

Brownfield Land Register Update 2025 - Note

1.1 The Council is publishing an update to the Brownfield Land Register (BLR). The update has reviewed the status of sites, included information on material starts and removed sites that have been completed.

1.2 With regard to sites on the BLR the MHCLG's data standard sets out that:

EndDate ... *If the site no longer needs to be listed (for example, if the site has been built on), it should remain on the register for historical reasons and not be deleted. Enter the date the site was developed or determined to no longer be brownfield land, in the format YYYY-MM-DD. This field should only be filled in once the site is no longer classified as brownfield land.*

<https://www.gov.uk/government/publications/brownfield-land-registers-data-standard/publish-your-brownfield-land-data>

1.3 To assist with clarity, sites which no longer need to be listed, for example due to having been built out, remain recorded on the Register but are struck through and an end date has been included.

1.4 The draft Local Plan allocates numerous Brownfield sites. Following conclusion of the Local Plan hearing sessions, and subject to the Main Modifications consultation and Plan adoption, the expectation is that these sites will be incorporated into the BLR to be published in December 2026. The list of sites is set out below:

Ref. No.	Allocation Site Reference	Allocation Site Name	Hectares	Indicative Capacity
1	ROS1	Civic Close Car Park Bricket Road, St Albans, AL1 3JX	0.45	57
2	ROS2	London Road Car Park, London Road, St Albans, AL1 1NG	0.57	36
3	ROS3	Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD	0.15	10
4	ROS4	Bowers Way East Car Park Bowers Way, Harpenden, AL5 4EQ	0.41	32
5	ROS5	Car Park to rear of 85-101 Hatfield Road, Hatfield Road, St Albans, AL1 4JL	0.10	9
6	ROS6	Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH	0.05	5
7	ROS7	Southview Car Park, Lower Luton Road, Harpenden, AL5 5AW	0.10	5

Ref. No.	Allocation Site Reference	Allocation Site Name	Hectares	Indicative Capacity
8	ROS8	Garage Block west of Thirlestane, St Albans, AL1 3PE	0.18	16
9	ROS9	Garage block to front of 94-142 Riverside Road, St Albans, AL1 1SE	0.14	13
10	ROS10	Garages off Chapel Place, St Albans, AL1 2JZ	0.23	11
11	ROS11	Garage Site adj. Verulam House, Verulam Road, St Albans, AL3 5EN	0.13	9
12	ROS12	Garage Block to Malvern Close, St Albans, AL4 9SZ	0.13	9
13	ROS13	Garage Block off Noke Shot, Harpenden, AL5 5HS	0.16	8
14	ROS14	Garages rear of Tudor Road, St Albans, AL3 6AY	0.17	9
15	ROS15	Garages off Creighton Avenue, St Albans, AL1 2LZ	0.14	5
16	ROS16	Garages Rear of Hill End Lane (South), St Albans, AL4 0AE	0.19	7
17	ROS17	Garages at Grindcobbe, St Albans, AL1 2ED	0.12	6
18	ROS18	Garages off Thirlmere Drive, St Albans, AL1 5QS	0.14	7
19	ROS19	Garage Block off Millford Hill, Harpenden, AL5 5BN	0.07	5
20	ROS20	Garages off Watling View (West), St Albans, AL1 2PA	0.11	5
21	ROS21	Garage Block rear of 18-30 Furse Avenue, St Albans, AL4 9NE	0.12	5
22	ROS22	Garage Block off Tallents Crescent, Harpenden, AL5 5BS	0.10	5
23	ROS23	Garages to the rear of Portman House, Therfield Road, St Albans, AL3 6BN	0.11	6
24	U2	Land South West of London Colney Allotments, AL2 1RG	0.66	28
25	UC1	Sainsbury's Supermarket, Everard Close, St Albans, AL1 2QU	2.45	92
26	UC4	Car Park to rear of 32-34 Upper Marlborough Road, St Albans, AL1 3UU	0.22	16

Ref. No.	Allocation Site Reference	Allocation Site Name	Hectares	Indicative Capacity
27	UC5	18- 20 Catherine Street, St Albans, AL3 5BY	0.43	33
28	UC6	13-19 Sutton Road & 5-7 Pickford Road, St Albans, AL1 5JH	0.23	21
29	UC7	5 Spencer Street, St Albans, AL3 5EH	0.19	47
30	UC10	Garage Block rear of 109-179 Hughenden Road, St Albans, AL4 9QW	0.27	24
31	UC11	50 Victoria Street, St Albans, AL1 3HZ	0.07	6
32	UC12	Garage Block Between Hughenden Road and The Ridgeway, St Albans, AL4 9RH	0.22	20
33	UC19	50-54 Lemsford Road St Albans, AL1 3PR	0.53	43
34	UC20	104 High Street, London Colney, AL2 1QL	0.27	21
35	UC25	318 Watford Road, Chiswell Green, AL2 3DP	0.19	10
36	UC27	Berkeley House, Barnet Road, London Colney, AL2 1BG	0.14	8
37	UC28	New Greens Residents Association, 2 High Oaks, St Albans, AL3 6DL	0.20	10
38	UC35	Market Depot, Drovers Way, St Albans, AL3 5FA	0.07	11
39	UC40	Land Rear of New House Park Shops, St Albans, AL1 1UJ	0.12	6
40	UC54	Harpenden Railway Station Car Park East, Harpenden, AL5 4SP	1.23	94
41	UC57	Telford Court, Alma Road, St Albans, AL1 3BP	0.58	6
		Total		776