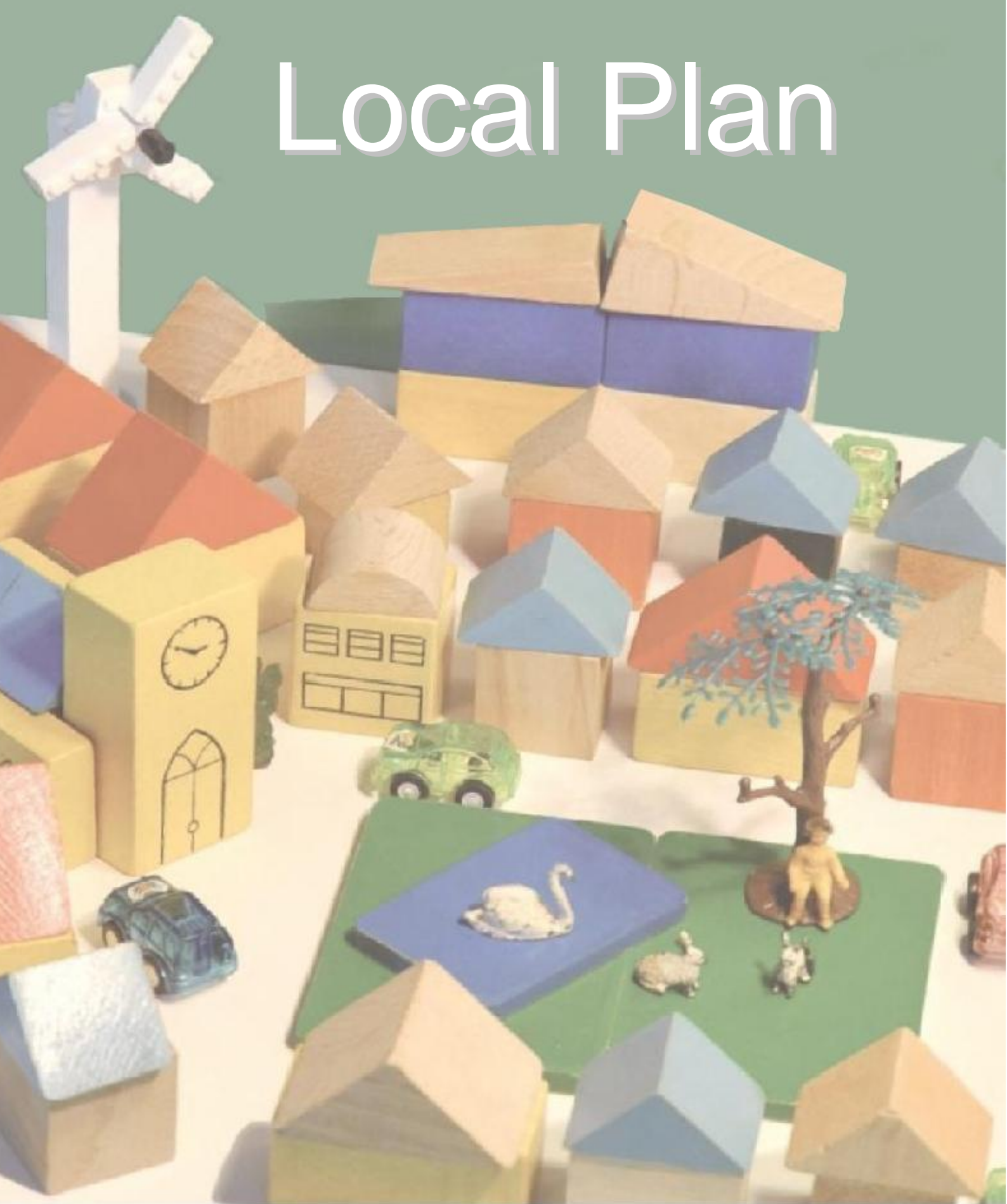


# Local Plan



**Appendix 1**  
**Housing Land Supply Update**  
December 2015



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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 2015 to 31 March 2020.
- 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 2,869 dwellings has been delivered in Three Rivers in the period 2001/02 - 2014/15.
- 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 so far 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 2,897 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	Daplemere , 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**

	01/02-07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	Total
C3 Completions	1,595	331	48	107	185	176	142	285	2,869
C2 Completions	112 Bedrooms: Dwelling Equivalent = 28							0	28
<b>Total Completions over the Plan Period</b>									<b>2,897</b>

- 2.6 This leaves a residual target of 1,603 dwellings to be provided in Three Rivers 2015-2026 giving an adjusted annual target of 146 dwellings per year. This equates to a requirement of 730 dwellings over the five year period 1 April 2015 to 31 March 2020.
- 2.7 At March 2015, Three Rivers has provided 115% 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 2015 to 31 March 2020 would therefore be **767 dwellings** which equates to **153 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**

	15/16	16/17	17/18	18/19	19/20
Sites Not Yet Started	163	107	66	40	25
Sites Under Construction	129	57	38	21	15
Outstanding C2 (Dwelling Equivalent)	11	0	0	0	0
Sites allocated in the SALDD	35	131	131	111	111
Windfall Allowance	38	38	38	38	38
<b>Sub Total</b>	<b>376</b>	<b>333</b>	<b>273</b>	<b>210</b>	<b>189</b>
<b>Total</b>	<b>1,381</b>				

3.6 At 1,381 dwellings the Council can show 9.0<sup>1</sup> years supply of deliverable housing.

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

- Housing target (4,500 homes) minus actual housing completions in the first 14 years of the Plan period (2,897) = outstanding Plan provision (1,603 homes).

- 
- Outstanding Plan provision (1,603 homes) divided by number of Plan years remaining (11) = the residual annual housing provision (153 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 2015 (total = 1,381 homes) divided by the residual annual target (153 homes) = 9.0 Years.



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

SITES WITH OUTSTANDING PLANNING PERMISSION (not yet started)												
Application Ref	Site	PDL	DWGS O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	15/16	16/17	17/18	18/19	19/20	
14/1782/FUL	Applegarth, Parrotts Close, Croxley Green	Yes	2	Y	Y	Y	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
12/1968/FUL	189 191, Watford Road, Croxley Green	Yes	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.
15/0212/FUL	Hollowtrees Mews, 23A New Road, Croxley Green	Yes	3	Y	Y	Y	-	3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
13/2277/FUL	The Long Island Exchange 2 Victoria Close Rickmansworth	Yes	31	Y	Y	Y	10	21	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
12/0662/FUL	Greystone Works, The Green, Croxley Green	Yes	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.
11/0881/FUL	Trout Rise Farm, Troutstream Way, Loudwater	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
11/1964/FUL	The Coach House, Bury Lane, Rickmansworth	No	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.
12/1018/FUL	Coles Farm, Chequers Lane, Abbots Langley	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.



12/1903/FUL	1, The Queens Drive, Mill End,	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
13/0046/OUT	Cayford House, Woodside Road, Abbots Langley,	No	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.
13/0368/FUL	62, The Drive, Rickmansworth,	No	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
13/2153/OUT	22, The Drive, Rickmansworth,	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/0079/FUL	3 Oakfield, Mill End	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/0416/FUL	Success Consultancy, The Lodge, Copthorne Road, Croxley Green, Rickmansworth, WD3 4AQ	Yes	1	Y	Y	Y	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1041/PDR	Symbio Point 3 Wolsey Business Park Tolpits Lane Rickmansworth	Yes	33	Y	Y	Y	33	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1168/FUL	Boundary Way Combined Site Garston Watford	Yes	32	Y	Y	Y	-	10	10	12	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1320/FUL	15, Hazelwood	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning

	Lane, Abbots Langley, WD5 0JA											permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1432/FUL	8 A, Bucknalls Close, Garston, Watford, WD25 9NB	Yes	-2	Y	Y	Y	-2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1440/PDR	Hartcran House, Gibbs Couch, Carpenders Park, WD19 5EZ	Yes	18	Y	Y	Y	18	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1518/PDA	Moonshine Farm House, Bragmans Lane, Sarratt, Hemel Hempstead, HP3 0PL	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1522/FUL	Bullscroft Farm, North Hill, Chorleywood, Rickmansworth, WD3 6HA	No	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1613/FUL	Land To The Rear Of 11 Batchworth Lane And 1A The Fairway Northwood	No	1	Y	Y	Y	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1635/FUL	32, Eastbury Avenue, Northwood, HA6 3LN	Yes	8	Y	Y	Y	-	8	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1641/PDR	Outbuilding Rear Of 132 To 146 New Road, Dickinson Square, Croxley	Yes	2	Y	Y	Y	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

	Green, Rickmansworth, WD3 3ET											
14/1711/FUL	Riverdene, Chorleywood Road, Rickmansworth, Rickmansworth, WD3 4ER	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1851/FUL	98, The Drive, Rickmansworth	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1935/PDA	Barn At Highland Farm, Hyde Lane, Nash Mills	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1986/FUL	Garage Block, Austin Villas, Woodside Road, Abbots Langley	Yes	2	Y	Y	Y	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/2082/PDR	Norfolk House, Norfolk Road, Rickmansworth,	Yes	3	Y	Y	Y	3	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/2119/FUL	18, Hunton Bridge Hill, Hunton Bridge, Kings Langley, WD4 8PU	Yes	2	Y	Y	Y	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/2238/FUL	6, Bucknalls Close, Garston, Watford, WD25 9NB	Yes	1	Y	Y	Y	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/2264/FUL	The Old Stores, Rickmansworth Road, Chorleywood,	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

	WD3 5SQ											
14/2387/FUL	Land At The Rear Of 78, High Street, Abbots Langley	No	2	Y	Y	Y	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/2411/FUL	Troutstream Hall, Chorleywood Road, Rickmansworth,	Yes	1	Y	Y	Y	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/2498/FUL	Newlands, Chorleywood Road	Yes	1	Y	Y	Y	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/2525/PDR	Swan House, formerly Comet House, Homestead Road, Rickmansworth,	Yes	59	Y	Y	Y	59	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/0045/PDR	132 - 146, New Road, Croxley Green	Yes	3	Y	Y	Y	3	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/0064/FUL	109, Muirfield Road, South Oxhey, Watford, WD19 6JE	Yes	1	Y	Y	Y	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/0082/FUL	Land To Rear Of 104, The Drive, Rickmansworth	No	1	Y	Y	Y	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/0219/FUL	Land adj, 30, Abbey Drive, Abbots Langley, Abbots Langley, WD5 0TL	No	1	Y	Y	Y	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/2088/PDR	Langwood	Yes	44	Y	Y	Y	4	20	20	-	-	Site is available and planning

	House, High Street, Rickmansworth												permission granted so is suitable. Considered that site is achievable within 5 year period.
15/1026/FUL	Land adjacent to Woodside Road, Abbots Langley	Yes	95	Y	Y	Y	15	20	20	20	20	20	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>401</b>	-	-	-	<b>163</b>	<b>107</b>	<b>66</b>	<b>40</b>	<b>25</b>		
<b>SITES UNDER CONSTRUCTION</b>													
Application Ref	Site	PDL	DWGS O/S	Deliverability			Assumed Phasing					Comments	
				Avail-able	Suit-able	Achiev-able	15/16	16/17	17/18	18/19	19/20		
11/2317/FUL	Land At Rear Of 59, Toms Lane, Kings Langley	No	2	Y	Y	Y	2	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
12/0392/NMA	Hilltop Farm Hilltop Road, Kings Langley, WD4 8NS	Yes	3	Y	Y	Y	3	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
13/0055/FUL	Harefield Bungalow, Bell Lane, Bedmond, Abbots Langley,	Yes	1	Y	Y	Y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
13/1117/AOD	Phase 1, Langley Lane And Aerodrome Way, South Way, Abbots Langley	Yes	31	Y	Y	Y	25	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period. Planning permission is for 126 dwellings. 50 dwellings were completed in the 2013/14 monitoring year and 45 dwellings were completed in the 2014/15 monitoring year.
13/0603/AOD		Yes	1	Y	Y	Y	1	-	-	-	-	-	Site is under construction and progress indicates

	Phase 2, Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley											completion within 5 year period. Planning permission is for 99 dwellings. 24 dwellings were completed in the 2013/14 monitoring year and 74 dwellings were completed in the 2014/15 monitoring year.
13/0555/AOD	Phase 3, Development Site At Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Yes	31	Y	Y	Y	20	11	-	-	-	Site is under construction and progress indicates completion within 5 year period. Planning permission is for 86 dwellings. 55 dwellings were completed in the 2014/15 monitoring year.
13/0558/AOD	Phase 4, Development Site At Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Yes	95	Y	Y	Y	20	20	20	20	15	Site is under construction and progress indicates completion within 5 year period. Planning permission is for 114 dwellings. 19 dwellings were completed in the 2014/15 monitoring year.
14/0110/FUL	Rose Acre End, Bedmond Road, Pimlico	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/0221/FUL	16 Greenways, Abbots Langley, WD5 0EU	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
10/0538/FUL	Charnwood & Ridge House, High View, Chorleywood, Rickmansworth,	Yes	16	Y	Y	Y	4	4	8	-	-	Site is under construction and progress indicates completion within 5 year period.
11/1589/FUL	Dellwood, Woodland	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction

	Lane, Chorleywood, Rickmansworth, WD3 5LS											and progress indicates completion within 5 year period.
11/2618/FUL	Land At The Rear Of Crindau, Homefield Road, Chorelywood	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
13/0924/FUL	113 Valley Road, Rickmansworth, WD3 4BN	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/0255/FUL	62 The Drive, Rickmansworth, WD3 4EB	No	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1250/RSP	Beechcroft Cottage, Chalfont Lane, Chorleywood, Rickmansworth, WD3 5PP	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1477/FUL	Land Adj Penmans Cottage, South Park Avenue, Chorleywood, Rickmansworth, WD3 5DZ	No	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0098/FUL	Beulah House, Common Road, Chorleywood, Rickmansworth, WD3 5LN	Yes	7	Y	Y	Y	7	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
13/1342/FUL	155, Links Way, Croxley Green,	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1491/FUL	Parrotts, Parrotts Close, Croxley Green,	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year



	Rickmansworth, WD3 3JZ											period.
98/0751	40-42 Valley Walk, Croxley Green	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
13/2273/FUL	Watercress Beds, Moor Lane, Sarratt	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
06/0698/FUL	19 Russell Road, Moor Park	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
11/0968/FUL	Whitehaven, Grosvenor Road, Northwood, HA6 3HJ	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
11/2236/AOD	Chorleywood Working Mens Club, Shepherds Lane, Mill End, Rickmansworth,	Yes	10	Y	Y	Y	5	5	-	-	-	Site is under construction and progress indicates completion within 5 year period.
11/2396/FUL	Chorleywood Working Mens Club, Shepherds Lane, Mill End,	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
12/0835/FUL	8 Farm Way, Northwood,	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
12/1676/FUL	Valency House, Valency Drive, Northwood	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
12/1841/FUL	The Old Vicarage 10, Church Street, Rickmansworth	No	3	Y	Y	Y	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year

												period.
13/1963/FUL	31 Bedford Road, Moor Park, Northwood, HA6 2AY	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/0728/FUL	27 Bedford Road, Northwood, Middlesex, HA6 2AY	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/0732/FUL	The Paddock, Sandy Lane, Northwood, Middlesex, HA6 3HA	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1037/FUL	Land At 18 To 26 Ebury Road, Rickmansworth	Yes	3	Y	Y	Y	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
8/0479/92	Plot 6, Old Gannons Close, Moor Park	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
09/0204/FUL	Clitheroe Gardens, Prestwick Road, & Seaforth Gardens, South Oxhey	Yes	31	Y	Y	Y	10	10	10	1	-	Site is under construction and progress indicates completion within 5 year period.
14/0084/FUL	Oxhey Hall Barns, Hampermill Lane, Oxhey Hall	Yes	2	Y	Y	Y	1	1	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/0898/FUL	132 Gosforth Lane, South Oxhey, Watford, WD19 7BX	Yes	1	Y	Y	Y	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1579/FUL	17 Muirfield Green, South Oxhey, Watford, WD19 6JF	Yes	2	Y	Y	Y	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
<b>Sub Total Sites Under Construction</b>			<b>260</b>	-	-	-	<b>129</b>	<b>57</b>	<b>38</b>	<b>21</b>	<b>15</b>	

OUTSTANDING C2 DEVELOPMENTS												
Application Ref	Site	PDL	DWGS O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	15/16	16/17	17/18	18/19	19/20	
13/0319/FUL	Troutstream Hall, Chorleywood Road, Rickmansworth	Yes	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 granted on 20 June 2013 is for a ten bedroom care home. The dwelling equivalent is 3 dwellings. Please see the housing land supply paper for further information.
14/2141/FUL	Croxley House, The Green, Croxley Green, Rickmansworth WD3 3JB	Yes	8	Y	Y	Y	8	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period. Permission granted on 6 February 2015 is for a 31 bedroom care home. The dwelling equivalent is 8 dwellings. Please see the housing land supply paper for further information.
<b>Sub Total Sites Under Construction</b>			<b>11</b>	-	-	-	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

WINDFALL ALLOWANCE												
Application Ref	Site	PDL	DWGS O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	15/16	16/17	17/18	18/19	19/20	
	Windfall allowance	-	190	-	-	-	38	38	38	38	38	
<b>Sub Total Windfall Sites</b>			<b>190</b>	-	-	-	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	

<b>Total Sites to be included in the Five Year Housing Land Supply</b>			<b>862</b>	-	-	-	<b>341</b>	<b>202</b>	<b>142</b>	<b>99</b>	<b>78</b>	
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## Appendix B: Sites Allocated for Housing in the Site Allocations Local Development Document

Site Ref	Site	Dwelling Capacity	Phasing											
			15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Post 2026
H(1)	Kings Langley Employment Area	100		10	10	10	10	10	10	10	10	10	10	
H(2)	Mansion House Farm Equestrian Centre, Bedmond Road, Abbots Langley	15		3	3	3	3	3						
H(3)	Pin Wei, 35 High Street, Abbots Langley	10							2	2	2	2	2	
H(4)	Furtherfield Depot, Furtherfield, Abbots Langley	15		3	3	3	3	3						
H(5)	Leavesden Aerodrome, Abbots Langley	425	Site is currently under construction consisting of 425 residential dwellings (application refs: 13/1117/AOD, 13/0555/AOD, 13/0558/AOD and 13/0603/AOD).											
H(6)	Hill Farm Industrial Estate, Hill Farm Avenue, Leavesden	30		6	6	6	6	6						
H(7)	Langleybury House/School, Langleybury	20		4	4	4	4	4						
H(8)	Royal British Legion, Church Lane, Sarratt	10				5	5							
H(9)	33 Baldwins Lane, Croxley Green	10		1	1	1	1	1	1	1	1	1	1	
H(10)	Killingdown Farm, Croxley Green	160												160
H(11)	50-52 New Road, Croxley Green	10							2	2	2	2	2	
H(12)	Former Yorke Road School, Yorke Road, Croxley Green (conversion)	5	Site is considered developed. Construction of four residential units completed during 2014/15 monitoring year (application ref: 13/0477/FUL).											
H(13)	Croxley Green Station Car Park and Timber Yard	25		5	5	5	5	5						
H(14)	Land Rear of The Queen's Drive, Mill End	25	Site is considered developed. Construction of 27 residential units completed during 2014/15 monitoring year (application ref: 12/2202/FUL).											
H(15)	Garages rear of Drillyard, West Way, Rickmansworth	3							1	1	1			
H(16)	Long Island Exchange, Victoria Close, Rickmansworth	50	31 residential units were allowed on appeal following refusal (application ref: 13/2277/FUL). Construction is yet to start.											
H(17)	Police Station, Rectory Road, Rickmansworth	20		4	4	4	4	4						
H(18)	Royal British Legion, Ebury Road,	5		1	1	1	1	1						

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H(19)	Langwood House, High Street Rickmansworth	15	Prior approval has been given for 44 residential units (application ref: 15/2088/PDR). Construction is yet to start.											
H(20)	Gas Works, Salters Close, Rickmansworth <sup>2</sup>	20		5	5	5	5							
H(21)	Bridge Motors, Church Street, Rickmansworth	10							2	2	2	2	2	
H(22)	Depot, Stockers Farm Road, Rickmansworth	60		12	12	12	12	12						
H(23)	Pocklington House, Eastbury	30		6	6	6	6	6						
H(24)	The Fairway, Green Lane, Oxhey Hall	25		5	5	5	5	5						
H(25)	Crescent Club, Hallows Crescent, South Oxhey	15		3	3	3	3	3						
H(26)	Former Jet PH, Hayling Road, South Oxhey	10	10											
H(27)	Little Furze School, South Oxhey	75	25	25	25									
H(28)	Amenity Space, Maylands Road/Ferndown Road, South Oxhey	10		2	2	2	2	2						
H(29)	South Oxhey Town Centre	360		36	36	36	36	36	36	36	36	36	36	36
H(30)	Grapevine Public House, Prestwick Road, South Oxhey	15							3	3	3	3	3	
H(31)	Grazing Land at Foxgrove Path/Heysham Drive, South Oxhey	50							10	10	10	10	10	
H(32)	Rear of Lytham Avenue, South Oxhey	20							4	4	4	4	4	
H(33)	Land at Woodside Road, Abbots Langley	100	Planning permission has been given for 95 dwellings (application ref: 15/1026/FUL). Construction has yet to start.											
H(34)	Fairways Farm, Bucknalls Lane, Garston	100												100
<b>Sub Total</b>		<b>1,853</b>	<b>35</b>	<b>131</b>	<b>131</b>	<b>111</b>	<b>111</b>	<b>101</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>70</b>	<b>70</b>	<b>260</b>
<b>Total</b>			<b>519</b>					<b>714</b>						

<sup>2</sup> An application is currently pending on this site for 48 residential apartments (application ref: 15/2230/FUL).