

DEMONSTRATING A FIVE YEAR SUPPLY OF DELIVERABLE SITES FOR HOUSING 2013

1 INTRODUCTION

1.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and requires local planning authorities to

'identify and annually update a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.' [paragraph 47]

1.2 Paragraph 49 of the NPPF sets out that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

1.3 It is therefore necessary to establish whether a five year supply can be demonstrated to provide a context for the consideration of planning applications.

2 FIVE YEAR PERIOD

2.1 The demonstration of a five year supply was previously a requirement of Planning Policy Statement 3: Housing, and initially covered the period 1 April 2007 to 31 March 2012, to be updated annually thereafter. The five year period is a forward look and this report covers the period 1 April 2014 to 31 March 2019.

3 FIVE YEAR HOUSING REQUIREMENT

3.1 In Three Rivers, the adopted development plan is the Core Strategy (adopted October 2011). The Core Strategy sets a target of 4,500 dwellings 2001-2026, an average of 180 dwellings per year. This equates to a requirement of 900 dwellings over a five year period.

3.2 However, this figure may be adjusted to take account of housing which has already been delivered. 2,442 dwellings have been delivered in Three Rivers 2001-2013, and it is projected that 210 will be delivered in 2013/14.

3.3 This leaves a residual target of 1,848 dwellings to be provided in Three Rivers 2014-2026 giving an adjusted annual target of 154 dwellings per year. This equates to a requirement of 770 dwellings over the five year period 1 April 2014 to 31 March 2019.

3.4 Between 2001 and 2013, housing targets have been exceeded in seven of the twelve years individually. Cumulative targets have been exceeded in every single year and

at March 2013, Three Rivers has provided 113% against the housing target since 2001.

3.5 Therefore Three Rivers is not considered to have a record of persistent under delivery of housing, and in accordance with the NPPF, an additional buffer of 5% is required to provide choice and competition in the market for land.

3.6 The five year housing requirement for the period 1 April 2014 to 31 March 2019 would therefore be **809 dwellings**.

4 FIVE YEAR HOUSING SUPPLY

4.1 In order to meet the five year housing requirement, a supply of deliverable housing is required. The NPPF states that

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. [paragraph 47]

4.2 Sites considered to have potential to provide deliverable housing during the five year period are: sites allocated for housing in local plans; sites with planning permission (outline or full) including those under construction; and specific, unallocated sites with the potential to make a significant contribution to housing delivery during the five year period as indicated by inclusion in consultations on housing supply as part of the Site Allocations or where a planning permission has been granted following the end of the monitoring year.

4.3 In accordance with the NPPF, sites with planning permission have been considered deliverable unless there is clear evidence that schemes will not be implemented within five years.

4.4 A limited number of sites which do not currently have planning permission have also been included in the five year supply where there is a reasonable prospect of housing being delivered on the site within five years as a result of developer interest, and progress on developing a scheme, for example seeking pre-application advice.

4.5 Monitoring information shows that between 2010 and 2012, 85% of the dwellings completed did not benefit from a planning permission at five years previously to their completion¹. Therefore it is considered reasonable to include these sites within the

¹ 45 of 48 dwellings completed in 2009/10 did not have planning permission at April 2005; 100 of 107 dwellings completed in 2010/11 did not have planning permission at April 2006; and 139 of 180 dwellings completed in 2011/12 did not have planning permission at April 2007.

five year supply as there is clear evidence that sites in Three Rivers are deliverable in that timescale.

- 4.5 To inform the assessment of deliverability of housing sites and expected phasing of completions, landowners and developers of sites of more than 5 dwellings were contacted and asked to complete a pro-forma (shown in Appendix A) on their site setting out information on the availability, suitability and achievability of the site, and the expected phasing of completions.
- 4.6 It was not possible to contact landowners/developers for all sites of less than 5 dwellings. However National Planning Policy Framework paragraph 47 sets out that sites with planning permission should be considered deliverable until permission expires unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. Monitoring data shows that in Three Rivers, historically non-implementation rates of small (less than 10 dwelling) planning applications has been very low, therefore it was considered that assessment of each individual site would be a better approach than applying a flat 'non-implementation' allowance across all sites. The phasing of smaller sites was based on progress on site, information on discharging of conditions and discussion with Development Management officers.
- 4.7 The results of the assessment of deliverability of potential housing supply are shown in Table 2.

Table 2: Potential Housing Sites. **Source:** TRDC monitoring data.

SITE	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL- ABLE	SUIT-ABLE	ACHIEV- ABLE	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	
SITES UNDER CONSTRUCTION												
98 The Drive, R	11/1230	2	y	y	y	2	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
15 Hazelwood Lane, AL	07/1594	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
White Hart PH, Sergehill Lane, B	11/1608	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
89 Greenfield Avenue, CP	11/2069	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Adj 134 Quickley Lane, CW	10/1770	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Tilehurst, Rickmansworth Road, CW	11/0844	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
40B Heronsgate Road, CW	11/0864	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Stubbs Farm, Green Street, CW	11/1235	5	y	y	y	5	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
81 and 81a Hornhill Rd, MC	11/1670	4	y	y	y	4	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Romilly Drive, CP	11/1284	3	y	y	y	3	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).

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SITES UNDER CONSTRUCTION												
RO 6 Hunton Bridge Hill, HB	10/2231	2	y	y	y	2	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Stubbs Farm, Green Street, CW	10/226 3	1	y	y	y	1	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Mulberry Lodge, Bradford Road, CW	11/0726	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
48 Bucknalls Lane, G	09/1334	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Compton Grange, Sarratt Lane, LO	11/1914	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Crooked Billet, Shire Lane, MC	11/1622	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Plot 6, Old Gannon Close, MP	92/0479	1	y	y	y	-	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period
19 Russell Road, MP	06/0698	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
9 Astons Road, MP	11/0504	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
2 Russell Road, MP	11/1374	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
21 Sandy Lodge Way, NW	07/2213	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
152 The Drive, RW	10/2408	2	y	y	y	2	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).

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SITES UNDER CONSTRUCTION												
Hewlitt Residential Home, Woodside Rd AL	11/126 5	1	y	y	y	1	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
6 Greenfield Avenue, CP	11/125 0	1	y	y	y	2	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
37-43 Valley Road, RW	11/094 8	3	y	y	y	3	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
The Courtyard, Church Lane, SA	10/216 9	2	y	y	y	2	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Former Mortuary, Old Chorleywood Rd, RW	12/004 8	1	y	y	y	1	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
50 Adrian Road, KL	11/263 3/FUL	2	y	y	y	2						
18 Ebury Road, RW	10/041 2	6	y	y	y	6						
Phase 1, Land at Leavesden Aerodrome	13/111 7/AOD (new app not yet decided!!)	126	y	y	y	65	61					
Phase 2, Land at Leavesden	13/060 3/AOD	99	y	y	y	26	73					

Aerodrome												
Tudor Manor Gardens, G	87/085 5	2	y	y	n	-	-	-	-	-	-	Outstanding units unlikely to be completed
40-42 Valley Walk, CG	98/075 1	1	y	y	n	-	-	-	-	-	-	Outstanding units unlikely to be completed
SITES UNDER CONSTRUCTION SUB-TOTAL						210	167	11	10	0	0	

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SITES WITH FULL PLANNING PERMISSION												
Chorleywood Working Mens Club, Shepherds Lane, RW	11/2236 11/2396	11	y	y	y	-	-	11	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
331 Uxbridge Road, R	10/1713	9	y	y	y	-	-	9	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
RO 18-20 Ebury Road, R	10/0412	6	y	y	y	-	6	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
The Coach House, Bury Lane RW	11/1964/ FUL	12				-	12	-	-	-	-	
43 Clarkfield, Mill End RW	12/0409/ FUL	2				-	-	2	-	-	-	
Beulah House, Common Rd, CW	11/2606	5	y	y	y	-	5	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Bracken Hill House, The Woods, E	11/2352 12/1232	5	y	y	y	5	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).

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SITES WITH FULL PLANNING PERMISSION												
Wharncliffe, Old Common Road, CW	11/1135	2	y	y	y	-	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
The Old Vicarage, 10 Church Street RW	12/1841/ FUL	3				-	3	-	-	-	-	
1 The Queens Drive, Mill End RW	12/1903/ FUL	1				-	1	-	-	-	-	
Trout Rise Farm, Troutstream Way LW	11/0881/ FUL	1				-	1	-	-	-	-	
Regal House, 45 Lower Rd, CW	11/0272	2	y	y	y	-	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Oxhey Hall Barn, OH	11/2177	2	y	y	y	-	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Qualicum Lodge, Dog Kennel Ln, CW	11/1719	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).

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SITES WITH FULL PLANNING PERMISSION												
Applegarth, Parrotts Close, CG	10/1080	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Phase 3, Land at Leavesden Aerodrome	13/0555/ AOD	86							50	36		
Phase 4, Land at Leavesden Aerodrome	13/0558/ AOD	114								50	64	
27A New Road, CG	11/2280	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
5 Orchard Drive, CW	12/0712	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Land at rear of Crindau, Homefield Road, CW	07/0863	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).

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SITES WITH FULL PLANNING PERMISSION												
22 Lower Road, CW	10/2367	2	y	y	y	-	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
62 The Drive, RW	11/2009	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Chapel, Old Chorleywood Rd, RW	11/2141	1	y	y	y	1	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Adj 1 Bramshot Way, SO	10/0287	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
84 Abbots Road	12/2381/ FUL	1				-	1	-	-	-	-	
Land Rear Of Kebbell House, Delta Gain, Carpenders Park,	10/1425/ FUL	31				-	10	21	-	-	-	
Charnwood & Ridge House, High View, RW	10/0538	14	y	y	y	-	14	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47). Developer indicates site achievable within 5 year period.

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SITES WITH FULL PLANNING PERMISSION												
Coles Farm, Chequers Lane AL	12/1018/ FUL	3				-	3	-	-	-	-	
189-191 Watford Road, CG	12/1968	7						7				
Greystone Works, The Green, CG	12/0362	4						4				
R/O 155 Links Way, CG	12/0971	1						1				
4-6 Station Road, RW	09/1776	2	y	y	y	-	-	-	-	-	-	Site is available and planning permission granted so is suitable. However not considered that site is achievable within 5 year period.
Entrance Lodge, Cwood House, RW	09/1733	1	y	y	y	-	-	-12	-	-	-	Site is available and planning permission granted so is suitable. However not considered that site is achievable within 5 year period.
SITES WITH FULL PLANNING PERMISSION SUB-TOTAL						6	71	55	50	86	64	

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			AVAIL- ABLE	SUIT-ABLE	ACHIEV- ABLE	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	
SITES WITH OUTLINE PLANNING PERMISSION												
Adj 17 Scots Hill, CG	10/20 02	3	y	y	y	-	-	3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
22 The Drive, RW	10/23 19	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Land to the rear of 9 to 13 Batchworth Lane NW	12/11 45	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
Adj Hilltop, Stag Lane, CW	09/01 68	1	y	y	y	-	-	-	-	-	-	Site is available and planning permission granted so is suitable. However not considered that site is achievable within 5 year period.
SITES WITH OUTLINE PLANNING PERMISSION SUB-TOTAL						0	2	3	0	0	0	
LOCAL PLAN ALLOCATIONS												
The Swillett Reservoir, CW	H28	30	n	y	n	-	-	-	-	-	-	Site is not available for development within 5 year period
Bridge Motors, R	H33	10	n	y	n	-	-	-	-	-	-	Landowner indicates site is not available for development and not likely to be within 5 year period
Gas Works, Wharf Lane	H36	22	y	y	y	-	-	-	22	-	-	Allocation in Local Plan and Core Strategy indicates site is suitable. Landowner indicates site is achievable within 5 years.
143-149 Watford Road, CG	H31	25	n	y	n	-	-	-	-	-	-	Site is not available for development within 5 year period
Talbot Road Car Park, R	H32	10	n	y	n	-	-	-	-	-	-	Site is required for parking, no longer available for development
LOCAL PLAN ALLOCATIONS SUB-TOTAL						0	0	0	22	0	0	

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SPECIFIC SITES												
South Oxhey Town Centre Regeneration, SO		280	y	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however multiple ownerships and need to re-provide services mean site unlikely to be delivered within 5 years
Kings Langley Employment, KL		150	y (part)	y	y (part)	-	-	-	-	20	30	Landowners indicate part of area is currently available. Allocation in Site Allocations means site is suitable, and landowner indicates part of site may be delivered within 5 year period.
Little Furze School, SO		102	y	y	y	-	-	-	-	50	52	Landowners indicate site is available, allocation in Site Allocations indicates site is suitable, and landowners indicate site is achievable within 5 years. Planning application anticipated.
Depot, Stockers Farm Road		60	n	y	n	-	-	-	-	-	20	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
South Tolpits Lane, R		50	n	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Long Island Exchange, R		50	y	y	y	-	-	-	30	20	-	Allocation in Site Allocations indicates site is suitable, site is available and interest in bringing forward scheme which would be deliverable within 5 years.
Heysham Drive, South Oxhey		50	n	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Hill Farm Industrial Estate, LV		30	y	y	y	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Killingdown Farm, Croxley Green		30	n	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Pocklington House, Eastbury		30	y	y	y	-	-	-	-	-	10	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
The Fairway, Oxhey Hall		25	n	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.

Depot, Harefield Road, R		25	n	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
RO The Queens Drive, R		25	y	y	y	-	-	15	10	-	-	Allocation in Site Allocations indicates site is suitable, landowners indicate site is deliverable within 5 years.
Croxley Station Car Park and Timber Yard, Croxley Green		25	n	y	n	-	-	-	-	-	15	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Grapevine PH, SO		25	n	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Three Acres, Toms Lane		20	y	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Langleybury House/School, LB		20	n	y	n	-	-	-	-	-	20	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Police Station, R		20	y	y	y	-	-	-	-	20	-	Allocation in Site Allocations indicates site is suitable, site is available and interest in bringing forward scheme which would be deliverable within 5 years.
Rear of Lytham Avenue, SO		20	y	y	y	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Crescent Club, SO		17	y	y	y	-	-	7	10	-	-	Allocation in Site Allocations indicates site is suitable, landowners indicate site is deliverable within 5 years.
Mansion House Farm, AL		15	n	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Former Hospital Gas Works, LV		15	y	y	y	-	-	-	15	-	-	Allocation in Site Allocations indicates site is suitable, landowners indicate site is deliverable within 5 years.
Furtherfield Depot, AL		15	n	y	n	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Langwood House, R		15	y	y	y	-	-	-	15	-	-	Allocation in Site Allocations indicates site is suitable, landowners indicate site is deliverable within 5 years.
33 Baldwins Lane,		10	y	y	y	-	-	-	-	-	-	Allocation in Site Allocations indicates site is

CG													suitable, site not currently available and unlikely to be achievable within 5 year period.
65 Toms Lane, KL		10	y	y	n	-	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Jet PH, SO		10	y	y	y	-	-	-	10	-	-	-	Site is available and suitable for development. Allocation in Site Allocations means site is suitable. Landowner indicates site may be developed within 5 years so site is achievable.
Former Kings Head PH, AL		10	n	y	n	-	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
50-52 New Road, CG		10	n	y	n	-	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Adj Branksome Lodge, LO		10	n	y	n	-	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Royal British Legion, Sarratt		10	y	y	y	-	-	5	5	-	-	-	Site is available and allocation in Site Allocations means site is suitable. Landowner indicates that site will be developed within 5 years therefore site is achievable.
Amenity Space, Ferndown Road, SO		10	n	y	n	-	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, however allocated site phasing means site is unlikely to be achievable within 5 year period.
Yorke Road School		5	y	y	y	-	-	-	5	-	-	-	Site is available, allocation in Site Allocations indicates site is suitable, and considered site is achievable within 5 years. Planning application anticipated.
Royal British Legion, R		5	n	y	n	-	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Garages RO West Way, R		3	n	y	n	-	-	-	-	-	-	-	Allocation in Site Allocations indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
18 Aldbury Road, ME	11/13 34	1	y	y	y	-	-	1	-	-	-	-	Planning permission granted and no clear evidence scheme will not be implemented so considered deliverable (NPPF para 47).
SPECIFIC BROWNFIELD SITES SUB-TOTAL						0	0	28	100	110	147		

7 SUMMARY

7.1 The assessment of housing sites indicates that Three Rivers has a supply of 916 dwellings, deliverable over the five year period. This supply is made up as shown in Table 3.

Table 3: Three Rivers Deliverable dwelling supply. **Source:** TRDC monitoring data.

Sites under construction	178
Sites with unimplemented full planning permissions	326
Sites with unimplemented outline planning permissions	5
Allocated sites	22
Specific sites	385
Total	916

7.2 This therefore demonstrates that Three Rivers does have a five year supply of deliverable sites according to the requirements of the NPPF, since the 916 dwellings identified supply represents 119% of the 809 dwelling target.

7.3 Sites have been individually assessed in accordance with the NPPF and therefore it is not considered that a non-implementation rate is required².

7.4 In addition, the assessment of five year supply does not include an allowance for windfalls which monitoring data shows has made a contribution of approximately 38 dwellings per year to housing supply in Three Rivers. Therefore the five year housing supply identified of 916 dwellings is likely to be higher in practice.

8 CONCLUSIONS AND FUTURE UPDATES

8.1 Since Three Rivers is currently able to demonstrate a five year supply of deliverable sites, planning applications will be considered with regard to the NPPF, existing Three Rivers local plan policies and other material considerations.

8.2 This report will be updated at 1 April 2014 to reflect changes in provision and identified supply over the 5-year period 1 April 2015 to 31 March 2020.

APPENDIX 1: DEVELOPER PRO-FORMA

² If a rate were to be applied, monitoring evidence shows that the non-implementation rate in Three Rivers is very low: just 0.9% of dwellings granted planning permission since 2001 (gross) have lapsed. Applying a 2.5% non-implementation rate (significantly higher than evidenced rates) would still leave an identified supply of 893 dwellings, exceeding the 809 dwelling target.

Site Address	
Your Name	
Your Address	
Your Email	

Please indicate your involvement in the site			
Landowner	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Other (please specify)		<input type="text"/>	
<input type="checkbox"/> No longer involved in the development of this site (Please provide details of the new landowner/ developer if known)		<input type="text"/>	

Is the site available for development now? (i.e. there are no ownership or legal issues preventing the site from coming forwards)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	Explanation			
<input type="text"/>				

Have there been any changes in circumstances which mean that the site is no longer suitable for housing development?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	Explanation			
<input type="text"/>				

Is development anticipated to begin on site before 31 March 2018?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	Explanation			
<input type="text"/>				

If development is expected to begin on site before 31 March 2018, please provide indication of how many dwelling completions are considered achievable in each year						
2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	post-2018
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you have any further comments on the site or about its deliverability?
<input type="text"/>

Thank you for your assistance. Please return completed forms by email to trldf@threerivers.gov.uk or by post to:

Development Plans, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, WD3 1RL