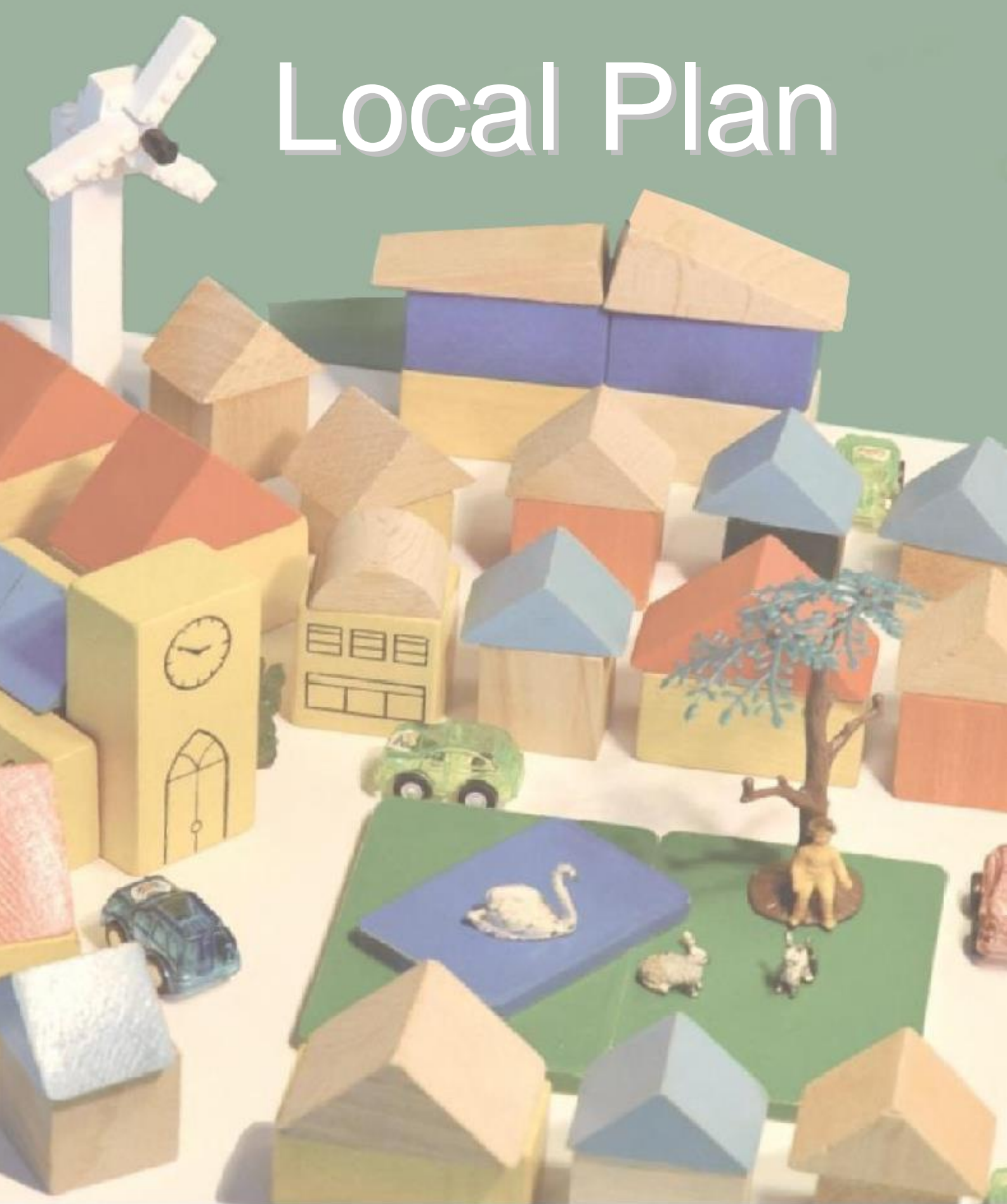


# Local Plan



**Appendix 5**  
**Housing Land Supply Update**  
December 2016



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## Chapter 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.

## Chapter 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 2016 to 31 March 2021.
- 2.2 The current Core Strategy (adopted in October 2011) sets a target of 4,500 dwellings 2001-2026, which is an average of 180 dwellings per year. This equates to a requirement of 900 dwellings over a five year period. However, this figure may be adjusted to take account of housing which has already been delivered. A net gain of 3,084 dwellings has been delivered in Three Rivers in the period 2001/02-2015/16.
- 2.3 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”.*
- 2.4 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 (1 April 2001-31 March 2026).
- 2.5 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 3,112 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 during the Plan Period

Application Number	Address	Number of units
99/1337/FUL	17 Rectory Road, Rickmansworth	3
00/0429/FUL	Tanners Wood Close, Abbots Langley	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
07/0614/FUL	Daplemere , Shepherds Lane, Chorleywood	4
07/2508/FUL	Seymour House, 13 - 17 Rectory Road, Rickmansworth	6
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>
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Table 2: Delivery over the Plan Period

	<b>01/02-10/11</b>	<b>11/12</b>	<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>Total</b>
C3 Completions (net)	2,081	185	176	142	285	215	3,084
C2 Completions (net)	112 bedrooms: dwelling equivalent = 28						28
<b>Total Completions over the Plan Period:</b>							<b>3,112</b>

- 2.6 This leaves a residual target of 1,388 dwellings to be provided in Three Rivers 2015-2026 giving an adjusted annual target of 139 dwellings per year. This equates to a requirement of 695 dwellings over the five year period 1 April 2016 to 31 March 2021.
- 2.7 At March 2016, Three Rivers has provided 190% 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 2016 to 31 March 2021 would therefore be **730 dwellings** which equates to **146 dwellings** per annum.

### Chapter 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 (LDD) 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 LDD was adopted by the Council on 25 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 five year housing supply for the District consists of the following:

**Table 3: Three Rivers Housing Supply**

	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>
Sites Not Yet Started	108	166	75	26	0
Sites Under Construction	190	50	0	0	0
Outstanding C2 (Dwelling Equivalent)	8	0	0	0	0
Sites allocated in the SALDD	40	90	165	192	135
Windfall Allowance	38	38	38	38	38
<b>Sub Total</b>	<b>384</b>	<b>344</b>	<b>278</b>	<b>256</b>	<b>173</b>
<b>Total</b>	<b>1,435</b>				

- 3.6 At 1,435 dwellings the Council can show 9.8 years supply of deliverable housing.<sup>1</sup>

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

- Housing target (4,500 homes) minus actual housing completions in the first 15 years of the Plan period (3,112) = outstanding Plan provision (1,388 homes).

- 
- Outstanding Plan provision (1,388 homes) divided by number of Plan years remaining (10) = the residual annual housing provision (146 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 April 2016 (total = 1,435 homes) divided by the residual annual target (146 homes) = 9.8 Years.

**Appendix 1: Sites with Outstanding Planning Permission & Under Construction (as of 31 March 2016)**

Sites with Outstanding Planning Permission (not yet started)												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	16/17	17/18	18/19	19/20	20/21	
12/1968/FUL	189-191 Watford Road, Croxley Green WD3 3ED	Yes	7	Yes	Yes	Yes	-	7	-	-	-	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 WD3 4EB	Yes	1	Yes	Yes	Yes	-	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	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1320/FUL	15 Hazelwood Lane, Abbots Langley WD5 0JA	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/1432/FUL	8A 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.
14/1613/FUL	Land to the rear of 11 Batchworth Lane and 1A the	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site



	Fairway, Northwood												is achievable within 5 year period.
14/1935/PDA	Barn at Highland Farm, Hyde Lane, Nash Mills	No	1	Yes	Yes	Yes	1	-	-	-	-	-	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	Yes	Yes	Yes	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	Yes	Yes	Yes	1	-	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
14/2387/FUL	Land at the rear of 78 High Street, Abbots Langley	No	2	Yes	Yes	Yes	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 WD3 4EX	Yes	1	Yes	Yes	Yes	-	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, Rickmansworth	Yes	1	Yes	Yes	Yes	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/0045/PDR	142-146 First Floor, New Road, Croxley Green	Yes	3	Yes	Yes	Yes	-	-	-	-	3	-	Office has prior approval for 3 residential units. Conversion must be completed by 27 February 2018.
15/0140/FUL	Land adjacent to 16 On The Hill,	Yes	1	Yes	Yes	Yes	1	-	-	-	-	-	Site is available and planning permission granted so is

	Carpenders Park											suitable. Considered that site is achievable within 5 year period.
15/0412/FUL	1 Farm Way, Northwood HA6 3EG	No	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/0436/FUL	53-55 Cheshire Drive, Leavesden, Watford WD25 7GP	Yes	3	Yes	Yes	Yes	3	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/0560/FUL	Templepan Farm, Templepan Lane, Chandlers Cross, Rickmansworth WD3 4NH	Yes	2	Yes	Yes	Yes	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/0819/FUL	6 Parnell Close, Abbots Langley WD5 0DZ	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/1026/FUL	Land Adjacent to Woodside Road, Abbots Langley	No	95	Yes	Yes	Yes	-	43	52	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/1184/PDR	4 Wolsey Business Park, Tolpits Lane, Rickmansworth WD18 9BL	Yes	36	Yes	Yes	Yes	10	26	-	-	-	Office has prior approval for 36 residential units. Conversion must be completed by 10 August 2018.
15/1281/PDR	Symbio Point, 3 Wolsey Business Park, Tolpits Lane, Rickmansworth	Yes	71	Yes	Yes	Yes	35	36	-	-	-	Office has prior approval for 71 residential units. Conversion must be completed by 20 August 2018.

	WD18 9BL											
15/1606/FUL	22 Lower Road, Chorleywood WD3 5LH	Yes	2	Yes	Yes	Yes	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/1646/FUL	Bircham Cottage, Nottingham Road, Heronsgate, Rickmansworth WD3 5DP	Yes	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/2004/PDL	12 Moneyhill Parade, Uxbridge Road, Rickmansworth WD3 7BE	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/2011/PDA	Farm, Chalfont Road, Maple Cross HP8 4BT	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/2267/PDA	The Hut, Sarratt Road, Croxley Green, Rickmansworth WD3 4LN	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/2532/PDR	Langwood House, High Street, Rickmansworth WD3 7BE	Yes	46	Yes	Yes	Yes	-	-	23	23	-	Office has prior approval for 46 residential units. Conversion must be completed by 1 February 2019.
15/2543/PDA	Barn, Christmas Tree Farm, Deadmans Ash Lane, Sarratt	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/2577/FUL	119 Primrose Hill,	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning

	Kings Langley WD4 8HX											permission granted so is suitable. Considered that site is achievable within 5 year period.
15/2613/PDA	Barn, Bucks Hill Farm, Bucks Hill, Sarratt	Yes	2	Yes	Yes	Yes	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/0225/PDA	Barn at Dellfield Farm, Plough Lane, Sarratt	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/0252/PDR	Unit E, Home Park Industrial Estate, Station Road, Kings Langley	Yes	40	Yes	Yes	Yes	20	20	-	-	-	Office has prior approval for 40 residential units. Conversion must be completed by 30 March 2019.
16/0344/PDR	Kenwood House Dwight Road, Watford WD18 9EB	Yes	42	Yes	Yes	Yes	21	21	-	-	-	Office has prior approval for 42 residential units. Conversion must be completed by 24 March 2019.
16/0374/PDR	Bugler House 1 Norfolk Road, Rickmansworth WD3 1JY	Yes	6	Yes	Yes	Yes	-	6	-	-	-	Office has prior approval for 6 residential units. Conversion must be completed by 31 March 2019.
<b>Sub Total with Outstanding Planning Permission</b>			<b>375</b>	-	-	-	<b>108</b>	<b>166</b>	<b>75</b>	<b>26</b>	<b>0</b>	

<b>Sites Under Construction</b>												
<b>Application Reference</b>	<b>Site</b>	<b>PDL</b>	<b>Net Dwgs O/S</b>	<b>Deliverability</b>			<b>Assumed Phasing</b>					<b>Comments</b>
				<b>Avail-able</b>	<b>Suit-able</b>	<b>Achiev-able</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	
8/0479/92	Plot 6, Old Gannon Close,	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion

	Moor Park												within 5 year period.
11/2236/AOD	Chorleywood Working Mens' Club, Shepherds Lane, Mill End, Rickmansworth WD3 5HA	Yes	4	Yes	Yes	Yes	4	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period. Planning permission is for 10 dwellings. Six dwellings were completed in the 2015/16 monitoring year.
11/1964/FUL	The Coach House, Bury Lane, Rickmansworth WD3 1DP	Yes	12	Yes	Yes	Yes	12	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
11/2618/FUL	Land at the Rear of Crindau, Homefield Road, Chorelywood	Yes	1	Yes	Yes	Yes	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
12/1018/FUL	Coles Farm, Chequers Lane, Abbots Langley	Yes	3	Yes	Yes	Yes	3	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
13/0555/AOD	Phase 3, Development Site at Junction with Langley Lane and Aerodrome Way, South Way, Abbots Langley	Yes	3	Yes	Yes	Yes	3	-	-	-	-	-	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 and 28 dwellings were completed in the 2015/16 monitoring year.
13/0558/AOD	Phase 4, Development Site at Junction with Langley Lane and Aerodrome Way, South Way, Abbots Langley	Yes	9	Yes	Yes	Yes	9	-	-	-	-	-	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 and 86 dwellings were completed in the 2015/16 monitoring year.
13/1117/AOD	Phase 1, Langley	Yes	3	Yes	Yes	Yes	3	-	-	-	-	-	Site is under construction and

	Lane and Aerodrome Way, South Way, Abbots Langley											progress indicates completion within 5 year period. Planning permission is for 126 dwellings. 50 dwellings were completed in the 2013/14 monitoring year, 45 dwellings were completed in the 2014/15 monitoring year and 28 dwellings were completed in the 2015/16 monitoring year.
13/2277/FUL	The Long Island Exchange 2 Victoria Close Rickmansworth	Yes	31	Yes	Yes	Yes	21	10	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/0079/FUL	3 Oakfield, Mill End, Rickmansworth WD3 8LR	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/0110/FUL	Rose Acre End, Bedmond Road, Pimlico	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1168/FUL	Boundary Way Combined Site Garston Watford	Yes	32	Yes	Yes	Yes	12	20	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1711/FUL	Riverdene, Chorleywood Road, Rickmansworth WD3 4ER	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1782/FUL	Applegarth, Parrotts Close, Croxley Green	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1986/FUL	Garage Block, Austin Villas, Woodside Road, Abbots Langley	Yes	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0082/FUL	Land to the rear	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and

	of 104 The Drive, Rickmansworth											progress indicates completion within 5 year period.
15/0120/FUL	Land adjoining Numbers 1 and 29, Eastwick Crescent, Mill End WD3 8YJ	No	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0193/FUL	98 The Drive, Rickmansworth WD3 4DU	Yes	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0212/FUL	Hollowtrees Mews, 23A New Road, Croxley Green	Yes	3	Yes	Yes	Yes	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0219/FUL	Land adjacent to 30 Abbey Drive, Abbots Langley WD5 0TL	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0227/FUL	64 High Street, Rickmansworth WD3 1AA	Yes	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0274/FUL	The Noak 25 Green Lane, Oxhey Hall, Watford WD19 4NL	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0358/FUL	2 The Climb, Rickmansworth WD3 4DX	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0413/RSP	59 Winton Crescent, Croxley Green WD3 3QX	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0709/FUL	67a Gallows Hill Lane, Abbots Langley WD5 0DD	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0900/FUL	Beulah House,	Yes	5	Yes	Yes	Yes	5	-	-	-	-	Site is under construction and

	Common Road, Chorleywood, Rickmansworth WD3 5LN											progress indicates completion within 5 year period.
15/0938/PDR	Swan House, formerly Comet House, Homestead Road, Rickmansworth WD3 1FX	Yes	66	Yes	Yes	Yes	66	-	-	-	-	Former office is undergoing conversion and progress indicates completion within the 2016/17 monitoring period.
15/2000/AOD	Cayford House, Woodside Road, Abbots Langley,	No	20	Y	Y	Y	-	20	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/2488/FUL	32 Eastbury Avenue, Northwood HA6 3LN	Yes	8	Yes	Yes	Yes	8	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2521/PDR	Hartcran House, Gibbs Couch, Carpenders Park WD19 5EZ	Yes	21	Yes	Yes	Yes	21	-	-	-	-	Former office is undergoing conversion and progress indicates completion within the 2016/17 monitoring period.
<b>Sub Total Sites Under Construction</b>			<b>240</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>190</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Outstanding C2 Developments**

Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	16/17	17/18	18/19	19/20	20/21	
14/2141/FUL	Croxley House, The Green, Croxley Green, Rickmansworth WD3 3JB	Yes	8	Yes	Yes	Yes	8	-	-	-	-	Permission granted on 6 February 2015 is for a 31 bedroom care home. The dwelling equivalent is 8 dwellings. Considered that site is achievable within 5 year



												period. Please see the housing land supply paper for further information.
<b>Sub Total Outstanding C2 Developments</b>			<b>8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

<b>Windfall Allowance</b>												
<b>Application Reference</b>	<b>Site</b>	<b>PDL</b>	<b>Net Dwgs O/S</b>	<b>Deliverability</b>			<b>Assumed Phasing</b>					<b>Comments</b>
				<b>Avail-able</b>	<b>Suit-able</b>	<b>Achiev-able</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	
-	Windfall allowance	-	190	-	-	-	38	38	38	38	38	
<b>Sub Total Outstanding C2 Developments</b>			<b>190</b>	<b>-</b>	<b>-</b>	<b>-</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>813</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>344</b>	<b>254</b>	<b>113</b>	<b>64</b>	<b>38</b>	
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**Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2016)**

Site Ref	Site	Dwelling Capacity	Phasing											
			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	Prior approval was given on 30/03/2016 for 40 residential units (application ref: 16/0252/PDR). Development has yet to commence.								20	20	20	-
H(2)	Mansion House Farm Equestrian Centre, Bedmond Road, Abbots Langley	15	-	15	-	-	-	-	-	-	-	-	-	
H(3)	Pin Wei, 35 High Street, Abbots Langley	10	-	-	-	-	-	-	5	5	-	-	-	
H(4)	Furtherfield Depot, Furtherfield, Abbots Langley	15	-	-	15	-	-	-	-	-	-	-	-	
H(5)	Leavesden Aerodrome, Abbots Langley	425	Four planning permissions granted in 2013 totalling 425 residential dwellings (application refs: 13/1117/AOD, 13/0555/AOD, 13/0558/AOD and 13/0603/AOD). Construction nearing completion.											
H(6)	Hill Farm Industrial Estate, Hill Farm Avenue, Leavesden	30	15	15	-	-	-	-	-	-	-	-	-	
H(7)	Langleybury House/School, Langleybury	20	-	-	-	10	10	-	-	-	-	-	-	
H(8)	Royal British Legion, Church Lane, Sarratt	10	-	-	5	5	-	-	-	-	-	-	-	
H(9)	33 Baldwins Lane, Croxley Green	10	-	-	-	-	-	-	-	-	-	10	-	
H(10)	Killingdown Farm, Croxley Green	160	-	-	-	-	-	-	-	-	-	-	160	
H(11)	50-52 New Road, Croxley Green	10	-	-	-	-	-	-	-	-	-	10	-	
H(12)	Former Yorke Road School, Yorke Road, Croxley Green (conversion)	5	Planning permission granted on 24/05/2013 for four residential units (application ref: 13/0477/FUL). Development completed during the 2014/15 monitoring year.											
H(13)	Croxley Green Station Car Park and Timber Yard	25	-	-	-	25	-	-	-	-	-	-	-	
H(14)	Land Rear of The Queen's Drive, Mill End	25	Planning permission granted on 16/05/2013 for 27 residential units (application ref: 12/2202/FUL). Development completed during the 2014/15 monitoring year.											
H(15)	Garages rear of Drillyard, West Way, Rickmansworth	3	-	-	-	-	-	3	-	-	-	-	-	
H(16)	Long Island Exchange, Victoria Close, Rickmansworth	50	Allowed on appeal, following refusal of planning permission on 04/04/2014 for 31 residential units (application ref: 13/2277/FUL). Construction started.											
H(17)	Police Station, Rectory Road, Rickmansworth	20	-	-	-	-	20	-	-	-	-	-	-	
H(18)	Royal British Legion, Ebury Road,	5	-	-	-	-	5	-	-	-	-	-	-	

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	Rickmansworth												
H(19)	Langwood House, High Street Rickmansworth	15	Prior approval was given on 01/02/2016 for 46 residential units (application ref: 15/2532/PDR). Development has yet to commence.										
H(20)	Gas Works, Salters Close, Rickmansworth	20	10	10	-	-	-	-	-	-	-	-	-
H(21)	Bridge Motors, Church Street, Rickmansworth	10	-	-	-	-	-	-	-	-	10	10	-
H(22)	Depot, Stockers Farm Road, Rickmansworth	60	-	-	-	30	30	-	-	-	-	-	-
H(23)	Pocklington House, Eastbury	30	-	-	30	-	-	-	-	-	-	-	-
H(24)	The Fairway, Green Lane, Oxhey Hall	25	-	-	-	7	10	-	-	-	-	-	-
H(25)	Crescent Club, Hallows Crescent, South Oxhey	15	5	10	-	-	-	-	-	-	-	-	-
H(26)	Former Jet PH, Hayling Road, South Oxhey	10	5	5	-	-	-	-	-	-	-	-	-
H(27)	Little Furze School, South Oxhey	75	-	15	30	30	-	-	-	-	-	-	-
H(28)	Amenity Space, Maylands Road/Ferndown Road, South Oxhey	10	5	5	-	-	-	-	-	-	-	-	-
H(29)	South Oxhey Town Centre	360	-	-	60	60	60	60	60	60	-	-	-
H(30)	Grapevine Public House, Prestwick Road, South Oxhey	15	-	15	-	-	-	-	-	-	-	-	-
H(31)	Grazing Land at Foxgrove Path/Heysham Drive, South Oxhey	50	-	-	25	25	-	-	-	-	-	-	-
H(32)	Rear of Lytham Avenue, South Oxhey	20	-	-	-	-	-	-	-	-	10	10	-
H(33)	Land at Woodside Road, Abbots Langley	100	Planning permission granted on 14/12/2015 for 95 dwellings (application ref: 15/1026/FUL). Development has yet to commence.										
H(34)	Fairways Farm, Bucknalls Lane, Garston	100	-	-	-	-	-	-	-	-	-	-	100
<b>Sub Total</b>		<b>1,853</b>	<b>40</b>	<b>90</b>	<b>165</b>	<b>192</b>	<b>135</b>	<b>63</b>	<b>65</b>	<b>85</b>	<b>40</b>	<b>60</b>	<b>260</b>
<b>Total</b>			<b>622</b>					<b>573</b>					