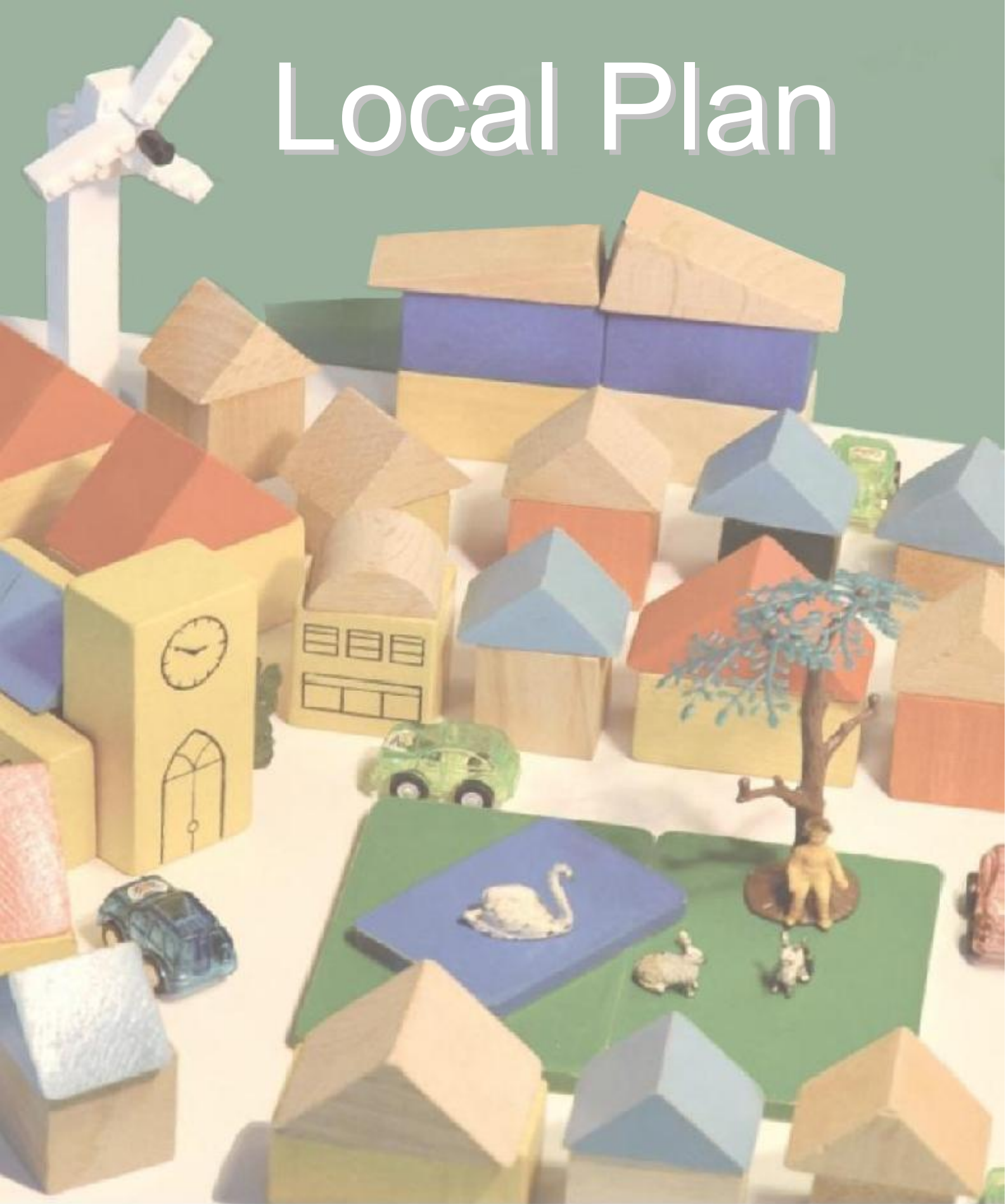


# Local Plan



**Appendix 1**  
**Housing Land Supply Update**  
December 2014



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## Three Rivers District Council Housing Land Supply Update

### 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 Housing Target

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.

2.2 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.

2.3 However, this figure may be adjusted to take account of housing which has already been delivered. A net gain of 2,584 dwellings has been delivered in Three Rivers in the period 2001/02 - 2013/14.

2.4 The National Planning Practice Guidance, published March 2014, introduces the ability for Local Planning Authorities to count older people's accommodation in use class C2 against the housing requirement. Specifically, paragraph 37 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”.*

- 2.5 To take account of the NPPG, the housing land supply will take account of the historic delivery of C2 accommodation over the plan period and expected delivery over the next five years. A detailed list of older people’s accommodation that has been delivered in the plan period is shown in table 1 below. 112 bedrooms in C2 use have been delivered over the plan period (2001 – 2026). In the absence of detailed guidance the Council considers a conversion ratio of 4:1 (4 bedrooms in C2 use ‘frees up’ 1 open market dwelling) to be an appropriate way of taking account of the guidance. When applied to the 112 bedrooms completed in C2 use, a further 28 dwellings have been provided over the plan period, bringing the total completions over the plan period up to 2,612 dwellings. The same approach will be used to ascertain the dwelling equivalent of sites with outstanding planning permission in C2 use.

**Table 1– C2 Completions over 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
<b>Total Bedrooms</b>		<b>112</b>
<b>Total Dwelling Equivalent</b>		<b>28</b>

**Table 2 – Delivery over the plan period**

	01/02 – 06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	Total
C3 Completions	1341	254	331	48	107	185	176	142	2584
C2 Completions	112 Bedrooms: Dwelling Equivalent = 28								28
<b>Total Completions over the Plan Period</b>									<b>2612</b>

- 2.6 This leaves a residual target of 1,888 dwellings to be provided in Three Rivers 2014-2026 giving an adjusted annual target of 157 dwellings per year. This equates to a requirement of 785 dwellings over the five year period 1 April 2014 to 31 March 2019.
- 2.7 At March 2014, Three Rivers has provided 110% against the housing target since 2001. Therefore Three Rivers is not considered to have a record of persistent under delivery of housing, and in accordance with paragraph 47 of the NPPF, an additional buffer of 5% is required to provide choice and competition in the market for land.
- 2.8 When the 5% buffer is added the five year housing requirement for the period 1 April 2014 to 31 March 2019 would therefore be **824 dwellings** which equates to **164 dwellings** per annum.

### 3 Five Year Housing Supply

- 3.1 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]”*

- 3.2 Sites considered providing deliverable housing during the five year period are, sites allocated for housing in the Site Allocations Local Development Document and sites with Planning Permission (outline or full), including those under construction. In accordance with footnote 11 of the NPPF, sites with planning permission have been considered deliverable unless there is clear evidence that schemes will not be implemented within five years. Appendix 1 of this report lists the developments that the Council considers to be deliverable.
- 3.3 Paragraph 48 of the NPPF also allows Local Planning Authorities to make an allowance for windfall sites in the first five years of the housing supply, provided compelling evidence is available that such sites will continue to provide a reliable source of supply. Previous delivery has shown that 38 dwellings per annum are completed on small windfall sites on previously developed land. The Council considers inclusion of a windfall allowance serves to portray a more accurate reflection of development trends within the District.
- 3.4 The Site Allocations Local Development Document (SALDD) was adopted by the Council on the 25<sup>th</sup> November 2014. The Document allocates specific sites for housing, employment, education and recreation to achieve the requirements as set out in the Core Strategy. Sites for housing, phased within the first five years have

been included in the housing land supply. A full list of these sites, and those sites that benefit from planning permission included in Appendix 1 of this report.

3.5 The Three Rivers five year housing supply consists of the following:

**Table 3: Three Rivers Housing Supply**

	14 / 15	15 / 16	16 / 17	17 / 18	18 / 19
Sites Not Yet Started	34	38	23	15	10
Sites Under Construction	163	132	118	60	21
Outstanding C2 (Dwelling Equivalent)	3	0	0	0	0
Sites allocated in the SALDD	30	95	195	240	225
Windfall Allowance	38	38	38	38	38
<b>Sub Total</b>	<b>268</b>	<b>303</b>	<b>374</b>	<b>353</b>	<b>294</b>
<b>Total</b>	<b>1592</b>				

3.6 At 1,592 dwellings the Council can show 9.7<sup>1</sup> years supply of deliverable housing. Previous delivery has shown a non-implementation rate of 0.9%. Due to this very low percentage the Council has not applied a non-implementation adjustment to the five year supply figure.

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<sup>1</sup> This figure has been calculated in the following way:

- Housing target (4,500 homes) minus actual housing completions in the first 13 years of the Plan period (2,612) = outstanding Plan provision (1,888 homes).
- Outstanding Plan provision (1,888 homes) divided by number of Plan years remaining (12) = the residual annual housing provision (164 when 5% buffer is added).
- Outstanding planning permissions, dwellings under construction, sites allocated for development in the Site Allocation Local Development Document plus windfall allowance at 1<sup>st</sup> April 2014 (total = 1,592 homes) divided by the residual annual target (164 homes) = 9.7 Years.

## Appendix A - Sites with Outstanding Planning Permission & Under Construction

SITE	PDL	REF	DWGS O/S	DELIVERABILITY			ASSUMED PHASING					Comments
				AVAIL- ABLE	SUIT- ABLE	ACHIEV- ABLE	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	
<b>Sites with Outstanding Planning Permission</b>												
Land At The Rear Of Crindau, Homefield Road, Chorelywood	Y	11/2618/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Passing Clouds, Shepherds Lane, Chorleywood	Y	12/2398/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Land adj, Penmans Cottage, South Park Avenue, Chorleywood,	N	13/0684/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
155, Links Way, Croxley Green,	Y	13/1342/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
211, Watford Road, Croxley Green,	Y	13/1476/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Land To The Rear Of 9 To 13, Batchworth Lane, Northwood	Y	12/1145/OUT	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Chapel, Old Chorleywood Road, Rickmansworth	Y	11/2141/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

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Site	PDL	REF	DWG O/S	AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	14/15	15/16	16/17	17/18	18/19	Comments
61, Harefield Road, Rickmansworth,	Y	11/2306/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Chorleywood Working Mens Club, Shepherds Lane, Mill End,	Y	11/2396/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
1, The Queens Drive, Mill End,	Y	12/1903/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
1, Oakfield, Mill End, Rickmansworth, WD3 8LR	Y	13/0271/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
62, The Drive, Rickmansworth,	N	13/0368/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
8, Chiltern Drive, Mill End, Rickmansworth,	N	13/1223/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
22, The Drive, Rickmansworth,	Y	13/2153/OUT	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Riverdene, Chorleywood Road, Rickmansworth,	Y	13/2284/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.



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Site	PDL	REF	DWG O/S	AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	14/15	15/16	16/17	17/18	18/19	Comments
48 Bucknalls Lane, Garston	N	09/1334/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Land adj 30, Abbey Drive, Abbots Langley,	Y	13/0545/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Coles Farm, Chequers Lane, Abbots Langley	Y	12/1018/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Bullsland Farm, Bullsland Lane, Chorleywood,	Y	13/0022/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Watercress Beds, Moor Lane, Sarratt	Y	13/2273/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Rose Acre End, Bedmond Road, Pimlico	Y	14/0110/FUL	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
98, The Drive, Rickmansworth	Y	14/0174/FUL	2	Y	Y	Y	1	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Oxhey Hall Barns, Hampermill Lane, Oxhey Hall	Y	14/0084/FUL	2	Y	Y	Y	1	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

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Site	PDL	REF	DWG O/S	AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	14/15	15/16	16/17	17/18	18/19	Comments
Land Outside Rickmansworth School, Scots Hill, Croxley Green	Y	10/2002/OUT	3	Y	Y	Y		3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
The Old Vicarage 10, Church Street, Rickmansworth	N	12/1841/FUL	3	Y	Y	Y		3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Greystone Works, The Green, Croxley Green	Y	12/0662/FUL	4	Y	Y	Y	2	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
81, Hornhill Road, Maple Cross,	Y	11/1670/FUL	4	Y	Y	Y	2	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Beulah House, Common Road, Chorleywood,	Y	11/2606/FUL	5	Y	Y	Y	2	3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
189 191, Watford Road, Croxley Green,	Y	12/1968/FUL	7	Y	Y	Y		3	3	1	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Chorleywood Working Mens Club, Shepherds Lane, Mill End, Rickmansworth,	N	11/2236/AOD	10	Y	Y	Y		5	5	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

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Site	PDL	REF	DWG O/S	AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	14/15	15/16	16/17	17/18	18/19	Comments
The Coach House, Bury Lane, Rickmansworth,	N	11/1964/FUL	12	Y	Y	Y		5	5	2	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Cayford House, Woodside Road, Abbots Langley,	N	13/0046/OUT	20	Y	Y	Y		5	5	5	5	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Land To Rear Of 17 To 75, The Queens Drive, Mill End	N	12/2202/FUL	27	Y	Y	Y	5	5	5	7	5	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
<b>Sub Total with Outstanding Planning Permission</b>			<b>123</b>				<b>34</b>	<b>38</b>	<b>23</b>	<b>15</b>	<b>10</b>	
<b>Sites Under Construction</b>												
84, Abbots Road, Abbots Langley, Abbots Langley,	Y	12/2381/FUL	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Harefield Bungalow, Bell Lane, Bedmond, Abbots Langley,	Y	13/0055/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Charnwood & Ridge House, High View, Chorleywood, Rickmansworth,	Y	10/0538/FUL	16	Y	Y	Y	4	4	8	-	-	Site is under construction and progress indicates completion within 5 year period
Silver Lawns 79, Quickley Lane, Chorleywood,	Y	11/1652/FUL	3	Y	Y	Y	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period

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Site	PDL	REF	DWG O/S	AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	14/15	15/16	16/17	17/18	18/19	Comments
5, Orchard Drive, Chorleywood, Rickmansworth,	Y	12/0712/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Qualicum Lodge, Dog Kennel Lane, Chorleywood,	N	13/1274/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Former Yorke Road School, Yorke Road, Croxley Green	Y	13/0477/FUL	4	Y	Y	Y		4	-	-	-	Site is under construction and progress indicates completion within 5 year period
Durrants, Lincoln Way, Croxley Green	Y	12/0221/RSP	19	Y	Y	Y	5	5	5	4	-	Site is under construction and progress indicates completion within 5 year period
40-42 Valley Walk, Croxley Green	Y	98/0751	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Bracken Hill House, The Woods, Northwood,	Y	11/2352/FUL	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
8 Farm Way, Northwood,	Y	12/0835/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Bracken Hill House, The Woods, Northwood,	N	12/1232/FUL	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Valency House, Valency Drive, Northwood	Y	12/1676/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period

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Site	PDL	REF	DWG O/S	AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	14/15	15/16	16/17	17/18	18/19	Comments
14 Bourne End Road, Northwood,	Y	12/1814/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Bracken Hill House, The Woods, Northwood	Y	13/0902/FUL	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
19 Russell Road, Moor Park	Y	06/0698/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
43, Astons Road, Moor Park,	Y	10/0881/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Plot 6, Old Gannons Close, Moor Park	N	Outstanding Completion	1	Y	Y	Y	-	1	-	-	-	Dwelling is substantially complete but not yet habitable.
18 Ebury Road, Rickmansworth,	Y	10/0412/FUL	8	Y	Y	Y	4	4	-	-	-	Site is under construction and progress indicates completion within 5 year period
331, Uxbridge Road, Rickmansworth,	Y	10/1713/FUL	10	Y	Y	Y	3	7	-	-	-	Site is under construction and progress indicates completion within 5 year period
77, Valley Road, Rickmansworth,	Y	12/0781/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
45 - 47, Church Street, Rickmansworth,	Y	13/1037/PDR	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Centurion House 34 36, High Street, Rickmansworth,	Y	13/1394/PDR	12	Y	Y	Y	12	-	-	-	-	Site is under construction and progress indicates completion within 5 year period

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Site	PDL	REF	DWG O/S	AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	14/15	15/16	16/17	17/18	18/19	Comments
152, The Drive, Rickmansworth,	Y	13/1570/FUL	3	Y	Y	Y	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
21, Chestnut Avenue, Rickmansworth,	Y	13/2345/RSP	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
140 Berry Lane, Rickmansworth	Y	09/2107/FUL	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
The Courtyard, 1a Church Lane, Sarratt	Y	10/2169/FUL	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Clitheroe Gardens, Prestwick Road, & Seaforth Gardens, South Oxhey	Y	09/0204/FUL	31	Y	Y	Y	-	10	10	10	1	Site is under construction and progress indicates completion within 5 year period
Land At Rear Of 59, Toms Lane, Kings Langley	N	11/2317/FUL	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Hilltop Farm, Hilltop Road, Kings Langley	N	12/0392/NMA	3	Y	Y	Y	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
Tudor Manor Gardens, Garston	Y	Outstanding Completions	2	Y	Y	Y	-	2	-	-	-	Site is under construction and progress indicates completion within 5 year period
Phase 3, Development Site At Junction With Langley Lane And Aerodrome Way, Abbots Langley	Y	13/0555/AOD	86	Y	Y	Y	20	20	20	20	6	Site is under construction and progress indicates completion within 5 year period

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Site	PDL	REF	DWG O/S	AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	14/15	15/16	16/17	17/18	18/19	Comments
Phase 4, Development Site At Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Y	13/0558/AOD	114	Y	Y	Y	25	25	25	25	14	Site is under construction and progress indicates completion within 5 year period
Phase 2, Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Y	13/0603/AOD	75	Y	Y	Y	25	25	25	-	-	Site is under construction and progress indicates completion within 5 year period
Phase 1, Langley Lane And Aerodrome Way, South Way, Abbots Langley	Y	13/1117/AOD	76	Y	Y	Y	25	25	25	1	-	Site is under construction and progress indicates completion within 5 year period
Wharncliffe, Old Common Road, Chorleywood	Y	11/1135/FUL	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
27 A, New Road, Croxley Green	Y	11/2280/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
The Paddock, Sandy Lane, Northwood	Y	13/2045/FUL	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
<b>Sub Total Sites Under Construction</b>			<b>494</b>				<b>163</b>	<b>132</b>	<b>118</b>	<b>60</b>	<b>21</b>	

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Site	PDL	REF	DWG O/S	AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	14/15	15/16	16/17	17/18	18/19	Comments
<b>Outstanding C2 Developments</b>												
Troutstream Hall, Chorleywood Road, Rickmansworth	Y	13/0319/FUL	3	Y	Y	Y	3	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Permission is for a ten bedroom care home. The dwelling equivalent is 3 dwellings. Please see the housing land supply paper for further information.
<b>Windfall Allowance</b>												
Windfall Allowance			190				38	38	38	38	38	
<b>Sub total sites with extant Planning Per</b>			<b>829</b>				<b>238</b>	<b>208</b>	<b>179</b>	<b>113</b>	<b>69</b>	







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Site	Ref	Indicative Dwelling Capacity	14/	15/	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	Post
			15	16	17	18	19	20	21	22	23	24	25	26	2026
Pocklington House, Eastbury	H(23)	30			10	10	10								
The Fairway, Green Lane, Oxhey Hall	H(24)	25			5	10	10								
Crescent Club, Hallows Crescent, South Oxhey	H(25)	15	5	5	5										
Former Jet PH, Hayling Road, South Oxhey	H(26)	10	5	5											
Little Furze School, South Oxhey	H(27)	75	5	25	25	20									
Amenity Space, Maylands Road/Ferndown Road, South Oxhey	H(28)	10		5	5										
South Oxhey Town Centre	H(29)	360				50	110	100	100						
Grapevine Public House, Prestwick Road, South Oxhey	H(30)	15								5	10				
Grazing Land at Foxgrove Path/Heysham Drive, South Oxhey	H(31)	50										10	20	20	
Rear of Lytham Avenue, South Oxhey	H(32)	20											10	10	

Three Rivers District Council  
Housing Land Supply Update – December 2014

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Site	Ref	Indicative Dwelling Capacity	14/	15/	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	Post
			15	16	17	18	19	20	21	22	23	24	25	26	2026
Land at Woodside Road, Abbots Langley	H(33)	100		20	50	30									
Fairways Farm, Bucknalls Lane, Garston	H(34)	100													100
<b>Total</b>		<b>1853</b>	<b>30</b>	<b>95</b>	<b>195</b>	<b>240</b>	<b>225</b>	<b>155</b>	<b>110</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>38</b>	<b>30</b>	<b>260</b>

