83
Total Office to Residential Prior Approvals, Number of Dwellings Completed in 2024/2025					44 dwellings
Total E(g)(i) / B1(a) Offices Floor Space Lost to Residential Use from Completed Prior Approvals					3,536m²



Table 24: Office to Residential – Prior Approvals with Permission to be Completed (1 April 2025)

Planning Permission Reference Number(s)	Site Address	Number of Dwellings Permitted	Number of Dwellings to be Completed	Total E(g)(i) / B1(a) Offices Floor Space to be Lost (m ²)
5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	7	880
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	3	210
5/2022/0527	Broadway Chambers, St Peters Street, St Albans	4	4	229
5/2022/1323	First Floor, 18 High Street, Harpenden	1	1	75
5/2023/1809	61 Hatfield Road, St Albans	1	1	344
5/2023/2415	21 Verulam Road, St Albans	1	1	180
5/2024/1037	2 Abbey View, St Albans	38	38	3,326
5/2024/1082	16 High Street, Harpenden	3	3	348
5/2024/1118	26 Clifton Street, St Albans	1	1	165
5/2024/1658	13 and 15 High Street, Harpenden	5	5	616
5/2024/1856	54-56 Victoria Street, St Albans	17	17	923
5/2024/2156	Aecom House, 63-77 Victoria Street, St Albans	23	23	1,794
Total		112	104	9,090
Total Office to Residential Prior Approvals, Number of Dwellings with Permission at 1 April 2025		112 dwellings		
Total Office to Residential Prior Approvals, Number of Dwellings with Permission to be Completed at 1 April 2025		104 dwellings		
Total E(g)(i) / B1(a) Offices Floor Space to be Lost to Residential Use from Prior Approvals with Permission to be Completed		9,090m²		



Business Floor Space Stock

- 4.15 As at 31 March 2025, the Valuation Office Agency (VOA) recorded a total of 179,000 square metres of office sector floor space in the District, along with a total of 526,000 square metres of industrial sector floor space. Between 2011 and 2025, a reduction of 34,000 square metres of office sector floor space was observed in the District; industrial sector floor space stock increased by 15,000 square metres during the same period. The table below shows the most recent VOA data on business floor space provision for the office and industrial sectors from 2011 to 2025.

Table 25: Employment (Office and Industrial Sectors) Floor Space Stock Change 2011 – 2025 (based on figures for 31 March each year)

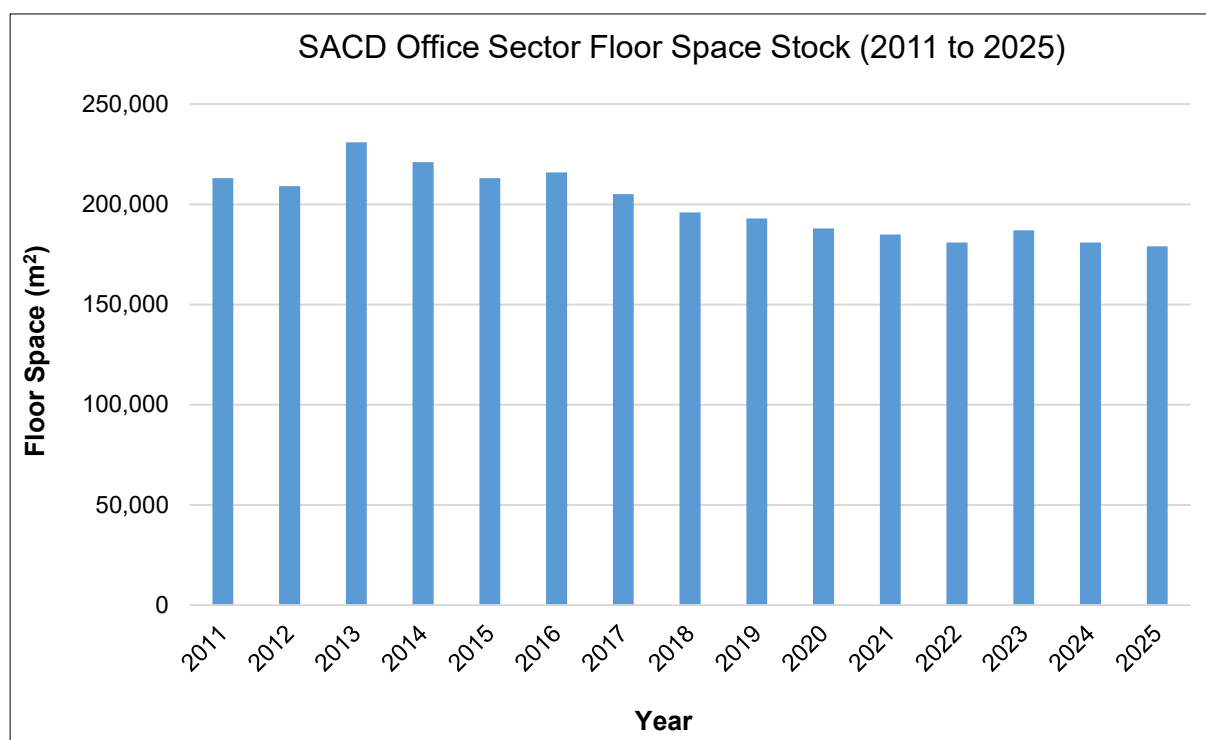
Year	Floor Space Stock (m ²)		
	Office Sector	Industrial Sector	Total
March 2011	213,000	511,000	724,000
March 2012	209,000	505,000	714,000
March 2013	231,000	506,000	737,000
March 2014	221,000	509,000	730,000
March 2015	213,000	507,000	720,000
March 2016	216,000	516,000	732,000
March 2017	205,000	514,000	719,000
March 2018	196,000	502,000	698,000
March 2019	193,000	499,000	692,000
March 2020	188,000	522,000	710,000
March 2021	185,000	534,000	719,000
March 2022	181,000	545,000	726,000
March 2023	187,000	546,000	733,000
March 2024	181,000	506,000	687,000
March 2025	179,000	526,000	705,000
March 2011 to March 2025 change	-34,000	15,000	-19,000

Source: Non-Domestic Rating – Business Floor Space, March 2025 (VOA)³²

- 4.16 The chart below illustrates a graphical representation of office sector floor space stock change between 2011 and 2025. A decline in office floor space stock (estimated loss of 52,000 square metres of floor space) is observed in the District from 2013 to 2025.



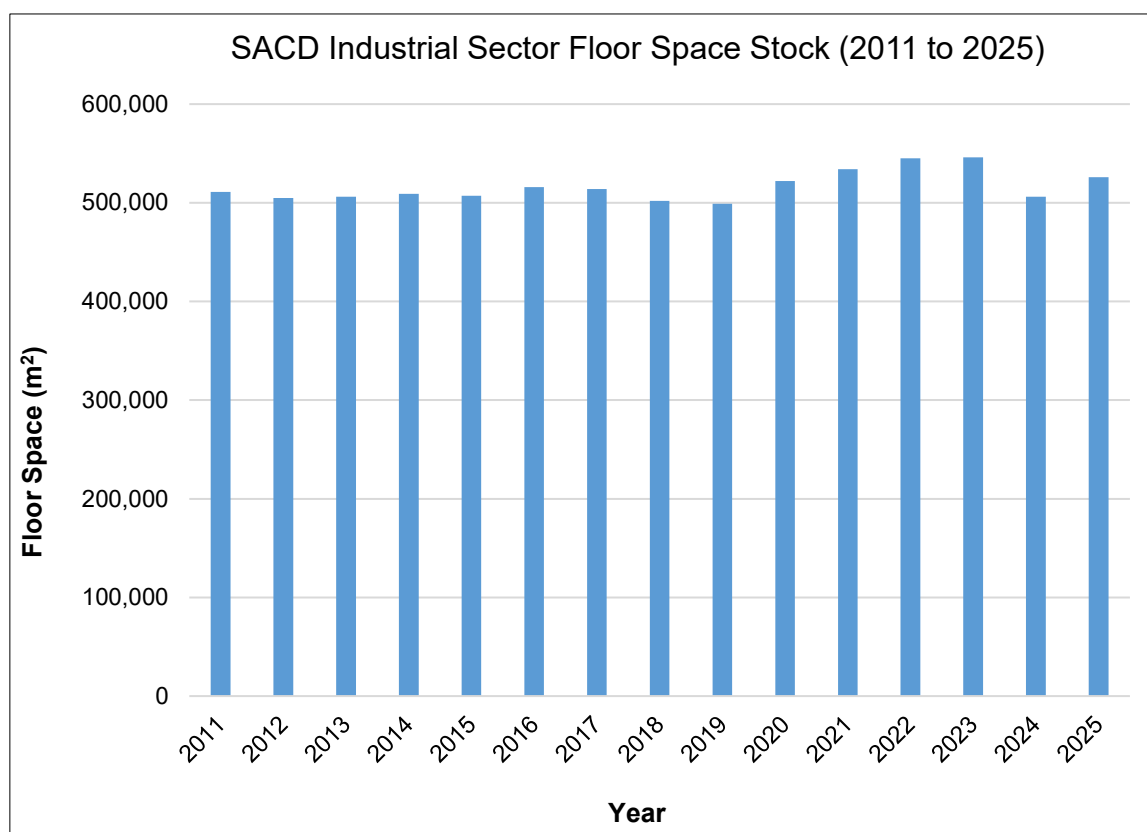
Figure 9: Chart of Office Sector Floor Space Stock Change (2011 – 2025)



Source: Non-Domestic Rating – Business Floor Space, March 2025 (VOA)³²

- 4.17 The chart below demonstrates floor space stock change in the industrial sector between 2011 and 2025. An increase in industrial sector floor space stock (estimated gain of 65,000 square metres of floor space) is recorded in the District from 2019 to 2023, with a decrease (estimated loss of 20,000 square metres of floor space) occurring over the previous two years from 2024 to 2025.



Figure 10: Chart of Industrial Sector Floor Space Stock Change (2011 – 2025)

Source: Non-Domestic Rating – Business Floor Space, March 2025 (VOA)³²

- 4.18 The table below combines the estimated floor space stock of both the office and industrial sectors, published by the VOA in December 2025, with employment floor space stock data recorded from the previous monitoring period, 2024/2025. This is combined to establish an estimate of business floor space stock in the District at 1 April 2025.



Table 26: Employment Floor Space Stock Estimate at 1 April 2025

Year	VOA Business Floor Space Stock 2025 (m ²)			AMR Employment Floor Space Stock Change 2024/2025 (m ²)		
	Office Sector	Industrial Sector	Total	Offices (Use Classes E(g)(i) / B1(a))	Industrial (Use Classes E(g)(iii), B2 & B8)	Total
2024/25	179,000	526,000	705,000	499	-285	214

Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2025 (m ²)			
Date	Offices	Industrial	Total
1 April 2025	179,499	525,715	705,214

Sources: Non-Domestic Rating – Business Floor Space, March 2025 (VOA)³² and AMR 2025 Change in Employment Floor Space Stock 2024/2025

- 4.19 With reference to the business floor space estimates above for 1 April 2025, an increase of 499 square metres in office sector floor space has been calculated. In previous years, a significant decline in office floor space stock occurred due to pressures from permitted development rights involving the conversion of office floor space to residential use. This has stabilised in recent years. In addition, several existing office to residential prior approvals are near completion, whilst other permissions have lapsed or may lapse in future. On the other hand, a decrease of 285 square metres in industrial sector floor space has been calculated.
- 4.20 The table and chart below show employment floor space stock and estimated vacancy rates, using data from business floor space estimates in Table 26 above. Data reveals an estimated vacancy rate of 15.8% for the office sector and an estimated vacancy rate of 4.3% for the industrial sector in May 2025, with an estimated total vacancy rate of 7.2% for both sectors.

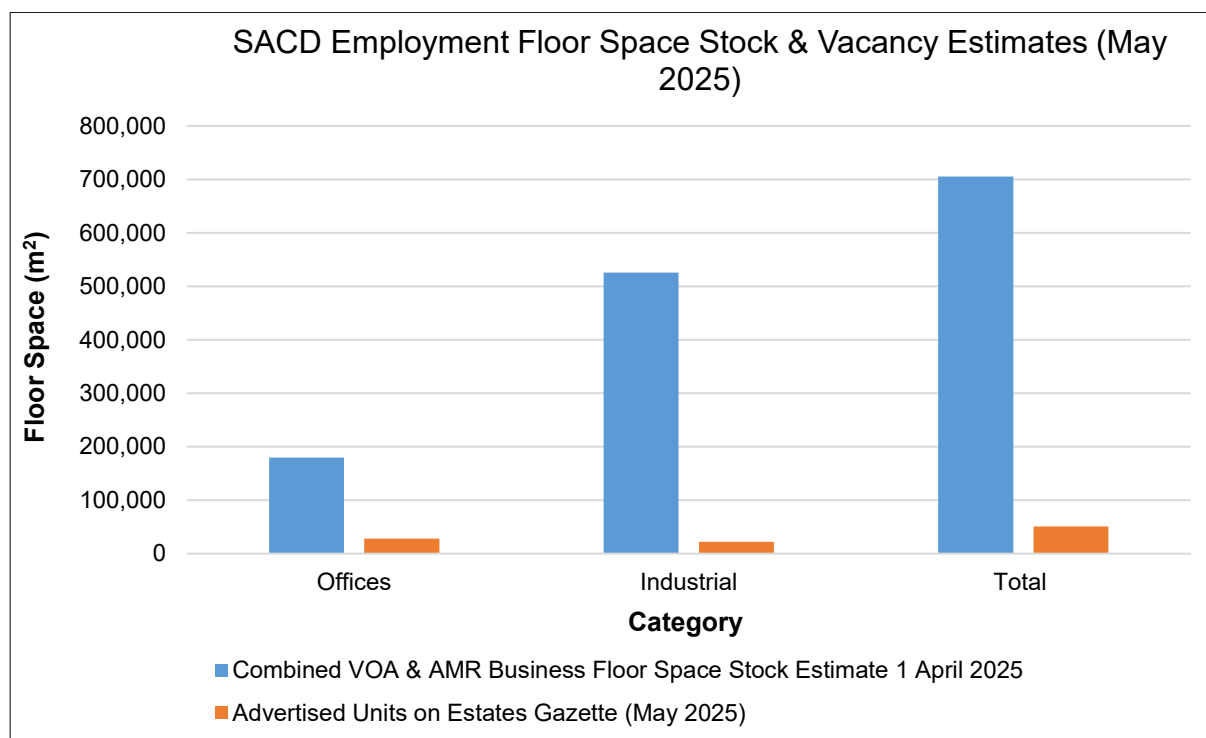
Table 27: Employment Floor Space Stock and Vacancy Estimates (May 2025)

Category	Floor Space (m ²)		
	Offices	Industrial	Total
Combined VOA & AMR Business Floor Space Stock Estimate 1 April 2025	179,499	525,715	705,214
Advertised Units on Estates Gazette (May 2025)	28,307	22,467	50,774
Estimated Vacancy Rate (%)	15.8%	4.3%	7.2%

Sources: AMR Employment Floor Space Stock Estimate at 1 April 2025 (Table 26) and Property Link – Estates Gazette (May 2025)³³



Figure 11: Chart of Employment Floor Space Stock and Vacancy Estimates (May 2025)



Sources: AMR Employment Floor Space Stock Estimate at 1 April 2025 (Table 26) and Property Link – Estates Gazette (May 2025)³³



Retail

Policy Topic: Centres for Retail, Services and Leisure

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

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

- 5.2 For the monitoring year 2024/2025, a total net loss of 839 square metres of retail, services and leisure floor space stock was recorded in the District. This AMR monitors retail / service / leisure floor space stock with reference to the updated Use Classes Order, which came into force on 1 September 2020, and previous revoked use classes.
- 5.3 In terms of the types of retail, services and leisure floor space stock, there was an overall net gain of 131 square metres of E(a) Retail / F2(a) Shops / A1 Shops Use Class floor space in the District, with a net gain of 167 square metres in St Albans City Centre, a net gain of zero square metres in Harpenden Town Centre and a net loss of 36 square metres in the rest of the District. Additionally, net gains of floor space were recorded in the District for: E(b) Food & Drink / A3 Restaurants & Cafes, E(g)(i) Offices / B1(a) Offices and F1 Learning and Non-Residential Institutions. A net loss of floor space was observed for Sui Generis (including Pubs, Bars, Drinking Establishments and Hot Food Takeaways). Furthermore, net gains of zero square metres of floor space were reported for E(c) Financial, Professional or Other Services / A2 Financial & Professional Services, E(d) Indoor Sport, Recreation or Fitness, E(e) Medical or Health Services, E(f) Creche Day Nursery or Day Centre and F2 Local Community.



Table 28: Change in Retail / Service / Leisure Floor Space Stock, by Centre / Frontage and by Type – Retail / Food and Drink / Other Services (2024/2025)

Location	Retail / Service / Leisure Use Class Floor Space (m ²)											
	Floor Space	E(a) Retail / F2(a) Shops / A1 Shops	E(b) Food & Drink / A3 Restaurants & Cafes	E(c) Financial, Professional or Other Services / A2 Financial & Professional Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices / B1(a) Offices	F1 Learning and Non-Residential Institutions	F2 Local Community	Sui Generis (including Pubs, Bars, Drinking Establishments and Hot Food Takeaways)	Total
St Albans City Centre	Gain	167	0	0	0	0	0	0	0	0	0	167
	Loss	0	0	0	0	0	0	0	0	0	0	0
	Net	167	0	0	0	0	0	0	0	0	0	167
Harpenden Town Centre	Gain	0	0	0	0	0	0	0	0	0	0	0
	Loss	0	0	0	0	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0	0	0	0	0
Rest of District	Gain	0	36	0	0	0	0	499	855	0	0	1,390
	Loss	36	0	0	0	0	0	0	177	0	2,183	2,396
	Net	-36	36	0	0	0	0	499	678	0	-2,183	-1,006
Total	Gain	167	36	0	0	0	0	499	855	0	0	1,557
	Loss	36	0	0	0	0	0	0	177	0	2,183	2,396
	Net	131	36	0	0	0	0	499	678	0	-2,183	-839



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

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

5.5 The map and accompanying key below show the remaining town centres designated in the current adopted Local Plan and non-designated out of centre retail / service areas.

Figure 12: Key to Map of Town Centres and Out of Centre Retail / Service Areas

Town Centres	
District Local Plan Review 1994 – Town Centres	
Remaining designated town centres in District Local Plan Review 1994 (Saved Policy 51 – Development in Employment Areas Shopping and Services Uses, Overall Strategy)	
Minor Sub-Regional Centre: St Albans City Centre	
Designated minor sub-regional centre in District Local Plan Review 1994 (Saved Policy 52 – Shopping Development in St Albans City Centre)	
Minor District Centre: Harpenden Town Centre	
Designated minor district centre in District Local Plan Review 1994 (Saved Policy 53 – Shopping Development in Harpenden Town Centre)	
Neighbourhood Centres:	
Designated neighbourhood centres in District Local Plan Review 1994 (Saved Policy 54 – Shopping Development in Neighbourhood Centres)	
NC.1	Southdown, Harpenden
NC.2	Redbourn
NC.3	Wheathampstead
NC.4	Verulam Estate, St Albans
NC.5	Fleetville, St Albans
NC.6	The Quadrant, Marshalswick, St Albans
NC.7	London Colney
Local Centres:	
Remaining designated neighbourhood centres in District Local Plan Review 1994 (Saved Policy 55 – Local Shopping Facilities)	
LC.1	8-26 High Oaks, St Albans
LC.2	35-41A Abbey Avenue, St Albans

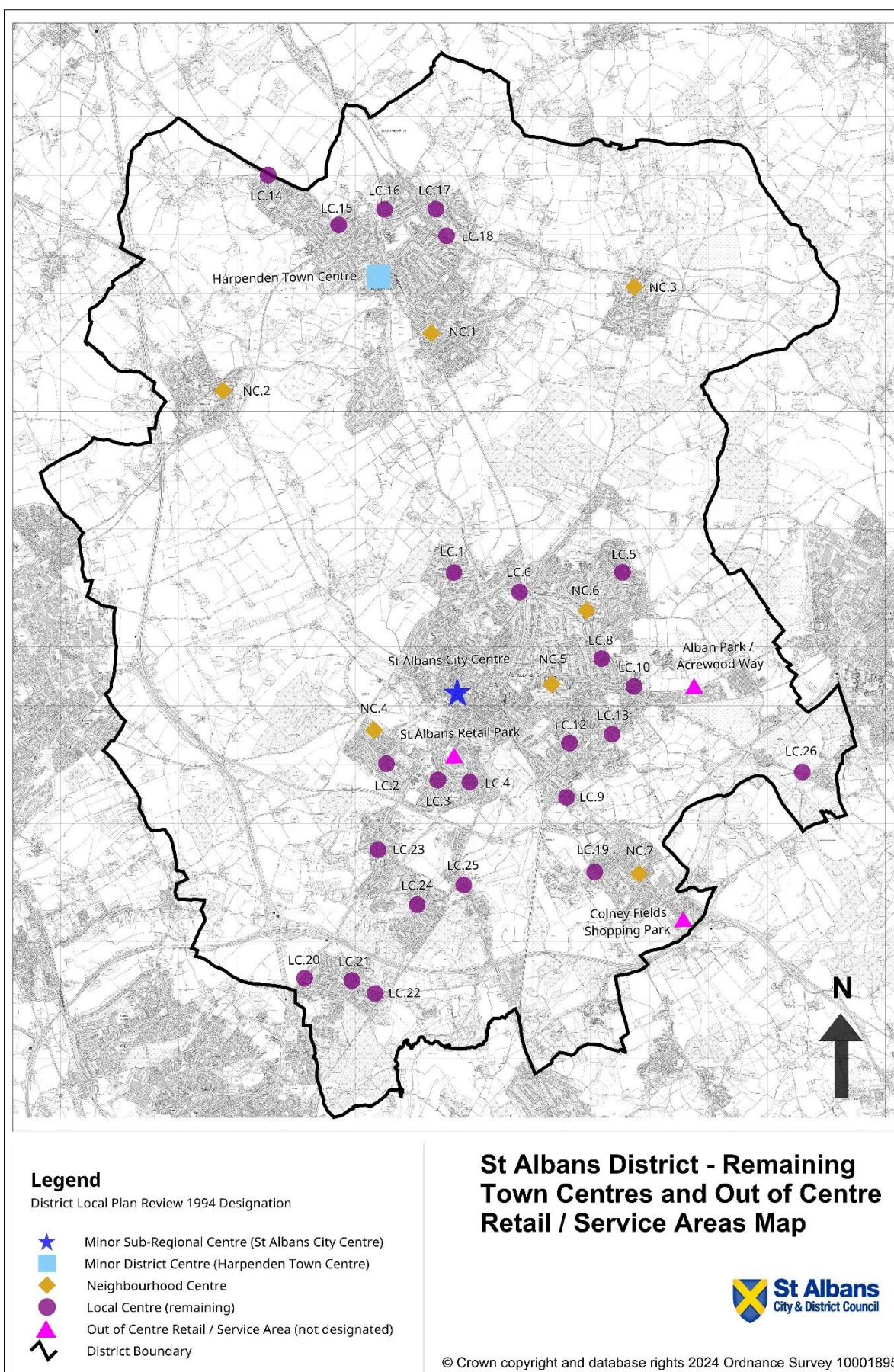


LC.3	23-39A Vesta Avenue & 1-3 Watling View, St Albans
LC.4	28-38 Abbots Avenue West, St Albans
LC.5	St Brelades Place, Jersey Farm, St Albans
LC.6	2-36 Beech Road, St Albans
LC.8	15-23 Central Drive, St Albans
LC.9	38-52 New House Park, St Albans
LC.10	399-421 & 444 Hatfield Road, St Albans
LC.12	191-205 Cell Barnes Lane, St Albans
LC.13	1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, Hill End, St Albans
LC.14	381-397 Luton Road, Harpenden
LC.15	95-105 Luton Road, Harpenden
LC.16	50-54 Westfield Road, Harpenden
LC.17	121-125 & 138-146 Lower Luton Road, Harpenden
LC.18	103-107 Station Road, Harpenden
LC.19	1-5 Shenley Lane, London Colney
LC.20	81-97 Old Watford Road, Bricket Wood
LC.21	95-127 Oakwood Road, Bricket Wood
LC.22	19-27 Black Boy Wood, Bricket Wood
LC.23	2A Tippendell Lane; 301-305, 337 & 192-204 Watford Road, Chiswell Green
LC.24	2-30 How Wood, How Wood
LC.25	69-71, 68-76 & land south of 84 Park Street; 1-2 Park Street Lane, Park Street
LC.26	15 & 8-16 High Street, Colney Heath
Out of Centre Retail / Service Areas	
Out of centre retail / service areas not designated in District Local Plan Review 1994	
Alban Park / Acrewood Way, Hatfield Road, St Albans	
St Albans Retail Park, Griffiths Way, St Albans	
Colney Fields Shopping Park, Barnet Road, London Colney	

N.B. District Local Plan Review 1994, Saved Policy 55 - Local Shopping Facilities: Local Centres LC.7 19-23 & 40-42 Sandridge Road (St Albans) and LC.11 211-217 & 243-249 Camp Road (St Albans) are not monitored, as entire frontages have changed to residential use.



Figure 13: Map of Town Centres and Out of Centre Retail / Service Areas



- 5.6 Retail monitoring surveys of retail, services and leisure centres in the District were undertaken in July and August 2025. This AMR monitors use classes and vacancies in the District's retail, services and leisure centres, with reference to the updated Use Classes Order. This came into force on 1 September 2020.
- 5.7 Even though the retail sector has generally declined in recent years, performance of St Albans City Centre and Harpenden Town Centre remains relatively strong. In December 2024 / January 2025, monitoring surveys recorded 41 vacant units out of a total of 611 units in both centres, representing a vacancy rate of 7%. The number of vacancies in St Albans City Centre and Harpenden Town Centre increased slightly in July / August 2025 to 42 vacant units out of a total of 611 units, leading to a vacancy rate of 7%.
- 5.8 The tables below show St Albans City Centre and Harpenden Town Centre, with the number of vacant units and number of units for each retail, services and leisure use class.



Table 29: Minor Sub-Regional Centre & Minor District Centre – St Albans City Centre & Harpenden Town Centre Retail / Service / Leisure Frontages, Vacant Units & Use Class (July / August 2025)

Minor Sub-Regional Centre / Minor District Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
			E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
St Albans City Centre	436	31	264	72	47	2	13	0	5	5	15	7	6
Harpenden Town Centre	175	11	103	26	22	0	7	0	1	4	7	2	3
Total	611	42	367	98	69	2	20	0	6	9	22	9	9

- 5.9 Monitoring surveys indicate a slight rise in the number of vacant units in St Albans City Centre between 2024 and 2025. In December 2024, 30 vacant units were recorded out of a total of 436 units, representing a vacancy rate of 7%. The number of monitored vacant units increased to 31 units out of a total of 436 units in August 2025, leading to a vacancy rate of 7% in St Albans City Centre. Frontages with relatively high numbers of vacancies included: The Maltings, Christopher Place and 61-85 St Peters Street.
- 5.10 District Local Plan Review 1994, Saved Policy 52 – Shopping Development in St Albans City Centre sets out the Primary Shopping Frontages, Secondary Shopping Frontages and Class ‘A’ Frontages in St Albans City Centre. Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and percentage use class for St Albans City Centre are included below:



Table 30: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Vacant Units & Use Class (August 2025)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
PSF 1	3-37 Chequer Street	107	13	1	11	1	1	0	0	0	0	0	0	0	0
PSF 2	2A-38 Chequer Street	159	19	1	9	4	6	0	0	0	0	0	0	0	0
PSF 3	Christopher Place (inner courtyard only)	212	21	3	17	3	1	0	0	0	0	0	0	0	0
PSF 4	3-21 French Row	54	8	1	5	3	0	0	0	0	0	0	0	0	0
PSF 5	1-13 George Street	76	11	1	8	2	0	0	0	0	0	1	0	0	0
PSF 6	18-28 George Street	85	13	1	10	2	0	0	0	0	0	1	0	0	0
PSF 7	The Maltings	462	46	4	41	3	1	1	0	0	0	0	0	0	0
PSF 8	1-37 Market Place	135	18	0	12	4	2	0	0	0	0	0	0	0	0
PSF 9	6-38 Market Place	88	11	0	7	2	1	0	1	0	0	0	0	0	0
PSF 10	1-57 St Peters Street	183	18	0	12	5	0	0	0	0	0	0	0	0	1
PSF 11	2-20 High Street	67	7	1	4	1	2	0	0	0	0	0	0	0	0
PSF 12	3-33 High Street	107	14	0	11	3	0	0	0	0	0	0	0	0	0
Total		1,735	199	13	147	33	14	1	1	0	0	2	0	0	1



Table 31: Minor Sub-Regional Centre – St Albans City Centre Primary Shopping Frontages, Percentage Use Class (August 2025)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
PSF 1	3-37 Chequer Street	107	13	85	8	8	0	0	0	0	0	0	0	0
PSF 2	2A-38 Chequer Street	159	19	47	21	32	0	0	0	0	0	0	0	0
PSF 3	Christopher Place (inner courtyard only)	212	21	81	14	5	0	0	0	0	0	0	0	0
PSF 4	3-21 French Row	54	8	63	38	0	0	0	0	0	0	0	0	0
PSF 5	1-13 George Street	76	11	73	18	0	0	0	0	0	9	0	0	0
PSF 6	18-28 George Street	85	13	77	15	0	0	0	0	0	8	0	0	0
PSF 7	The Maltings	462	46	89	7	2	2	0	0	0	0	0	0	0
PSF 8	1-37 Market Place	135	18	67	22	11	0	0	0	0	0	0	0	0
PSF 9	6-38 Market Place	88	11	64	18	9	0	9	0	0	0	0	0	0
PSF 10	1-57 St Peters Street	183	18	67	28	0	0	0	0	0	0	0	0	6
PSF 11	2-20 High Street	67	7	57	14	29	0	0	0	0	0	0	0	0
PSF 12	3-33 High Street	107	14	79	21	0	0	0	0	0	0	0	0	0
Total		1,735	199	74	17	7	1	1	0	0	1	0	0	1

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



Table 32: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Vacant Units & Use Class (August 2025)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
SSF 1	1-39 Catherine Street	75	11	0	6	2	1	0	0	0	0	0	1	0	1
SSF 2	6-28 Catherine Street & 93 St Peters Street	59	7	2	3	0	1	0	0	0	0	0	2	1	0
SSF 3	Heritage Close (All)	68	8	0	5	2	0	0	1	0	0	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	0	7	1	0	1	0	0	2	0	0	0	1
SSF 7	2-34 Holywell Hill	98	15	1	7	4	3	0	0	0	0	0	0	0	1
SSF 8	1-9 London Road	83	5	0	4	0	1	0	0	0	0	0	0	0	0
SSF 9	2-46 London Road	107	18	0	9	2	5	0	1	0	0	0	1	0	0
SSF 10	61-85 St Peters Street	119	13	3	7	3	2	0	0	0	0	0	0	1	0
SSF 11	1 Spencer Street	20	1	1	1	0	0	0	0	0	0	0	0	0	0
SSF 12	1-11 The Colonnade, Verulam Road/Upper Dagnall Street	70	6	1	2	3	0	0	0	0	0	0	0	1	0
Total		773	96	8	51	17	13	1	2	0	2	0	4	3	3



Table 33: Minor Sub-Regional Centre – St Albans City Centre Secondary Shopping Frontages, Percentage Use Class (August 2025)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
SSF 1	1-39 Catherine Street	75	11	55	18	9	0	0	0	0	0	9	0	9
SSF 2	6-28 Catherine Street & 93 St Peters Street	59	7	43	0	14	0	0	0	0	0	29	14	0
SSF 3	Heritage Close (All)	68	8	63	25	0	0	13	0	0	0	0	0	0
SSF 6	1-23 Holywell Hill	74	12	58	8	0	8	0	0	17	0	0	0	8
SSF 7	2-34 Holywell Hill	98	15	47	27	20	0	0	0	0	0	0	0	7
SSF 8	1-9 London Road	83	5	80	0	20	0	0	0	0	0	0	0	0
SSF 9	2-46 London Road	107	18	50	11	28	0	6	0	0	0	6	0	0
SSF 10	61-85 St Peters Street	119	13	54	23	15	0	0	0	0	0	0	8	0
SSF 11	1 Spencer Street	20	1	100	0	0	0	0	0	0	0	0	0	0
SSF 12	1-11 The Colonnade, Verulam Road/Upper Dagnall Street	70	6	33	50	0	0	0	0	0	0	0	17	0
Total		773	96	53	18	14	1	2	0	2	0	4	3	3

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



Table 34: Minor Sub-Regional Centre – St Albans City Centre Class 'A' Frontages, Vacant Units & Use Class (August 2025)

Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
AF1	41-63 Catherine Street	10	0	6	0	2	0	1	0	0	0	0	0	1
AF2	6-14 Hatfield Road	4	1	1	2	0	0	0	0	0	0	0	1	0
AF3	61-63 Lattimore Road & 80/80A Victoria Street	5	0	3	0	0	0	0	0	1	0	1	0	0
AF4	13-29 London Road & 1-9 Marlborough Road	8	0	3	2	2	0	0	0	0	0	1	0	0
AF5	67-89 London Road	7	0	4	2	0	0	0	0	0	0	0	0	1
AF6	92-164 London Road	30	2	12	5	2	0	2	0	0	1	7	1	0
AF7	113-117 London Road & 1-6 Francis Court	2	1	0	0	1	0	0	0	0	0	0	1	0
AF8	4 St Peters Street-Forrester House & 1-9 Victoria Street	14	0	6	0	6	0	0	0	1	0	0	1	0
AF9	Lockey House - 30 St Peters Street	7	1	2	0	4	0	1	0	0	0	0	0	0
AF10	95-101A St Peters Street	5	2	1	2	1	0	1	0	0	0	0	0	0
AF11	109-117 St Peters Street	4	0	3	1	0	0	0	0	0	0	0	0	0
AF12	4A-24 Spencer Street	3	0	1	1	0	0	1	0	0	0	0	0	0
AF13	1-13 Verulam Road	5	1	3	2	0	0	0	0	0	0	0	0	0



Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
AF14	2-6 Victoria Street	3	0	2	0	1	0	0	0	0	0	0	0	0
AF15	Victoria Parade & 95-143 Victoria Street	16	1	10	1	1	0	3	0	1	0	0	0	0
AF16	126 Victoria Street - Horn Of Plenty Public House	3	0	1	0	0	0	0	0	0	2	0	0	0
AF17	145-161 Victoria Street	10	1	6	2	0	0	0	0	0	0	2	0	0
AF18	1-7 Waddington Road	5	0	2	2	0	0	1	0	0	0	0	0	0
	Total	141	10	66	22	20	0	10	0	3	3	11	4	2

- 5.11 District Local Plan Review 1994, Saved Policy 53 – Shopping Development in Harpenden Town Centre sets out the Primary Shopping Frontages, Secondary Shopping Frontages and Class ‘A’ Frontages in Harpenden Town Centre.
- 5.12 Monitoring surveys indicate no change in the number of vacant units in Harpenden Town Centre between January 2025 and July 2025. In January 2025, 11 vacant units were recorded out of a total of 175 units, representing a vacancy rate of 6%. The number of monitored vacant units remained the same at 11 units in July 2025 out of a total of 175 units, leading to a vacancy rate of 6% in Harpenden Town Centre. Relatively high numbers of vacant units were recorded in the following frontages at 4-6 Church Green & 52-104 High Street, 1-3 Church Green & 2B-10 Leyton Road and 2-16 High Street, 1-3 Leyton Green in July 2025.
- 5.13 Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and use class percentage for Harpenden Town Centre are included below:



Table 35: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Vacant Units & Use Class (July 2025)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
PSF 1	1-3 Church Green & 2B-10 Leyton Road	90	13	2	9	0	1	0	3	0	0	0	0	0	0
PSF 2	1-31 High Street	179	18	0	14	1	0	0	0	0	0	1	0	0	2
PSF 3	18-50 High Street	104	15	0	8	1	4	0	1	0	0	0	1	0	0
PSF 4	The Leys (between High Street and Leyton Road)	57	3	0	1	0	2	0	0	0	0	0	0	0	0
PSF 5	1-11 Leyton Road & 12-18 Church Green Row	96	7	0	6	1	0	0	0	0	0	0	0	0	0
PSF 6	2-16 High Street, 1-3 Leyton Green	93	9	2	4	2	2	0	0	0	0	1	0	0	0
Total		619	65	4	42	5	9	0	4	0	0	2	1	0	2



Table 36: Minor District Centre – Harpenden Town Centre Primary Shopping Frontages, Percentage Use Class (July 2025)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
PSF 1	1-3 Church Green & 2B-10 Leyton Road	90	13	69	0	8	0	23	0	0	0	0	0	0
PSF 2	1-31 High Street	179	18	78	6	0	0	0	0	0	6	0	0	11
PSF 3	18-50 High Street	104	15	53	7	27	0	7	0	0	0	7	0	0
PSF 4	The Leys (between High Street and Leyton Road)	57	3	33	0	67	0	0	0	0	0	0	0	0
PSF 5	1-11 Leyton Road & 12-18 Church Green Row	96	7	86	14	0	0	0	0	0	0	0	0	0
PSF 6	2-16 High Street, 1-3 Leyton Green	93	9	44	22	22	0	0	0	0	11	0	0	0
Total		619	65	65	8	14	0	6	0	0	3	2	0	3

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



Table 37: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Vacant Units & Use Class (July 2025)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
SSF 1	4-6 Church Green & 52-104 High Street	196	27	4	15	7	2	0	0	0	0	1	1	1	0
SSF 2	33-61 High Street	152	25	1	16	1	3	0	2	0	0	1	1	1	0
SSF 3	12-14 Leyton Road	19	2	1	1	0	1	0	0	0	0	0	0	0	0
SSF 4	2A-34 Station Road	138	20	1	11	4	4	0	0	0	0	0	1	0	0
SSF 5	1-17A Station Road	77	11	0	6	2	1	0	1	0	0	0	1	0	0
Total		582	85	7	49	14	11	0	3	0	0	2	4	2	0



Table 38: Minor District Centre – Harpenden Town Centre Secondary Shopping Frontages, Percentage Use Class (July 2025)

Policy Reference	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
SSF 1	4-6 Church Green & 52-104 High Street	196	27	56	26	7	0	0	0	0	4	4	4	0
SSF 2	33-61 High Street	152	25	64	4	12	0	8	0	0	4	4	4	0
SSF 3	12-14 Leyton Road	19	2	50	0	50	0	0	0	0	0	0	0	0
SSF 4	2A-34 Station Road	138	20	55	20	20	0	0	0	0	0	5	0	0
SSF 5	1-17A Station Road	77	11	55	18	9	0	9	0	0	0	9	0	0
Total		582	85	58	16	13	0	4	0	0	2	5	2	0

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



Table 39: Minor District Centre – Harpenden Town Centre Class 'A' Frontages, Vacant Units & Use Class (July 2025)

Policy Reference	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
AF1	65-73 High Street	7	0	4	1	1	0	0	0	0	0	0	0	1
AF2	1-12 Harding Parade, Station Road	10	0	4	3	1	0	0	0	0	0	2	0	0
AF3	1A-3 & 2-4 Vaughan Road and 1-3 Clayton House	8	0	4	3	0	0	0	0	1	0	0	0	0
Total		25	0	12	7	2	0	0	0	1	0	2	0	1

- 5.14 District Local Plan Review 1994, Saved Policy 54 – Shopping Development in Neighbourhood Centres sets out the Primary Shopping Frontages and Class 'A' Frontages in the District's seven Neighbourhood Centres.
- 5.15 Monitoring surveys reveal a rise in the number of vacant units in the District's Neighbourhood Centres between December 2024 / January 2025 and July / August 2025. In December 2024 / January 2025, 8 vacant units were recorded out of a total of 253 units, representing a vacancy rate of 3%. The number of monitored vacant units increased to 10 units in July / August 2025 out of a total of 253 units, leading to a vacancy rate of 4% in the District's Neighbourhood Centres. A relatively high number of vacant units were observed in Redbourn and Fleetville (St Albans) Neighbourhood Centres, with a total of 7 vacant units recorded in both centres in July / August 2025.
- 5.16 Tables outlining the retail / service / leisure use class mix, number of vacant units, frontage length and use class percentage of the District's Neighbourhood Centres are included below:



Table 40: Neighbourhood Centres – Primary Shopping Frontages, Vacant Units & Use Class (July / August 2025)

Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
						E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	120-126 & 127-137 Southdown Road; 1-7 & 2-8 Piggotshill Lane	154	28	2	14	3	1	0	4	0	0	0	4	1	1
NC.2	Redbourn	68-80 High Street	56	4	1	4	0	0	0	0	0	0	0	0	0	0
NC.3	Wheathampstead	2-36 and 17-39 High Street; Mill Walk	208	22	0	13	2	2	0	1	0	0	0	2	2	0
NC.4	Verulam Estate (St Albans)	Ermine Close (all)	74	2	0	2	0	0	0	0	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	193-219 Hatfield Road & Co-op (Morrison's) Supermarket	173	15	0	12	2	0	0	1	0	0	0	0	0	0
NC.6	The Quadrant, Marshalswick (St Albans)	11-51 The Quadrant	125	21	0	17	2	1	0	0	0	0	0	0	1	0
NC.7	London Colney	Co-op Supermarket Haseldine Road; 152-166 & 184-196 High Street	231	14	0	7	2	1	0	0	0	0	0	1	3	0
Total			1,021	106	3	69	11	5	0	6	0	0	0	7	7	1



Table 41: Neighbourhood Centres – Primary Shopping Frontages, Percentage Use Class (July / August 2025)

Policy Reference	Neighbourhood Centre	Frontage	Frontage Length (m)	Number of Units	Retail / Service / Leisure Use Class, Percentage of Frontage (%)										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	120-126 & 127-137 Southdown Road; 1-7 & 2-8 Piggotshill Lane	154	28	50	11	4	0	14	0	0	0	14	4	4
NC.2	Redbourn	68-80 High Street	56	4	100	0	0	0	0	0	0	0	0	0	0
NC.3	Wheathampstead	2-36 and 17-39 High Street; Mill Walk	208	22	59	9	9	0	5	0	0	0	9	9	0
NC.4	Verulam Estate (St Albans)	Ermine Close (all)	74	2	100	0	0	0	0	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	193-219 Hatfield Road & Co-op (Morrison's) Supermarket	173	15	80	13	0	0	7	0	0	0	0	0	0
NC.6	The Quadrant, Marshalswick (St Albans)	11-51 The Quadrant	125	21	81	10	5	0	0	0	0	0	0	5	0
NC.7	London Colney	Co-op Supermarket Haseldine Road; 152-166 & 184-196 High Street	231	14	50	14	7	0	0	0	0	0	7	21	0
Total			1,021	106	65	10	5	0	6	0	0	0	7	7	1

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



Table 42: Neighbourhood Centres – Class 'A' Frontages, Vacant Units & Use Class (July / August 2025)

Policy Reference	Neighbourhood Centre	Frontage	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
NC.1	Southdown (Harpenden)	2-16 Grove Road; 114-119 Southdown Road	10	0	6	1	0	0	2	0	0	0	0	0	1
NC.2	Redbourn	17-19, 51-83, 22-30, 48-66 & 82-86 High Street	20	3	10	2	5	0	0	0	0	0	2	1	0
NC.3	Wheathampstead	1-9 Station Road	5	1	4	1	0	0	0	0	0	0	0	0	0
NC.5	Fleetville (St Albans)	2 Clarence Road; 59-61 & 62-68 Stanhope Road; 39-101, 109-191, 223-227, 144-156, 180-226 & 248-258 Hatfield Road	79	3	32	11	7	0	2	0	3	2	14	2	6
NC.6	The Quadrant, Marshalswick (St Albans)	1-10 & 53-72 The Quadrant; 1-9 Wycombe Place	20	0	7	2	5	1	1	0	0	0	3	0	1
NC.7	London Colney	1-17 Haseldine Road; 170 High Street - White Horse PH	13	0	3	1	2	0	2	0	0	1	2	1	1
Total			147	7	62	18	19	1	7	0	3	3	21	4	9



- 5.17 District Local Plan Review 1994, Saved Policy 55 – Local Shopping Facilities sets out the retail / service / leisure frontages in the District's Local Centres.
- 5.18 Monitoring surveys highlight no change in the number of vacant units in the District's Local Centres between December 2024 / January 2025 and July / August 2025. In December 2024 / January 2025 10 vacant units were recorded out of a total of 158 units, representing a vacancy rate of 6%. The number of monitored vacant units remained the same at 10 units in July / August 2025 out of a total of 158 units, leading to a vacancy rate of 6% in the District's Local Centres.
- 5.19 Tables outlining the retail / service / leisure use class mix and number of vacant units in the District's Local Centres by settlement, are included below:



Table 43: Towns – St Albans Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (August 2025)

Policy Reference	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
LC.1	8-26 High Oaks	10	0	7	0	0	0	1	0	0	0	2	0	0
LC.2	35-41A Abbey Avenue	5	0	4	0	0	0	1	0	0	0	0	0	0
LC.3	23-39A Vesta Avenue & 1-3 Watling View	11	0	5	0	1	0	1	0	0	0	3	1	0
LC.4	28-38 Abbots Avenue West	5	2	4	0	0	0	0	0	0	0	1	0	0
LC.5	St Brelades Place, Jersey Farm	8	0	5	1	0	0	0	0	0	0	2	0	0
LC.6	2-36 Beech Road	11	0	6	0	0	0	0	0	0	0	3	2	0
LC.8	15-23 Central Drive	5	1	4	1	0	0	0	0	0	0	0	0	0
LC.9	38-52 New House Park	8	0	3	0	1	0	1	0	0	0	2	1	0
LC.10	399-421 & 444 Hatfield Road	11	1	6	0	2	1	0	0	0	0	1	0	1
LC.12	191-205 Cell Barnes Lane	6	2	5	0	0	0	0	0	0	0	1	0	0
LC.13	1 Cloughton Court, 1-3 Loyd Court & 1 Jacob Court, Russet Drive, Hill End	7	0	3	0	0	1	1	0	0	0	1	0	1
Total		87	6	52	2	4	2	5	0	0	0	16	4	2

N.B. District Local Plan Review 1994, Saved Policy 55 - Local Shopping Facilities: Local Centres LC.7 19-23 & 40-42 Sandridge Road (St Albans) and LC.11 211-217 & 243-249 Camp Road (St Albans) are not monitored, as entire frontages have changed to residential use.



Table 44: Towns – Harpenden Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (July 2025)

Policy Reference	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
LC.14	381-397 Luton Road	5	1	1	0	1	1	2	0	0	0	0	0	0
LC.15	95-105 Luton Road	3	0	2	0	0	0	0	0	0	0	1	0	0
LC.16	50-54 Westfield Road	3	0	3	0	0	0	0	0	0	0	0	0	0
LC.17	121-125 & 138-146 Lower Luton Road	3	0	2	0	0	0	0	0	0	0	1	0	0
LC.18	103-107 Station Road	3	1	1	0	0	0	1	0	1	0	0	0	0
Total		17	2	9	0	1	1	3	0	1	0	2	0	0



Table 45: Specified Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (July 2025)

Policy Reference	Specified Settlement	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
LC.19	London Colney	1-5 Shenley Lane	2	0	0	1	0	0	0	0	0	0	1	0	0
LC.20	Bricket Wood	81-97 Old Watford Road	6	0	3	2	0	0	0	0	0	0	1	0	0
LC.21	Bricket Wood	95-127 Oakwood Road	9	2	6	0	1	0	0	0	2	0	0	0	0
LC.22	Bricket Wood	19-27 Black Boy Wood	2	0	1	1	0	0	0	0	0	0	0	0	0
LC.23	Chiswell Green	2A Tippendell Lane; 301-305, 337 & 192-204 Watford Road	10	0	7	0	0	0	0	0	0	0	2	0	1
LC.24	How Wood	2-30 How Wood	13	0	11	0	0	0	0	0	0	0	2	0	0
LC.25	Park Street	69-71, 68-76 & Land South of 84 Park Street; 1-2 Park Street Lane	7	0	2	0	0	0	0	0	3	1	1	0	0
Total			49	2	30	4	1	0	0	0	5	1	7	0	1



Table 46: Green Belt Settlements – Local Centres: Retail / Service / Leisure Frontages, Vacant Units & Use Class (July 2025)

Policy Reference	Green Belt Settlement	Local Centre	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
					E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional & Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
LC.26	Colney Heath	15 & 8-16 High Street	5	0	1	1	1	0	0	0	0	0	1	0	1
Total			5	0	1	1	1	0	0	0	0	0	1	0	1

- 5.20 District Local Plan Review 1994, Saved Policy 58 – Major Retail Development Outside Existing Town Centres outlines that out of centre shopping will be permitted at three areas in the District. Two of these out of centre retail / services areas are currently in use for out of centre shopping, located at Griffiths Way, St Albans and Barnet Road, London Colney. A third out of centre retail / service area is located within part of the designated District Local Plan Review 1994 Employment Area EMP.10 at Alban Park / Acrewood Way, Hatfield Road, St Albans. Although these three out of centre retail / service areas are not designated in the current adopted Local Plan's shopping hierarchy, they continue to be monitored in the AMR.
- 5.21 Monitoring surveys reveal a slight rise in the number of vacant units in the District's out of centre retail / service areas between December 2024 / January 2025 and July / August 2025. In December 2024 / January 2025, one vacant unit was recorded out of a total of 29 units, representing a vacancy rate of 3%. The number of monitored vacant units increased to 2 units in July / August 2025 out of a total of 29 units, leading to a vacancy rate of 7% in the District's out of centre retail / service areas.
- 5.22 A table outlining the retail / service / leisure use class mix and number of vacant units in the District's three out of centre retail / service areas, is included below:



Table 47: Out of Centre Retail / Service Area – Retail / Service Frontages, Vacant Units & Use Class (July / August 2025)

Town / Specified Settlement	Out of Centre Retail / Service Area	Number of Units	Number of Vacant Units	Retail / Service / Leisure Use Class, Number of Units										
				E(a) Retail	E(b) Food & Drink	E(c) Financial, Professional or Other Services	E(d) Indoor Sport, Recreation or Fitness	E(e) Medical or Health Services	E(f) Creche, Day Nursery or Day Centre	E(g)(i) Offices	Sui Generis (Pubs, Bars or Drinking Establishments)	Sui Generis (Hot Food Takeaways)	Sui Generis	Mixed / Other
St Albans	Alban Park / Acrewood Way, Hatfield Road	9	2	7	0	0	0	0	0	0	0	0	2	0
St Albans	St Albans Retail Park, Griffiths Way	13	0	10	0	0	1	0	0	0	0	0	0	2
London Colney	Colney Fields Shopping Park, Barnet Road	7	0	5	0	0	0	0	0	0	0	0	0	2
Total		29	2	22	0	0	1	0	0	0	0	0	2	4



Miscellaneous

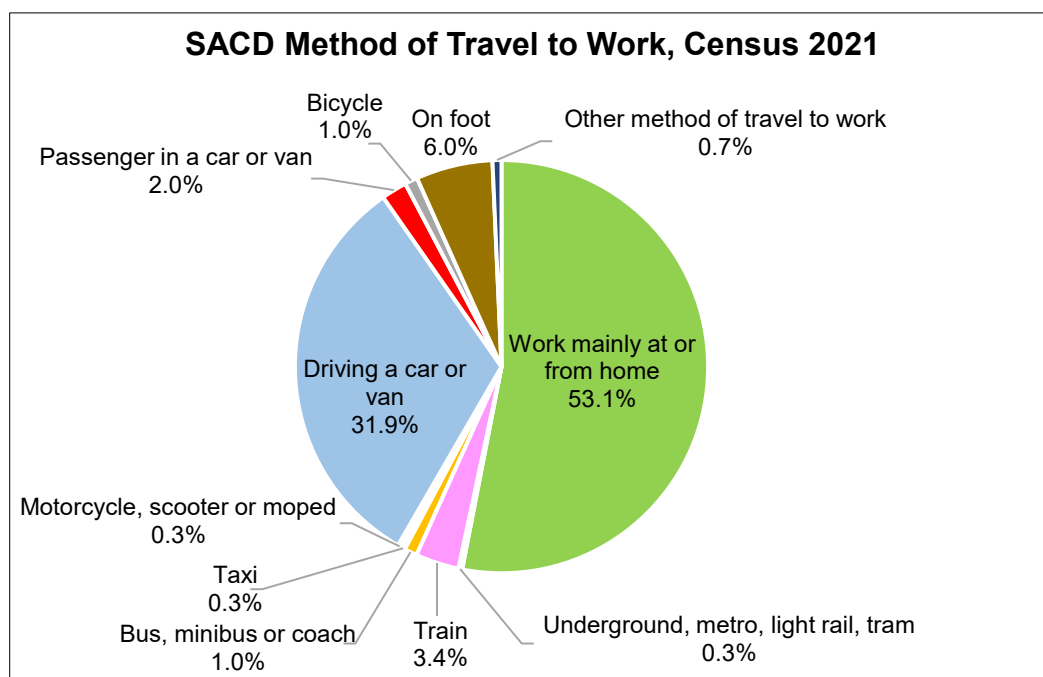
Policy Topic: Transport Strategy

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

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

- 6.2 The overall aim of the emerging local transport strategy is to encourage the use of active transport (walking and cycling) and public transport (train, bus, demand-responsive vehicles/shared vehicles) and to reduce the use of the private car, especially for solo occupation. Analysis of data from the 2021 Census indicated that the majority of people in the District worked mainly at or from home (53%). Over 32% of journeys to work in the District were taken by car, van or taxi, compared to 5% by public transport (train, underground and bus) and 7% by bicycle or on foot.
- 6.3 ONS state that Census 2021 took place during a period of rapid change due to the Covid-19 pandemic and that care should be taken when using this data for planning purposes. Furthermore, data from the 2021 Census for this variable is not comparable with data from the 2011 Census, as the 2021 Census took place during a national lockdown. The government advice at the time was for people to work from home (if they can) and avoid public transport. In addition, people who were furloughed were advised to answer the transport to work question based on their previous travel patterns before or during the pandemic. This means that the data does not accurately represent what they were doing on Census Day. This variable cannot be directly compared with the 2011 Census Travel to Work data as it does not include people who were travelling to work on that day.



Figure 14: Chart of SACD Method of Travel to Work, Census 2021

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Source: Census 2021 data, Table TS061 - Method of travel to work (ONS, Nomis)³⁴

Table 48: SACD Method of Travel to Workplace, Census 2021

Method of Travel to Workplace	Number of People	Percent (%)
Work mainly at or from home	38,594	53.0
Underground, metro, light rail, tram	243	0.3
Train	2,464	3.4
Bus, minibus or coach	732	1.0
Taxi	221	0.3
Motorcycle, scooter or moped	189	0.3
Driving a car or van	23,272	31.9
Passenger in a car or van	1,478	2.0
Bicycle	764	1.0
On foot	4,371	6.0
Other method of travel to work	543	0.7
Total: All usual residents aged 16 years and over in employment the week before the census	72,871	100.0

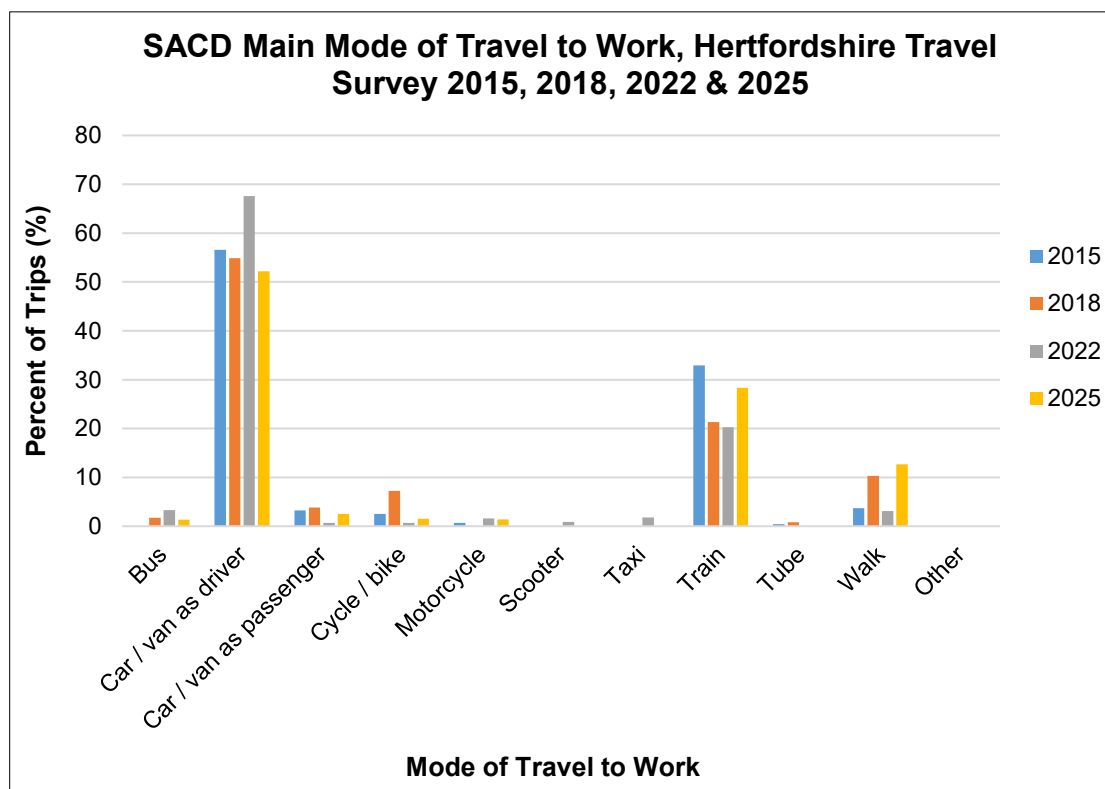
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Source: Census 2021 data, Table TS061 - Method of travel to work (ONS, Nomis)³⁴



- 6.4 Data from the most recent local survey, the Hertfordshire County Travel Survey 2025, illustrates that over 54% of trips to work in the District were by car or van³⁹. The proportion of journeys to work by car or van (as driver and passenger) decreased significantly from 68% of journeys in 2022 to 54% of journeys in 2025. Over 28% of trips to work in the District in 2025 were by train, a rise of 8% compared to 2022. The percentage of journeys to work by bus decreased from 3% in 2022 to 1% in 2025. A rising share of journeys in the District were by active modes of travel. The proportion of trips to work by walking increased from 3% in 2022 to 13% in 2025. Additionally, the percentage of journeys to work by cycle or bike rose from 1% in 2022 to 2% in 2025. Local journeys to work travel data will be monitored and updated when the next Hertfordshire County Travel Survey Report is published after 2028.

Figure 15: Chart of SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015, 2018, 2022 and 2025



Sources: Hertfordshire County Travel Survey 2015 (Table D.35)^{35 36}, 2018 (Table D.27)³⁷, 2022 (Table D.30)³⁸ and 2025 (Table 157)³⁹

N.B. Caution should be observed when seeking to draw inference from these travel to work statistics. This may have been impacted by small sample sizes, e.g. cycle / bike trips changing from 2.5% in 2015 to 7.2% in 2018 to 0.7% in 2022 to 1.5% in 2025.



Table 49: SACD Main Mode of Travel to Work, Hertfordshire Travel Survey 2015, 2018, 2022 and 2025

Mode of Travel to Work	Percent of Trips (%)			
	2015	2018	2022	2025
Bus	0.0	1.7	3.3	1.3
Car / van as driver	56.6	54.9	67.6	52.2
Car / van as passenger	3.2	3.8	0.7	2.5
Cycle / bike	2.5	7.2	0.7	1.5
Motorcycle	0.7	0.0	1.6	1.4
Scooter	0.0	0.0	0.9	0.0
Taxi	0.0	0.0	1.8	0.0
Train	32.9	21.3	20.3	28.3
Tube	0.4	0.8	0.0	0.0
Walk	3.7	10.3	3.1	12.7
Other	0.0	0.0	0.0	0.0
Total (%)	100.0	100.0	100.0	100.0

Sources: Hertfordshire County Travel Survey 2015 (Table D.35)^{35 36}, 2018 (Table D.27)³⁷, 2022 (Table D.30)³⁸ and 2025 (Table 157)³⁹

N.B. Caution should be observed when seeking to draw inference from these travel to work statistics. This may have been impacted by small sample sizes, e.g. cycle / bike trips changing from 2.5% in 2015 to 7.2% in 2018 to 0.7% in 2022 to 1.5% in 2025.

Policy Topic: Metropolitan Green Belt

13 - Area of Green Belt (Hectares)

- 6.5 The Green Belt prevents urban sprawl. The area of the Metropolitan Green Belt in the District in 2025 is 13,140 hectares (measured to the nearest 10 hectares). The Council attaches great importance to protecting it from inappropriate development.



Policy Topic: Chilterns Beechwoods Special Area of Conservation

- 6.6 An assessment of the Chilterns Beechwoods Special Area of Conservation (CBSAC) by Dacorum Borough Council in 2022 revealed that more action is needed to help protect Ashridge Commons and Woods Site of Special Scientific Interest on the Hertfordshire-Buckinghamshire border which is under increasing visitor pressure from the surrounding areas. If nothing is done, new development will lead to further visitor pressures and damage to the integrity of the SAC. A buffer Zone of Influence (ZOI) of 12.6km around this covers part of St Albans District.
- 6.7 Legal protection of the CBSAC requires tests to be met before issuing planning approvals in the ZOI, which has an impact on SADC's ability to grant planning permission for new residential development where there would be additional housing within the zone. SADC are not able to issue planning permissions until a strategy on mitigating the impacts of such developments on the Chiltern Beechwoods is agreed and relevant costs paid or solutions delivered by those seeking planning permission.
- 6.8 Dacorum as the lead Authority, St Albans, Central Bedfordshire and Buckinghamshire Councils have agreed Strategic Access Management and Monitoring (SAMMS) measures and costs for mitigation measures within the Chiltern Beechwoods SAC. These have also been agreed with the landowner, the National Trust and Natural England as the Government's adviser.
- 6.9 All potential developments within the Zone of Influence will potentially be able to utilise the SAMM solution by paying the required per dwelling figure. The developers will be required to pay a tariff of £828.61 for each new home built.
- 6.10 All new developments within the Zone of Influence will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.
- 6.11 Larger developments (10 or more new homes) must provide their own suitable SANG that meets the guidance from Natural England. Smaller developments (1-9 homes) can contribute towards an existing SANG. A Council SANG site in the District has been identified at Jersey Farm Open Space and agreed as being suitable with Natural England. For smaller developments (1-9 homes) applicants will be able to request use of the Council SANG solution and the Council will consider if it meets relevant criteria. If the criteria are met and capacity is available, applicants will be able to use the Council SANG solution by paying the required per dwelling figure of £6,603.
- 6.12 A Collaboration Agreement is being progressed among the partner organisations to specify the organisation of the work between the Parties in collecting and administering SAMM Contributions and securing and monitoring delivery of the Project Deliverables.

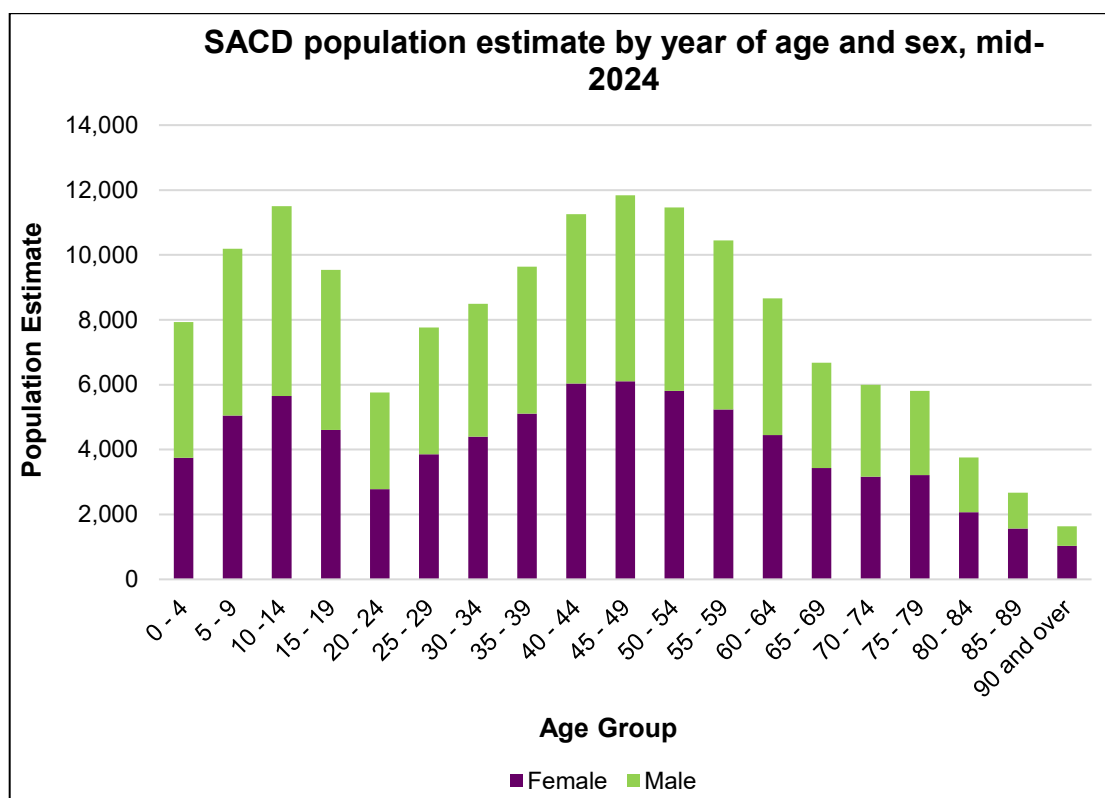


3 Contextual Indicators and Census Data

SACD Population Estimate

- 7.1 According to the most recent national statistics for mid-2024, the estimated population of the District was 151,012 persons. Females represented 77,311 persons (51% of the estimated total District population), males represented 73,701 persons (49% of the estimated total District population).

Figure 16: Graph of SACD Population Estimate by Year of Age and Sex, mid-2024



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Population by Age

- 7.2 The middle age groups 40-44, 45-49 and 50-54 represented the largest age groups, accounting for 23% of the estimated District population in mid-2024. In addition, the younger age groups 5-9 and 10-14 represented a significant proportion of the estimated District population at 14.4% of the overall total. Conversely, the older age groups for persons aged 65 and over accounted for the smallest share of the estimated District population at 17.6% of the overall total.

Table 50: SACD Population Estimate by Year of Age and Sex, mid-2024

Age Group	Female	Male	Total	Percent of Overall Total (%)
0 - 4	3,749	4,179	7,928	5.2
5 - 9	5,046	5,142	10,188	6.7
10 - 14	5,647	5,858	11,505	7.6
15 - 19	4,610	4,927	9,537	6.3
20 - 24	2,778	2,980	5,758	3.8
25 - 29	3,860	3,905	7,765	5.1
30 - 34	4,395	4,098	8,493	5.6
35 - 39	5,104	4,533	9,637	6.4
40 - 44	6,040	5,211	11,251	7.5
45 - 49	6,106	5,729	11,835	7.8
50 - 54	5,811	5,647	11,458	7.6
55 - 59	5,241	5,208	10,449	6.9
60 - 64	4,448	4,209	8,657	5.7
65 - 69	3,432	3,242	6,674	4.4
70 - 74	3,166	2,835	6,001	4.0
75 - 79	3,215	2,598	5,813	3.8
80 - 84	2,071	1,683	3,754	2.5
85 - 89	1,563	1,111	2,674	1.8
90 and over	1,029	606	1,635	1.1
All ages (Total)	77,311	73,701	151,012	100.0

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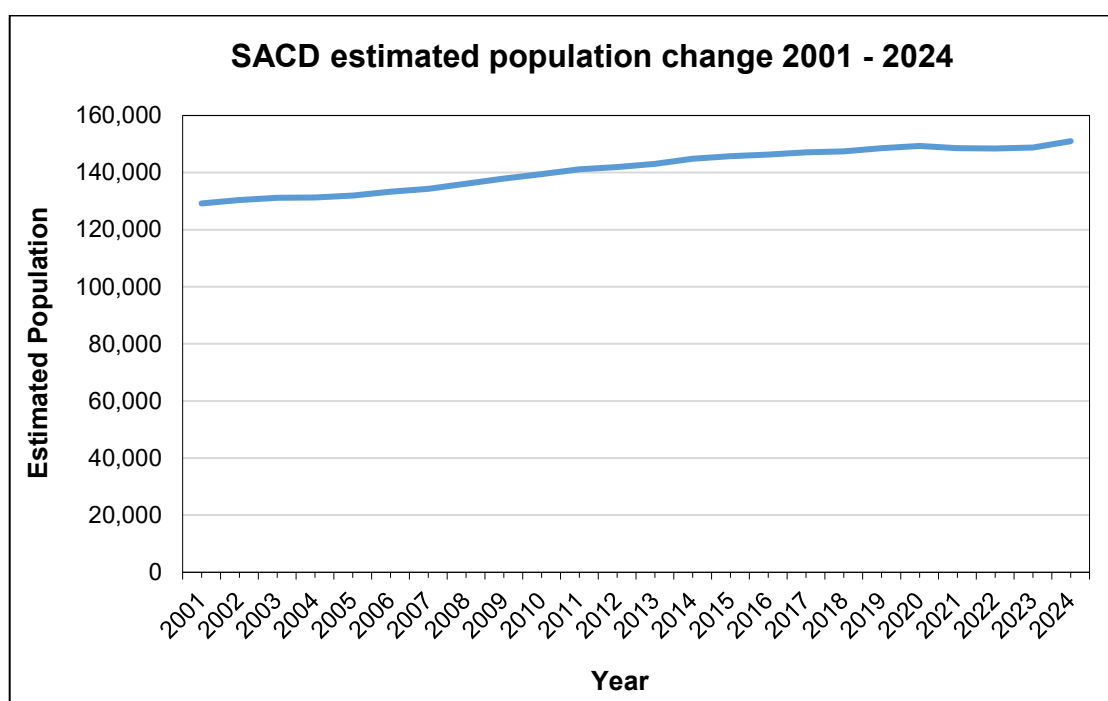
Source: Office for National Statistics licensed under the Open Government Licence⁴⁰



Population Change

- 7.3 The most recent population estimate for the District follows a trend of continuous local population growth over the previous three decades. In 2024, the estimated District population increased by approximately 2,200 persons or 1.5% compared with the previous year, 2023.
- 7.4 Overall, the 2024 estimated District population of 151,000 people (rounded to the nearest hundred) represents growth of 7% in the local population since 2011, 17% compared to 2001 and 1.6% from 2021.

Figure 17: Graph of SACD Estimated Population Change, 2001 – 2024



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Source: Office for National Statistics licensed under the Open Government Licence⁴⁰

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



Table 51: SACD Estimated Population Change, 2001 – 2024

Year	Estimated Population (Number of Persons)	Change from previous year	Change from previous year (%)
2001	129,200		
2002	130,400	1,200	0.93
2003	131,200	800	0.61
2004	131,300	100	0.08
2005	132,000	700	0.53
2006	133,300	1,300	0.98
2007	134,300	1,000	0.75
2008	136,100	1,800	1.34
2009	137,900	1,800	1.32
2010	139,500	1,600	1.16
2011	141,200	1,700	1.22
2012	141,900	700	0.50
2013	143,100	1,200	0.85
2014	144,800	1,700	1.19
2015	145,800	1,000	0.69
2016	146,300	500	0.34
2017	147,100	800	0.55
2018	147,400	300	0.20
2019	148,500	1,100	0.75
2020	149,300	800	0.54
2021	148,600	-700	-0.99
2022	148,400	-200	-0.13
2023	148,800	400	0.27
2024	151,000	2,200	1.5

	Number	Percent
SACD estimated population increase since 2001	21,800	16.9
SACD estimated population increase since 2011	9,800	6.9
SACD estimated population increase since 2021	2,400	1.6

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



Ethnic Population

- 7.5 Census 2021 data illustrates that the largest ethnic group in the District is White, representing 84% of the total population. Asian, Asian British or Asian Welsh is the second largest ethnic group in the District at 8% of the total; followed by Mixed or Multiple ethnic groups at 4% of the total; Black, Black British, Black Welsh, Caribbean or African at over 2% of the total; and Other ethnic groups at 2% of the total.

Table 52: Ethnic Population of SACD, Census 2021

Ethnic Group	Number	Percent
Asian, Asian British or Asian Welsh	12,176	8.2
Asian, Asian British or Asian Welsh: Bangladeshi	3,107	2.1
Asian, Asian British or Asian Welsh: Chinese	1,625	1.1
Asian, Asian British or Asian Welsh: Indian	3,856	2.6
Asian, Asian British or Asian Welsh: Pakistani	1,619	1.1
Asian, Asian British or Asian Welsh: Other Asian	1,969	1.3
Black, Black British, Black Welsh, Caribbean or African	3,159	2.1
Black, Black British, Black Welsh, Caribbean or African: African	1,821	1.2
Black, Black British, Black Welsh, Caribbean or African: Caribbean	905	0.6
Black, Black British, Black Welsh, Caribbean or African: Other Black	433	0.3
Mixed or Multiple ethnic groups	6,354	4.3
Mixed or Multiple ethnic groups: White and Asian	2,556	1.7
Mixed or Multiple ethnic groups: White and Black African	650	0.4
Mixed or Multiple ethnic groups: White and Black Caribbean	1,306	0.9
Mixed or Multiple ethnic groups: Other Mixed or Multiple ethnic groups	1,842	1.2
White	123,865	83.6
White: English, Welsh, Scottish, Northern Irish or British	108,962	73.5
White: Irish	2,976	2.0
White: Gypsy or Irish Traveller	142	0.1
White: Roma	149	0.1
White: Other White	11,636	7.9
Other ethnic group	2,615	1.8
Other ethnic group: Arab	880	0.6
Other ethnic group: Any other ethnic group	1,735	1.2
Total: All usual residents	148,169	100.0

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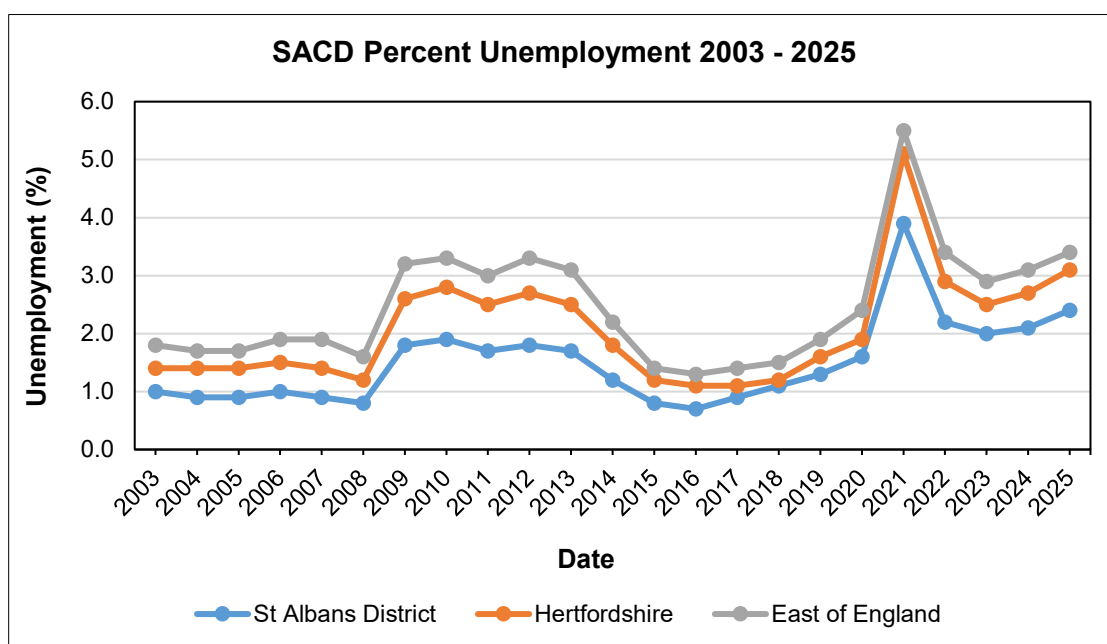
Source: Office for National Statistics licensed under the Open Government Licence and ONS Census data 2021 (from NOMIS)⁴¹



Unemployment

- 7.6 Unemployment can usefully be compared to County and regional rates. From 2012, local unemployment followed a general downward trend until 2016. From 2016, local unemployment increased slightly each year to 2020, with a sharp rise in 2021. In recent years, a noticeable decrease in unemployment in the District was recorded, down from 3.9% in 2021 to 2% in 2023. This is likely caused by the removal of temporary national restrictions on economic activity, implemented as a result of the Covid-19 pandemic in 2020 and 2021. ONS also notes that previous Government policy changes for welfare claimants may result in a higher number of people being recorded on the Claimant Count in 2022. Unemployment in the District rose slightly from 2.1% in 2024 to 2.4% in 2025. Figures for SACD in 2025 follow the regional pattern, although the District measure of unemployment is relatively lower at 2.4%. Unemployment stands at 3.1% in Hertfordshire and 3.4% in the East of England. The data used to produce these statistics derives from the Claimant Count.

Figure 18: Graph of Unemployment in SACD 2003 – 2025 (based on figures for March each year)



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Source: Office for National Statistics licensed under the Open Government Licence, Claimant Count Data

Measure: Claimants as a proportion of residents aged 16-64 (from NOMIS)⁴²



Table 53: Percent Unemployment in SACD 2003 – 2025 (based on figures for March each year)

Date	Percent Unemployment - Claimant Count (%)		
	St Albans District	Hertfordshire	East of England
March 2003	1.0	1.4	1.8
March 2004	0.9	1.4	1.7
March 2005	0.9	1.4	1.7
March 2006	1.0	1.5	1.9
March 2007	0.9	1.4	1.9
March 2008	0.8	1.2	1.6
March 2009	1.8	2.6	3.2
March 2010	1.9	2.8	3.3
March 2011	1.7	2.5	3.0
March 2012	1.8	2.7	3.3
March 2013	1.7	2.5	3.1
March 2014	1.2	1.8	2.2
March 2015	0.8	1.2	1.4
March 2016	0.7	1.1	1.3
March 2017	0.9	1.1	1.4
March 2018	1.1	1.2	1.5
March 2019	1.3	1.6	1.9
March 2020	1.6	1.9	2.4
March 2021	3.9	5.1	5.5
March 2022	2.2	2.9	3.4
March 2023	2.0	2.5	2.9
March 2024	2.1	2.7	3.1
March 2025	2.4	3.1	3.4

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Source: Office for National Statistics licensed under the Open Government Licence, Claimant Count Data

Measure: Claimants as a proportion of residents aged 16-64 (from NOMIS)⁴²



Average Earnings

- 7.7 Average earnings in the District (by residence) remain relatively high compared with national and regional figures. For 2024, the median gross weekly pay (by place of residence) of full-time employees in the District was £1,034.20. Based on this measure, median gross weekly pay in the District was 26% higher than regional earnings in the East of England and 29% higher than national earnings in Great Britain. Median gross weekly pay (by place of work) of full-time employees in the District was £788.10 in 2024. The District figure was 8% higher than regional earnings in the East of England and 7% higher than national earnings in Great Britain. Comparatively high average earnings (by residence and workplace) in SADC reflect the relatively affluent population of the District, its highly qualified and skilled workforce, as well as higher paying local employment sectors.

Table 54: Average Earnings in SADC 2024, by Residence

Revised Earnings by Residence 2024			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£1,034.20	£763.90	£730.60
Female full-time employees	£820.90	£688.70	£674.30
Male full-time employees	£1,156.00	£814.10	£778.70

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Source: Office for National Statistics licensed under the Open Government Licence, Earnings and hours worked, place of residence by local authority (ASHE Table 8)⁴³

Table 55: Average Earnings in SADC 2024, by Workplace

Revised Earnings by Workplace 2024			
Gross weekly pay - Median	St Albans District	East of England	Great Britain
Full-time employees	£788.10	£725.40	£730.40
Female full-time employees	£673.00	£653.40	£674.30
Male full-time employees	£920.70	£771.40	£778.20

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Source: Office for National Statistics licensed under the Open Government Licence, Earnings and hours worked, place of work by local authority (ASHE Table 7)⁴⁴



Self-Build and Custom Housebuilding Register

- 7.8 The Government wants to encourage and enable people to build homes of their own. To this end, the Self-build and Custom Housebuilding Act 2015 has now been implemented. In accordance with the Act, since 1 April 2016 Local Authorities are required to maintain a Self-build and Custom Housebuilding Register. The Register records individuals and associations who are seeking to purchase a serviced plot of land upon which to build a house to live in.
- 7.9 Following the approach set out in the Self-build and Custom Housebuilding Regulations, (and has been followed by a number of comparable councils in recent years) the Council moved to a new approach for the Self-build and Custom Housebuilding (SCH) Register in 2024. This includes splitting the Register into 2 Parts, that includes Part 1 a Local Connection Test (LCT) (for those living/working in the District) and Part 2 for those who do not meet the Local Connection Test. The Minimum Eligibility Criteria (MEC) consists of individuals/association members who are aged 18 or over, a UK Citizen; a national of an EEA state or a citizen of Switzerland and be seeking (either alone or with others) to acquire a serviced plot of land in St Albans District for their own self-build or custom housebuilding. A fee of £45 is payable for those who meet the LCT and a fee of £35 for others meeting the MEC. Every individual or group on the previous Register was contacted between 8 and 10 July 2024, made aware of the new process, and given until 20 September 2024 to respond to join the new Register.
- 7.10 Since the inception of the new Register in July 2024, as of 30 October 2025, there were a total of 23 individuals on Part 1 (having met the LCT) and 2 individuals on Part 2 (having met the MEC).
- 7.11 It is noted in the Planning Practice Guidance that an Authority can take account of secondary sources with regards to Self-build and Custom Housebuilding. Prior to the change in approach in 2024, it is noted that there were 812 entries on the Register in October 2023 and 745 entries on the Register in October 2022. It is also noted that there were claimed in an appellant's statement to be 1,413 registrants within the District who have signed up on the Buildstore Custom Build Homes platforms in July 2023.
- 7.12 Directly following guidance in the PPG:
Local planning authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance), to understand and consider future need for this type of housing in their area.
- 7.13 Local Authorities also have a duty to ensure that enough plots are available to meet local demand for self-build. In considering whether a home is a self-build or custom build home, Planning Practice Guidance (PPG) states that *"...relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout"*⁴⁵. It also states that the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016):



“...does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.”⁴⁵

7.14 With this in mind, in order to monitor the development of self-build, the Council identifies a development as being self-build if the applicant's address matches the site address.

7.15 The PPG states that:

“...the first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year. At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.”⁴⁵

7.16 For Base Period 10 (31 October 2024 to 30 October 2025), a total of 31 planning permissions for self and custom build were granted, translating to 62 plots. A total of 251 permissions for self and custom build were granted between 31 October 2016 and 30 October 2025, translating to a total of 309 plots. The table below sets out relevant permissions and plots which have been granted for each base period.

7.17 The Council will explore further measures to ensure that the ‘duty to grant planning permission’ is fulfilled as set out in the PPG.

Table 56: SADC Self-Build and Custom Housebuilding Relevant Permissions and Plots (2016 – 2025)

Base Period	Dates	Number of Permissions Granted	Number of Plots Granted
1	1 April – 30 October 2016	N/A	N/A
2	31 October 2016 – 30 October 2017	17	17
3	31 October 2017 – 30 October 2018	14	14
4	31 October 2018 – 30 October 2019	23	23
5	31 October 2019 – 30 October 2020	23	23
6	31 October 2020 – 30 October 2021	15	15
7	31 October 2021 – 30 October 2022	58	66
8	31 October 2022 – 30 October 2023	39	39
9	31 October 2023 – 30 October 2024	31	50
10	31 October 2024 – 30 October 2025	31	62
	Total	251	309



N.B. The Council sought clarification from DLUHC (now MHCLG) on the correct way of recording data. The table above has been amended to reflect the layout of data that is provided to DLUHC (now MHCLG) annually. DLUHC (now MHCLG) require permissions to be recorded from 31 October to 30 October each year for the relevant base period. No permissions are recorded for Base Period 1 as they do not count towards a full year from inception of the Register.

- 7.18 Between 31 October 2024 and 30 October 2025, there were a total of 8 individual entries on the Council's Self-build and Custom Housebuilding Register. The 30 October 2025 total figure of 25 individual entries is considered to be based on the most robust data and is the figure that is reported to the Ministry of Housing and Communities and Local Government (MHCLG). This reflects most accurately the real effective demand for SCH in the District as of 30 October 2025.
- 7.19 Annual total Register entries are listed in the table below. The first time period for 2016, is from 1 April to 30 October. All subsequent years are measured from 31 October to the following 30 October.



Table 57: SADC Self-Build and Custom Housebuilding Registrations (2016 – 2025)

Base Period	Time period	Individuals	Part 1	Part 2	Reduction following new process 8 July 2024	Individual Cumulative Totals	Association Plots	Reduction following new process 8 July 2024	Association Cumulative Totals
1	1 April to 30 Oct 2016	108				108	0		0
2	31 Oct 2016 to 30 Oct 2017	140				248	4		4
3	31 Oct 2017 to 30 Oct 2018	104				352	0		4
4	31 Oct 2018 to 30 Oct 2019	87				439	0		4
5	31 Oct 2019 to 30 Oct 2020	76				515	0		4
6	31 Oct 2020 to 30 Oct 2021	130				645	9		13
7	31 Oct 2021 to 30 Oct 2022	87				732	0		13
8	31 Oct 2022 to 30 Oct 2023	67				799	0		13
9	31 Oct 2023 to 30 Oct 2024	23	16	1	-805	17	0	-13	0
10	31 Oct 2024 to 30 Oct 2025	8	7	1		25	0	0	0



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5 Appendices

Appendix 1

Housing Trajectory Schedule

1. This monitoring report contains a housing trajectory with a base date of 1 April 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 19: SADC Total 5 Year Housing Land Supply at 1 April 2025

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



Figure 20: 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
Total	401	438	381	312	420	526	521	464	392	324	315	312	308	191	145	145	145	145	145	6,030



Figure 21: 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 permission 5/2024/2239 for 150 dwellings granted on 25/02/2026.
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 permission 5/2024/0927 for 180 dwellings granted on 17/02/2026.
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.
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.



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
5/2019/3164 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 for 95 dwellings 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.
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		



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
5/2024/1037	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 & 130 Ashley Road, St Albans	25		0	25												Permission 5/2021/1435 supersedes permission 5/2018/1867
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	16		2	14	2											Site includes two permissions, permission 5/2021/2091 for 14 dwellings and permission 5/2022/3048 for 2 dwellings. Permissions



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
	Albans Road, Sandridge																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										
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



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
5/2021/3616 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 Green Lane, Colney Heath	9		9	0		9										Permission 5/2023/2100 allowed at appeal.
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.



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
5/2022/2988 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 Mow Lane, St Albans	5		5	0	5											
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												



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
5/2023/0396 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 Gustard Wood, Wheathampstead	4		4	0		4										Permission 5/2023/2077 supersedes permission 5/2022/2222
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



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
5/2019/1622	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											
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	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
	Lane, Shenley, Radlett																
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										
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											



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
5/2021/3061 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, Wheathampstead Road, Harpenden	2	-2	1	0	-1	2										
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												



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
5/2022/0723 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
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										



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
5/2023/1107	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 Road, Colney Heath	2		0	2												
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									



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
5/2024/0431 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
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	Faulkners End Farm, Roundwood Lane, Harpenden	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
5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1		0	1												
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



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
5/2019/2946	12 Pipers Close, Redbourn	1		1	0	1											
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
5/2021/3109	271 Cell Barnes Lane, St Albans	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
5/2022/0483	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, Sheepcote 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 Wilshire 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											
5/2022/2332	37 Ridgewood Drive, Harpenden	1	-1	1	-1	1											
5/2022/2338	42A West Common, Harpenden	1	-1	1	-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
5/2022/2666	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										
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												



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
5/2022/2409	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											
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, Sleafshyde, Smallford	1	-1	0	0	-1	1										Permission 5/2022/2539 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
5/2023/1652	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, Smallford, St Albans	1		1	0			1									Outline permission 5/2023/2139 allowed at appeal
5/2022/2432	Workshop Adjacent 13 Bassett Close, Crown Street, Redbourn	1		1	0		1										
5/2023/0251	Land Adjacent Stanbridge,	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
	Kinsbourne Green Lane, Harpenden																
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												
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										



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
5/2024/0125	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										
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										



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
5/2024/1694	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											
Permissions (past completions and estimated future completions) - Total		2,841	-164	2,290	381	339	457	492	316	254	181	119	54	35	30	13	
Permissions (estimated future completions) -8% lapse assumption					0	-27	-37	-39	-25	-20	-14	-10	-4	-3	-2	-1	
Total including -8% lapse assumption for permissions (estimated future completions)					381	312	420	453	291	234	167	109	50	32	28	12	



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 31/03/2026.
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. Reserved matters application 5/2026/0250 for 155 dwellings validated on 20/03/2026, decision pending as at 31/03/2026.
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. Outline permission 5/2022/2748 granted on 19/12/2025.
Applications with Committee resolutions to grant permission subject to Section 106 agreement completion - Total		687	0	0	0	0	85	85	80	70	120	120	120	7	



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.
Site Allocations Totals		57	0	0	0	0	0	0	0	0	0	15	15	27	



Appendix 2

Employment Land Availability

Table 58: Employment Land Availability by Type – Use Classes E(g)(i) / B1(a) Offices (1 April 2025)

Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m²)	Use Class Site Area (Hectares)
5/2010/1588	Porters Wood House & Oak Court Business Centre, Porters Wood, St Albans	Change of use from Class B1a (office), Class B1b (research and development) and Class B8 (storage or distribution) to Class B1a (office), two storey side and two storey rear extension following demolition of single storey workshop to rear, alterations to openings and erection of raised car park deck above existing car park to the rear of Oak Court	764	0.198
5/2016/3811	223a Hatfield Road, St Albans	Demolition of existing and erection of a mixed use development including Class B1 (business) and Class C3 (residential) of fourteen flats comprising of two, one bedroom, ten, two bedroom and two, three bedroom flats	333	0.033
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	Conversion of victorian barn into Class B1 (business) office units and home gym at ground floor and one, two bedroom residential unit at ground and first floor with alterations to openings and insertion of rooflight. New Class D2 stable block and farm office following demolition of two existing buildings with associated parking and landscaping	200	0.167



Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2021/2417	Verulam Industrial Estate, London Road, St Albans	Demolition of existing buildings and redevelopment of site to provide 62 flats and 1,200sqm of commercial space (Use Class E), underground parking, associated works and landscaping	1,200	0.120
5/2023/1031	4 Beech Industrial Centre, Porters Wood	Redevelopment and change of use of an existing single storey warehouse to form a two storey Class E office block	692	0.110
5/2024/0309	Victoria, Alexandra, Littleport and Collingham House Marlborough Park, Southdown Road, Harpenden	Application for Approval of Reserved Matters (appearance and landscape sought) of outline permission 5/2020/2762 for mixed use 3-storey commercial office and residential development to provide Offices and 8 dwellings	1,072	0.107
5/2024/1990	Building 86, Integer House, Building Research Establishment, Bucknalls Lane, Garston	Change of use to Class E(g)(i) offices	235	0.024
5/2024/2292	61 St Peters Street, St Albans	Change of use of the upper floor from a betting shop (Class Sui Generis) to an office (Class E(g)(i)) and erection of external staircase and minor external alterations	99	0.010
Total			4,595	0.769



Table 59: Employment Land Availability by Type – Use Classes E(g)(ii) / B1(b) Research and Development (1 April 2025)

Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2016/2495	Building Research Establishment, Bucknalls Lane, Garston	Construction of a replacement building for research and development purposes and creation of additional car parking following demolition of seven existing buildings	555	0.055
Total			555	0.055

Table 60: Employment Land Availability by Type – Use Classes E(g)(iii) / B1(c) Industrial Processes / Light Industry (1 April 2025)

Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2005/2228	Plot 23, Porters Wood, St Albans	Demolition of auction centre and erection of industrial units	1,169	0.186
5/2022/1857	Unit 1, Alban Park, Hatfield Road, St Albans	Change of use from Class D2 use to flexible Class Eg, B2 and B8 use	1,147	0.480
5/2023/0507	Unit 30, Soothouse Spring, St Albans	Construction of new detached workshop unit	84	0.090
5/2023/2378	Butlers Farm, Hogg End Lane, St Albans	Demolition of existing lean-tos and re-cladding building elevations; change of use of former agricultural workshop building to B8 Storage or Distribution use and Class E(g) (iii) Commercial, Business and Services use – light industrial, including the layout of vehicular parking spaces and all ancillary works	101	0.010



Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2024/0272	Hay Store at Butlers Farm, Hogg End Lane, St Albans	External alterations and re-cladding of building elevations. Change of use of (linked) vacant agricultural buildings to B8 Storage or Distribution use and Class E(g) (iii) Commercial, Business and Services use - light industrial, including the layout of vehicular parking spaces and all ancillary works	312	0.031
Total			2,813	0.797

Table 61: Employment Land Availability by Type – Use Class B2 General Industry (1 April 2025)

Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2021/2376	Southdown Industrial Estate, Southdown Road, Harpenden	Demolition of existing buildings and the construction of eight new units totalling 5947 sq.m for use within Class E, B2 and B8; builders merchant, trade counter (Sui Generis)	1,388	0.139
5/2022/1455	Evans Halshaw Vauxhall, Brick Knoll Park, St Albans	Demolition of existing car dealership buildings (Sui Generis) and construction of two buildings for use within Class E(g)(iii), B2 and B8	5,157	0.990
5/2022/1857	Unit 1, Alban Park, Hatfield Road, St Albans	Change of use from Class D2 use to flexible Class Eg, B2 and B8 use	1,148	0.480
5/2022/2242	Cla-Gal House, Lyon Way, St Albans	Single storey double vehicle wash bay building	50	0.110



Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2024/0419	Barn at Great Revel End Farm, Gaddesden Lane, Redbourn	Change of use from an agricultural barn to a microbrewery	520	0.052
Total			8,263	1.771

Table 62: Employment Land Availability by Type – Use Class B8 Storage and Distribution (1 April 2025)

Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2016/3006	Proposed Rail Freight, North Orbital Road, Chiswell Green	Approval of Reserved Matters (Development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,665 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest.	331,665	80.000
5/2021/2376	Southdown Industrial Estate, Southdown Road, Harpenden	Demolition of existing buildings and the construction of eight new units totalling 5947 sq m for use within Class	1,390	0.139



Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
		E, B2 and B8; builders merchant, trade counter (Sui Generis)		
5/2022/1857	Unit 1, Alban Park, Hatfield Road, St Albans	Change of use from Class D2 use to flexible Class Eg, B2 and B8 use	1,148	0.115
5/2022/2404	7 Porters Wood, St Albans	New single story storage outbuilding and re-cladding of exterior of existing building	75	0.008
5/2022/2966	Units 4 to 5, Riverside Industrial Estate, London Colney Bypass, London Colney	Outline application (access sought) for the demolition of existing buildings and the development of 7.57ha to provide flexible commercial/employment space falling within either Class B8 (Storage and Distribution) or a data centre	42,000	6.740
5/2023/0684	Unit 7, Ventura Park, Colney Street	Change of use from Class B8 (storage and distribution) to Class B8 or Film and TV studio use, alterations to existing building, removal/demolition of existing structures and erection of three storey office block and Film and TV production supporting structures, use of hardstanding for Film and TV production ancillary uses	10,668	2.370
5/2023/0705	Scout Hut, Southdown Road, Harpenden	Single storey storage structure	54	0.130
5/2023/1052	Hanrox Meadow, Blunts Lane, Potters Crouch	New welfare and storage building	56	0.030
5/2023/2067	Unit 28, Soothouse Spring, St Albans	Construction of attached single storey rear storage building	90	0.100
5/2023/2378	Butlers Farm, Hogg End Lane, St Albans	Demolition of existing lean-tos and re-cladding building elevations; change of use of former agricultural workshop building to B8 Storage or Distribution use and Class E(g) (iii) Commercial, Business and Services use – light industrial, including the layout of vehicular parking spaces and all ancillary works	101	0.010



Planning Permission Reference Number	Site Address	Description	Outstanding Floor Space (m ²)	Use Class Site Area (Hectares)
5/2023/2612	5 Brick Knoll Park, St Albans	Conversion and extension of water pump building	140	0.014
5/2024/0184	St Albans Telephone Exchange, Liverpool Road, St Albans	A new secure storage compound situated on existing hardstanding used for parking to the north of the site	30	0.003
5/2024/0272	Hay Store at Butlers Farm, Hogg End Lane, St Albans	External alterations and re-cladding of building elevations. Change of use of (linked) vacant agricultural buildings to B8 Storage or Distribution use and Class E(g) (iii) Commercial, Business and Services use - light industrial, including the layout of vehicular parking spaces and all ancillary works	573	0.057
5/2024/1327	Unit 5a, Brick Knoll Park, St Albans	Side extension of commercial building to provide additional storage space	481	0.048
5/2024/1372	Units 15-18, Christopher Place, St Albans	Amalgamation of ground floor units 15B, 15A-17 and 18 to create two Class E units 15-16 and 17-18 for flexible Class E use (Class Ea and/or Eb) and the change of use of the first floor of unit 15B from retail to caged storage (Class B8) for the shopping centre	389	0.039
Total			388,860	89.802



Table 63: Employment Land Availability by Type – Employment Use Classes E(g)(i) / B1(a), E(g)(ii) / B1(b), E(g)(iii) / B1(c), B2 and B8 (1 April 2025)

Use Class	Description	Available Use Class Site Area (Hectares)	Outstanding Floor Space (m²)
E(g)(i) / B1(a)	Offices	0.769	4,595
E(g)(ii) / B1(b)	Research and Development	0.055	555
E(g)(iii) / B1(c)	Industrial Processes / Light Industry	0.797	2,813
B2	General Industry	1.771	8,263
B8	Storage and Distribution	89.802	388,860
Total		93.194	405,086



Appendix 3

List of small and medium residential sites with permission (at 1 April 2025)

A list of current small and medium residential sites with permission will be updated annually and published as part of the Authority's Monitoring Report.

Paragraph 73 of the NPPF 2024¹⁶ sets out a definition of small and medium sized sites:

73. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare...

With reference to NPPF 2024 paragraph 73 above, a list of small and medium residential sites of one hectare or less with permission at 1 April 2025 is included in the table below. All sites are currently granted permission for residential use. Planning permission has been granted for a total of 768 net dwellings as at 1 April 2025, which meet the NPPF criteria for small and medium sized sites.



Table 64: List of small and medium residential sites with permission at 1 April 2025

Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net)	Gross Site Area (Hectares)
5/2024/2164 5/2021/1523	24 St Annes Road, London Colney	2	-1	1	0.630
5/2024/2156 5/2023/2412	Aecom House, 63-77 Victoria Street, St Albans	23	0	23	0.600
5/2024/2093	Land Adjacent 38 House Lane, Sandridge	2	0	2	0.680
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	0	1	0.360
5/2024/1961 5/2024/0765	2 Victoria Road, Harpenden	1	0	1	0.410
5/2024/1856	54-56 Victoria Street, St Albans	17	0	17	0.440
5/2024/1809	508 Hatfield Road, St Albans	1	0	1	0.700
5/2024/1771	14 Barnfield Road, St Albans	2	0	2	0.320
5/2024/1769	26 Marlborough Road, St Albans	1	0	1	0.060
5/2024/1694	Woodlands, 13 Sauncey Wood, Harpenden	1	0	1	0.060
5/2024/1691	Land Rear Of 235 & 237 Sandpit Lane, St Albans	2	0	2	0.100
5/2024/1658	13 and 15 High Street, Harpenden	5	0	5	0.450
5/2024/1499	Land Rear of 50 Lemsford Road, St Albans	2	0	2	0.240
5/2024/1498	267 Hatfield Road, St Albans	2	-1	1	0.260
5/2024/1426	12 Admirals Walk, St Albans	2	-1	1	0.130
5/2024/1425	Land rear of 24 Mayflower Road, How Wood	1	0	1	0.370



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net)	Gross Site Area (Hectares)
5/2024/1415	75 Hatfield Road, St Albans	1	-1	0	0.070
5/2024/1390	2 & 3 Leyton Green, Harpenden	3	0	3	0.220
5/2024/1323	19 Cunningham Hill Road, St Albans	1	-1	0	0.100
5/2024/1308	Butlers Yard, Drovers Way, St Albans	3	0	3	0.220
5/2024/1265	Chandau, Lamb Lane, Redbourn	1	-1	0	0.460
5/2024/1264	108 Watford Road, Chiswell Green	1	-1	0	0.240
5/2024/1222	37 Rowlatt Drive, St Albans	1	-1	0	0.280
5/2024/1182	The Old Church, 48 Verulam Road, St Albans	3	0	3	0.260
5/2024/1118	26 Clifton Street, St Albans	1	0	1	0.070
5/2024/1082	16 High Street, Harpenden	3	0	3	0.180
5/2024/1037	2 Abbey View, Everard Close, St Albans	38	0	38	0.010
5/2024/1026	44 Roundwood Lane, Harpenden	1	-1	0	0.030
5/2024/0974	10 Amenbury Lane, Harpenden	1	-1	0	0.740
5/2024/0881 5/2021/3607	5 Meads Lane, Wheathampstead	1	0	1	0.090
5/2024/0873	36 Alzey Gardens, Harpenden	1	-1	0	0.050
5/2024/0780 5/2024/0068	1 Firwood Avenue, St Albans	1	0	1	0.140
5/2024/0750	27 & 29 Bowers Way, Harpenden	2	-2	0	0.010
5/2024/0709	Land between 14 and 18 The Uplands, Bricket Wood	1	0	1	0.970
5/2024/0592	46 Midway, St Albans	2	-1	1	0.020
5/2024/0570	12 Prospect Road, St Albans	1	0	1	0.170
5/2024/0567	480 & 482 Hatfield Road, St Albans	3	-1	2	0.030
5/2024/0566	40 Grosvenor Road, St Albans	2	0	2	0.010



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net)	Gross Site Area (Hectares)
5/2024/0565	Land Between Bluebell Grange And Harkaway, Annables Lane, Kinsbourne Green, Harpenden	1	0	1	0.120
5/2024/0563	67a Mayflower Road, Park Street	1	-1	0	0.950
5/2024/0532	43 West Common Way, Harpenden	1	-1	0	0.150
5/2024/0454	53 & Land Rear of 55-59 Station Road, Smallford	8	-1	7	0.180
5/2024/0451	226 Park Street Lane, Park Street	2	-1	1	0.130
5/2024/0431 5/2024/0259	Barns And Stables At Sleafshyde Farm, Sleafshyde, Smallford	2	0	2	0.100
5/2024/0392	72 Grove Road, Harpenden	2	-1	1	0.940
5/2024/0309 5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8	0	8	0.010
5/2024/0294	2 The Uplands, Harpenden	1	-1	0	0.150
5/2024/0241	40 Lancaster Road, St Albans	1	-1	0	0.080
5/2024/0210	10a Park Avenue, St Albans	1	-1	0	0.060
5/2024/0135	Land Adjacent Roslin, Marshalls Heath Lane, Wheathampstead	1	0	1	0.020
5/2024/0126	3 Cross Lane, Harpenden	1	0	1	0.070
5/2024/0125	1 Wells Close, Harpenden	1	0	1	0.320
5/2024/0118	32 Breakspear Avenue, St Albans	1	-1	0	0.110
5/2024/0116	11 Kirkdale Road, Harpenden	1	-1	0	0.010
5/2024/0028 5/2022/3021	46 Crabtree Lane, Harpenden	1	-1	0	0.112
5/2024/0022	Land Adjacent 1 & 2 Deacon Close, St Albans	2	0	2	0.150
5/2023/2606	48 Collyer Road, London Colney	1	0	1	0.120
5/2023/2587	1 Stonecross, St Albans	1	0	1	0.030
5/2023/2568	2 Ashcroft Close, Harpenden	1	-1	0	0.040



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net)	Gross Site Area (Hectares)
5/2023/2556	35 Homewood Road, St Albans	1	-1	0	0.030
5/2023/2539	117 Pickford Hill, Harpenden	2	-1	1	0.010
5/2023/2516	1 Hornbeams, Bricket Wood	1	0	1	0.080
5/2023/2501	18 Trumpington Drive, St Albans	2	-1	1	0.030
5/2023/2484	97 High Street, Colney Heath	1	0	1	0.040
5/2023/2470	110 Marshalswick Lane, St Albans	1	-1	0	0.040
5/2023/2443 5/2021/2730	Land off Orchard Drive, Park Street	30	0	30	0.030
5/2023/2442 5/2021/0337	The Grove, Livery Stables, Pipers Lane, Harpenden	2	0	2	0.050
5/2023/2418	11 Batford Road, Harpenden	1	-1	0	0.090
5/2023/2415	21 Verulam Road, St Albans	1	0	1	0.100
5/2023/2408	1 Barncroft Way, St Albans	2	0	2	0.030
5/2023/2397	44 Francis Avenue, St Albans	1	0	1	0.070
5/2023/2311	15 Townsend Lane, Harpenden	1	-1	0	0.010
5/2023/2191	30 Tippendell Lane and land rear of 26 and 28 Tippendell Lane, Chiswell Green	4	-1	3	0.100
5/2023/2185 5/2023/0505 5/2022/0859	Yard rear of and land adjacent to Wexhams, Lye Lane, St Albans	2	0	2	0.770
5/2023/2139	Land Adjacent The Cats Whiskers, 1 Oaklands Lane, Smallford, St Albans	1	0	1	0.060
5/2023/2100	Land At Junction Of Roestock Lane And Bullens Green Lane, Colney Heath	9	0	9	0.040
5/2023/2077 5/2022/2222	Gustard Wood Nursery, Ballslough Hill Gustard Wood, Wheathampstead	4	0	4	0.060



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5/2023/2065 5/2016/3281	90 Grange Street, St Albans	2	0	2	0.140
5/2023/2058	71 Jennings Road, St Albans	1	-1	0	0.130
5/2023/2024 5/2022/2336 5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton Road, Wheathampstead	9	0	9	0.600
5/2023/1990	17 South Riding, Bricket Wood	1	0	1	0.080
5/2023/1864	Templeton House, 38 Oakfield Road, Harpenden	2	-1	1	0.010
5/2023/1863 5/2022/1762 5/2022/1247	37 Burstons Drive, Park Street	1	-1	0	0.190
5/2023/1849	3-5 Roundwood Lane, Harpenden	3	0	3	0.200
5/2023/1813	68 High Oaks, St Albans	1	0	1	0.040
5/2023/1809 5/2018/1189	61 Hatfield Road, St Albans	2	0	2	0.270
5/2023/1772	Land To Rear Of 7 Dellcroft Way, Harpenden	1	0	1	0.040
5/2023/1748	42 Marshals Drive, St Albans	1	-1	0	0.010
5/2023/1714	58 Mount Drive, Park Street	1	-1	0	0.040
5/2023/1689 5/2022/2062	16 Townsend Lane, Harpenden	1	-1	0	0.120
5/2023/1673	1 Rosebery Avenue, Harpenden	1	-8	-7	0.050
5/2023/1654	9 Chequer Street, St Albans	1	0	1	0.020
5/2023/1652	39 Cottonmill Crescent, St Albans	1	0	1	0.060
5/2023/1628	Land Adjacent to 84 St Annes Road, London Colney	2	0	2	0.220
5/2023/1515	154 Park Street Lane, How Wood	1	-1	0	0.120
5/2023/1513	61 Midway, St Albans	1	-1	0	0.090



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5/2023/1490	7 Hammondswick, Harpenden	2	-1	1	0.060
5/2023/1344 5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	1	0.300
5/2023/1342	16 Manland Avenue, Harpenden	1	0	1	0.020
5/2023/1311 5/2021/0415 5/2019/2786	10 Prospect Road, St Albans	3	0	3	0.090
5/2023/1306	34 St Peters Street, St Albans	1	0	1	0.070
5/2023/1249 5/2020/1233 5/2017/3079	Land Adj. 9 Southgate Court, Luton Road, Harpenden	2	0	2	0.080
5/2023/1122	Lower Stud, Drop Lane, Bricket Wood	1	0	1	0.040
5/2023/1107	12a Chequer Street, St Albans	2	0	2	0.100
5/2023/0906	7 Hatching Green Close, Harpenden	1	-1	0	0.070
5/2023/0895	2 White Horse Lane, London Colney	3	-1	2	0.220
5/2023/0893 5/2022/2884	31 Rothamsted Avenue, Harpenden	1	-1	0	0.290
5/2023/0859	18 Townsend Drive, St Albans	1	-1	0	0.100
5/2023/0778	11 Chequer Street, St Albans	2	0	2	0.100
5/2023/0706	Land Rear Of 45-51 Francis Avenue, Accessed Via Therfield Road, St Albans	2	0	2	0.170
5/2023/0681 5/2022/1347	4 Oakfield Road, Harpenden	1	-1	0	0.010
5/2023/0657 5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	5	-3	2	0.020



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5/2023/0604 5/2022/2079 5/2022/0786	116 Cambridge Road, St Albans	1	0	1	0.040
5/2023/0603	Land Adjoining 47 Bucknalls Drive, Bricket Wood	2	0	2	0.020
5/2023/0550 5/2022/0265	2a Royal Road, St Albans	1	0	1	0.120
5/2023/0532 5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2	0	2	0.070
5/2023/0396 5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	4	0	4	0.290
5/2023/0353 5/2023/1501	Signature House, 23 Vaughan Road, Harpenden	6	0	6	0.040
5/2023/0341	375 High Street, London Colney	1	-1	0	0.050
5/2023/0292	Oakview Stables, Houndswood Farm, Harper Lane, Shenley, Radlett	3	0	3	0.040
5/2023/0251	Land Adjacent Stanbridge, Kinsbourne Green Lane, Harpenden	1	0	1	0.010
5/2023/0115	Unit 4, 219a Hatfield Road, St Albans	1	0	1	0.200
5/2023/0028 5/2018/0176	9 And 9B Wallingford Walk, St Albans	2	-2	0	0.010
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	0	16	0.320
5/2022/3045	Regency House, 219a Hatfield Road, St Albans	3	0	3	0.010



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5/2022/2988 5/2017/2099	115 London Road, St Albans	6	0	6	0.050
5/2022/2965	4 George Street, St Albans	1	0	1	0.020
5/2022/2904	202 Radlett Road, Frogmore	2	0	2	0.120
5/2022/2894	241 Colney Heath Lane, Colney Heath	1	-1	0	0.060
5/2022/2830	Land Rear of 13 and 15 West Way And Off Walnut Close, Harpenden	2	0	2	0.050
5/2022/2811	38 Abbots Avenue West, St Albans	1	0	1	0.040
5/2022/2779	3 Mount Road, Wheathampstead	1	-1	0	0.120
5/2022/2769 5/2021/0286	17 Hazelmere Road, St Albans	2	-1	1	0.040
5/2022/2756	Harvest House, 37 London Road, St Albans	1	0	1	0.050
5/2022/2735 5/2022/2084 5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	42	0	42	0.010
5/2022/2666	14 Park Avenue South, Harpenden	1	-1	0	0.210
5/2022/2559	Holly Lodge, 10 Park Avenue South, Harpenden	1	0	1	0.210
5/2022/2539	Little Bushes, Sleafshyde, Smallford	1	-1	0	0.090
5/2022/2527 5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1	0	1	0.090
5/2022/2498	69 Necton Road, Wheathampstead	1	0	1	0.020
5/2022/2493	3 St Marys Close, Redbourn	1	-1	0	0.003
5/2022/2488	138 Hill End Lane, St Albans	1	0	1	0.060
5/2022/2478	150 St Albans Road, Sandridge	1	0	1	0.100
5/2022/2432	Workshop Adjacent 13 Bassett Close, Crown Street, Redbourn	1	0	1	0.120



Planning Permission Reference Number(s)	Site Name / Address	Number of Dwellings (Gain)	Number of Dwellings (Loss)	Number of Dwellings (Net)	Gross Site Area (Hectares)
5/2022/2427	3 Wildwood Avenue, Bricket Wood	2	0	2	0.090
5/2022/2409	24 & 24a Prospect Road, St Albans	1	-2	-1	0.370
5/2022/2401	49 Midway, St Albans	1	-1	0	0.380
5/2022/2370 5/2021/3615	25 Warwick Road, St Albans	3	-1	2	0.030
5/2022/2338	42A West Common, Harpenden	1	-1	0	0.030
5/2022/2332	37 Ridgewood Drive, Harpenden	1	-1	0	0.030
5/2022/2285	89 Fishpool Street, St Albans	1	-1	0	0.060
5/2022/2281	20 Cunningham Hill Road, St Albans	1	-1	0	0.110
5/2022/2226	27 Wilshere Avenue, St Albans	1	0	1	0.300
5/2022/1989	26 Lyndhurst Drive, Harpenden	2	-1	1	0.070
5/2022/1982 5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	0.070
5/2022/1798 5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	0.140
5/2022/1683 5/2021/2303 5/2019/0477	Land rear of 18-22 Bucknalls Drive, Bricket Wood	2	0	2	0.100
5/2022/1630	White Walls, Annables Lane, Kinsbourne Green, Harpenden	5	0	5	0.010
5/2022/1534	Barley Mow Stables, Barley Mow Lane, St Albans	5	0	5	0.030
5/2022/1482	16 Park Avenue South, Harpenden	1	-1	0	0.060
5/2022/1386	197a Marshalswick Lane, St Albans	1	-1	0	0.080
5/2022/1323	First Floor, 18 High Street, Harpenden	1	0	1	0.110
5/2022/1309	Land At Junction Of Dunstable Road, Luton Lane, Redbourn	1	0	1	0.070



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5/2022/1303	Land R/O Willowbank, 59 Coldharbour Lane, Harpenden	1	0	1	0.050
5/2022/1208	3 Hillside Road, Harpenden	2	-1	1	0.040
5/2022/1168	219 Hatfield Road, St Albans	1	0	1	0.110
5/2022/1150	13 Holywell Hill, St Albans	3	0	3	0.020
5/2022/1106	London Colney Village Club & Best Friends Childcare Centre, St Annes Road, London Colney	9	0	9	0.180
5/2022/1049	108 Ragged Hall Lane, Chiswell Green	1	-1	0	0.030
5/2022/0983	72 Lybury Lane, Redbourn	2	-1	1	0.010
5/2022/0975 5/2020/2142 5/2019/3099	61-65 St Peters Street, St Albans	22	0	22	0.010
5/2022/0924 5/2019/1269	2a Warwick Road, St Albans	1	0	1	0.150
5/2022/0789 5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	0	0.010
5/2022/0755	Land adj 82 Ox Lane, Harpenden	1	0	1	0.040
5/2022/0664	Seven Oaks Cottage, 88 Roestock Lane, Colney Heath	1	0	1	0.070
5/2022/0567	Wheathampstead House, Codicote Road, Wheathampstead	0	-1	-1	0.010
5/2022/0527	Broadway Chambers, St Peters Street, St Albans	4	0	4	0.130
5/2022/0497 5/2018/3239	22 Roundfield Avenue, Harpenden	1	0	1	0.050
5/2022/0483	31 Homewood Road, St Albans	1	-1	0	0.150
5/2022/0351 5/2018/2895	1 Hall Place Gardens, St Albans	1	0	1	0.030



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5/2022/0337 5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	46	0	46	0.090
5/2022/0266	85 Harpenden Road, St Albans	1	-1	0	0.070
5/2022/0238	5 Wood End Road, Harpenden	1	-1	0	0.110
5/2022/0173 5/2018/2175	Land Rear Of Alban House, St Peters Street, St Albans	3	0	3	0.020
5/2021/3502 5/2022/1574	82 Oaklands Lane, St Albans	5	-1	4	0.040
5/2021/3472	Tanglewood, 34b Shepherds Way, Harpenden	4	-1	3	0.010
5/2021/3438	Mitchell Hall, 85 Verulam Road, St Albans	7	0	7	0.050
5/2021/3386	69 - 69a St Peters Street, St Albans	14	0	14	0.190
5/2021/3371	14 Tippendell Lane, Chiswell Green	1	-1	0	0.160
5/2021/3275 5/2021/3277 5/2018/1877 5/2016/3805	Land Rear of 103-105 St Peters Street, St Albans	12	0	12	0.010
5/2021/3061 5/2018/2604	Garages Rear Of 34 To 40 College Road, St Albans	2	0	2	0.160
5/2021/2909 5/2018/2440	Land adj 3 Hamilton Road, St Albans	1	0	1	0.050
5/2021/2417	Verulam Industrial Estate, London Road, St Albans	62	0	62	0.100
5/2021/2195	Jewson Depot, Adjacent To 15 Cape Road, St Albans	37	0	37	0.110
5/2021/1933	271 High Street, London Colney	10	0	10	0.010
5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14	0	14	0.030



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5/2021/1480	37 Napsbury Lane, St Albans	1	-1	0	0.090
5/2021/1128	17 & 17a French Row, St Albans	1	-1	0	0.030
5/2021/0871 5/2019/1284	Former The Golden Lion PH, 111 High Street, London Colney	15	0	15	0.090
5/2021/0870	Land Adjacent 12 Mount Pleasant Lane, Bricket Wood	3	-1	2	0.130
5/2020/2986	Hawthorns, Roestock Lane, Colney Heath	1	0	1	0.010
5/2020/2978	67 St Peters Street, St Albans	20	0	20	0.080
5/2020/2348	153 Victoria Street, St Albans	1	0	1	0.040
5/2020/1124	Land adjacent to The Mill House, Coursers Road, Colney Heath	4	0	4	0.080
5/2019/2946	12 Pipers Close, Redbourn	1	0	1	0.040
5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1	0	1	0.160
5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	2	0.057
5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	2	0.210
5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5	0	5	0.040
5/2018/2094	48 Marshals Drive, St Albans	1	-1	0	0.070
5/2018/1540	R/O 68 Harpenden Road, St Albans	1	0	1	0.200
5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	0	0.160
5/2018/1371	Land adj 103 How Wood, How Wood	1	0	1	0.010
5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2	0	2	0.100
5/2017/3661	3a Albion Road, St Albans	1	0	1	0.020
5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1	0	1	0.010
5/2017/1904	27 Becketts Avenue, St Albans	2	-1	1	0.060
5/2017/0855	33 Stewart Road, Harpenden	1	0	1	0.110



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5/2016/3811 5/2015/2871	223a Hatfield Road, St Albans	14	0	14	0.040
5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	1	0.060
5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	0	4	0.050
5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	3	0	3	0.040
5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	43	0.190
5/2014/0063 5/2017/2878	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	0	14	0.008
Total		876	-108	768	~

