

Update of the Three Rivers Housing Land Supply Position

(This note should be read alongside the Demonstrating a Five Year Supply of Deliverable Sites for Housing 2013 paper, published in Dec 2013)

- 1.1 The Three Rivers Housing Land Supply Position statement was published in November 2013. The purpose of this note is to update the housing land supply position of the District following publication of the NPPG in March 2014. Specifically paragraph 37 of the NPPG which states:

“How should local planning authorities deal with housing for older people?”

Older people have a wide range of different housing needs, ranging from suitable and appropriately located market housing through to residential institutions (Use Class C2). Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan”

- 1.2 Historically the Council excluded C2 units from the housing land supply. However paragraph 37 of the NPPG clearly shows the Government's stance on counting accommodation for older people, including residential institutions in use class C2, against the Council's housing requirements. This approach was reaffirmed in a recent planning appeal decision (ref: APP/X041 5/A/13/2206014). The Inspector concluded: *“Further, comfort is provided by evidence from the Council which indicates that when the 2013 Housing Trajectory is adjusted to take account of older people's accommodation including residential institutions in Use Class C2 as advised by the Government's planning guidance...”*
- 1.3 To accord with the NPPG, the housing land supply will be amended to take account of historic delivery over the plan period and expected delivery of older people's accommodation over the next five years. Table 1 below highlights the historical delivery of both C3 and C2 dwellings over the plan period. A detailed list of older people's accommodation that has been delivered in the plan period has been included in appendix 1.

Table 1 Previous and projected delivery in Three Rivers

Type of stock	Number of units provided (2001-2013)
Dwelling (C3) Completions	2442
C2 Residential Care Home Completions	112
Projected delivery (C3 and C2) in 2013/14	210
Total	2764

- 1.4 The Plan Period target for new dwellings within the district is a net gain of 4500 (180 per annum). This figure must be adjusted to take account of previous delivery. As off the 31st March 2013 2554 dwellings had been completed and a further 210 dwellings are expected to be delivered in 2013/14, bringing the total

completions and expected completions up to 2,764. This leaves a target of 1736 dwellings to be completed over the remaining 12 years of the plan period (145 dwellings per annum). The five year supply target for the Council is 725. This increases to 761 when the five percent buffer, as required in the NPPF, is added.

- 1.5 There is only one site within the District that benefits from outstanding planning permission for C2 accommodation (as detailed in appendix b). The proposal consists of a net gain of 10 units. This increases the supply of deliverable dwellings to 936.

Table 2 – Outstanding supply of dwellings by source

Sites under construction	188
Sites with unimplemented full planning permissions	326
Sites with unimplemented outline planning permissions	5
Allocated sites	22
Specific sites	385
C2 (residential homes)	10
Total	936

- 1.6 The supply figure represents 123% of the 5 year +5% target of the 761 target, representing 6.2 years of housing land supply. The above updates the figures detailed in the report titled Demonstrating a Five Year Supply of Deliverable Sites for Housing 2013. An updated position statement will be released later this year to take account of the delivery and commitments secured in 2013/14 monitoring year.

Appendix A: Completed and proposed C2 developments

Details of completed C2 units within the plan period

Application Number	Address	Number of units
07/0614/FUL	Dapplemere , Shepherds Lane, Chorleywood	4
00/0429/FUL	Tanners Wood Close, Abbots Langley	6
07/02508/FUL	Seymour House, 13 - 17 Rectory Road, Rickmansworth	6
03/0601/FUL	Part Of Land Adjacent To 88 Muirfield Road And Adjacent To Redwood Close, South Oxhey	8
04/1989/FUL	1-6 High View, Chorleywood	93
99/1337/FUL	17 Rectory Road, Rickmansworth	3
11/1265/FUL	Hewlitt Residential Home, Woodside Road Abbots Langley	2
12/1178/FUL	Abbeyfield UK, Greville House Chorleywood Close, Rickmansworth	-10
Total		112

Outstanding C2 development

Application Number	Address	Proposed Number of Units (Net gain)	Deliverable within 5 years?
13/0319/FUL	Troutstream Hall, Chorleywood Road, Rickmansworth	10	Y – site has planning permission and is considered deliverable.