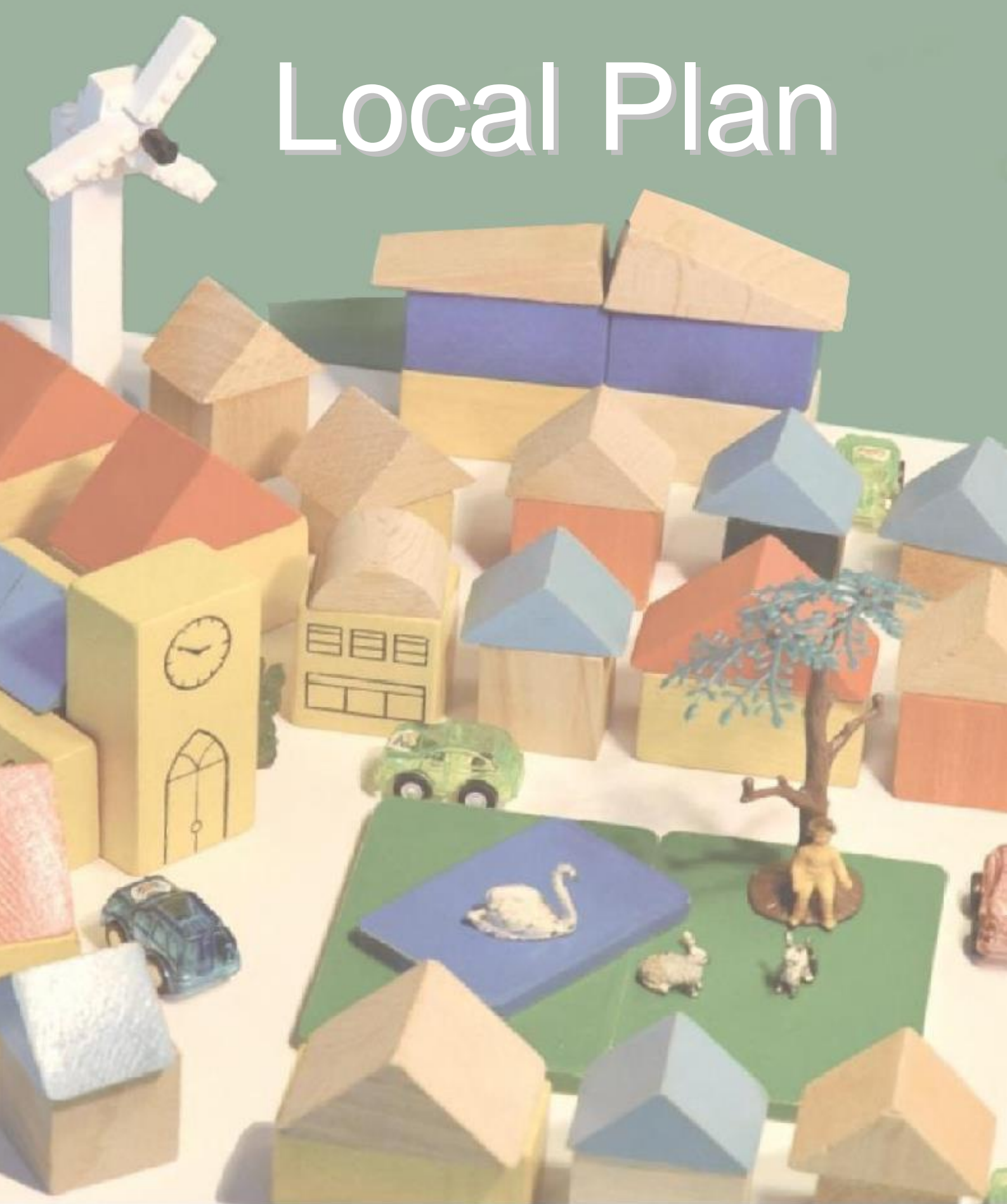


Local Plan



Appendix 5
Housing Land Supply Update
December 2017



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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 2017 to 31 March 2022.
- 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 3,228 dwellings has been delivered in Three Rivers in the period 2001/02-2016/17.
- 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 3,256 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	Dapplere , 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
Total Bedrooms:		112

Total Dwelling Equivalent:	28
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Table 2: Delivery over the Plan Period

	01/02-11/12	12/13	13/14	14/15	15/16	16/17	Total
C3 Completions (net)	2,266	176	142	285	215	144	3,228
C2 Completions (net)	112 bedrooms: dwelling equivalent = 28						28
Total Completions over the Plan Period:							3,256

- 2.6 This leaves a residual target of 1,244 dwellings to be provided in Three Rivers 2017-2026 giving an adjusted annual target of 138 dwellings per year. This equates to a requirement of 690 dwellings over the five year period 1 April 2017 to 31 March 2022.
- 2.7 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. When the 5% buffer is added the five year housing requirement for the period 1 April 2017 to 31 March 2022 would therefore be **725 dwellings** which equates to **145 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 Appendices 1 and 2 of this report.
- 3.5 The five year housing supply for the District consists of the following:

Table 3: Three Rivers Housing Supply

	17/18	18/19	19/20	20/21	21/22
Sites Not Yet Started	43	144	75	68	0
Sites Under Construction	185	244	172	78	77
Outstanding C2 Developments	8	0	0	4	0
Windfall Allowance	38	38	38	38	38
Sites allocated in the SALDD	15	70	195	157	16
Sub Total	289	496	480	345	131
Total	1,741				

- 3.6 At 1,741 dwellings the Council can show 12 years supply of deliverable housing.¹

¹ 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 (3,256) = outstanding Plan provision (1,244 homes).

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- Outstanding Plan provision (1,244 homes) divided by number of Plan years remaining (9) = the residual annual housing provision (145 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 = 1,741 homes) divided by the residual annual target (145 homes) = 12 Years.

**Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments
(as of 31 March 2017)**

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	17/18	18/19	19/20	20/21	21/22	
14/1432/FUL	8A Bucknalls Close, Garston, Watford WD25 9NB	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.
14/1570/FUL	Fir Trees, Dawes Lane, Sarratt, Rickmansworth WD3 6BG	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.
14/1613/FUL	1B The Fairway, Northwood	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.
14/1935/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.
14/2238/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 WD5 0JA	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.
14/2411/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, WD3 4EP	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.
15/0140/FUL	Land Adjacent To 16, On The Hill, Carpenders Park	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.
15/0227/FUL	64 High Street, Rickmansworth, WD3 1AA	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.
15/0412/FUL	Land R/O, 1 Farm Way, Northwood, 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 WD25 7GP	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.
15/0560/FUL	Templeplan Farm, Templeplan Lane, Chandlers Cross 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.
14/1522/FUL	Bullscroft Farm, North Hill,	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is

	Chorleywood, Rickmansworth, WD3 6HA											suitable. Considered that site is achievable within 5 year period.
15/1717/FUL	Land adj Clovers Court, Clovers Court, Chorleywood, WD3 5FD	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.
15/1845/FUL	143 The Drive, Rickmansworth WD3 4DJ	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.
15/2532/PDR	Langwood House, High Street, Rickmansworth WD3 1EQ	Yes	46	Yes	Yes	Yes	-	23	23	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
15/2613/PDA	Barn, Bucks Hill Farm, Bucks Hill, Sarratt	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.
16/0225/PDA	Barn at Dellfield Farm, Plough Lane, Sarratt	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.
16/0383/FUL	Garage 8, Broomfield Rise, Abbots Langley	Yes	6	Yes	Yes	Yes	-	6	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

16/0676/FUL	The Presbystery, St Josephs Roman Catholic Church, Oxhey Drive, South Oxhey WD19 7SW	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.
16/0791/FUL	72 High Street, Rickmansworth, WD3 1AJ	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.
16/0854/FUL	Batchworth Heath Farm and Livery, Batchworth Heath, WD3 1QB	Yes	6	Yes	Yes	Yes	-	-	6	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/0871/FUL	2 Romilly Drive, Carpenders Park, WD19 5EW	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.
16/0927/FUL	Pine Cottage, Quickley Rise, Chorleywood, WD3 5PE	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.
16/0998/FUL	163 New Road, Croxley Green WD3 3HB	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.
16/1007/FUL	Entrance Lodge, Chorleywood House, Chorleywood House Drive, Chorleywood,	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.

	WD3 5FL											
16/1041/FUL	Garages, The Garth, Abbots Langley	Yes	4	Yes	Yes	Yes	-	4	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/1057/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.
16/1151/FUL	6 Valley Road, Rickmansworth, WD3 4DS	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.
16/1179/FUL	Land to rear of 4 to 10 Bucknalls Lane, Garston WD25 9JQ	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.
16/1260/FUL	The Studio, Community Way, Croxley Green, WD3 3FH	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.
16/1398/FUL	British Gas Transco, Wharf Lane, Rickmansworth	Yes	48	Yes	Yes	Yes	-	48	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/1452/FUL	Land R/O Pembroke House, Chorleywood Road, Rickmansworth, WD3 4EP	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.
16/1500/OUT	Land Adjacent	No	28	Yes	Yes	Yes	-	-	-	28	-	Site is available and planning

	Lakeview, Railway Terrace, Kings Langley											permission granted so is suitable. Considered that site is achievable within 5 year period.
16/1541/PDR	Faraday House, Station Road, Kings Langley, WD4 8LH	Yes	18	Yes	Yes	Yes	-	18	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/1567/FUL	Land R/O The Glade 46 Watford Road, Northwood HA6 3PL	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.
16/1668/FUL	(Access from Old Chorleywood Road), R/O Woodcroft, 137A The Drive, Rickmansworth, WD3 4DJ	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.
16/1669/FUL	Proposed Development Site, Old Chorleywood Road, Rickmansworth	No	3	Yes	Yes	Yes	-	3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/1951/FUL	Land adj, 18 The Hoe, Carpenders Park, WD19 5AY	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.
16/2061/PDA	Ash Meadow, Deadmans Ash Lane, Sarratt	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.
16/2078/FUL	Land adj, 121	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning

	Primrose Hill, Kings Langley, WD4 8HX											permission granted so is suitable. Considered that site is achievable within 5 year period.
16/2096/FUL	Land R/O, 54 & 56 Greenfield Avenue, Carpenders Park, Watford WD19 5DH	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.
16/2197/PDR	142 New Road, Croxley Green, WD3 3EP	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.
16/2243/FUL	1 Frogmoor Lane, Rickmansworth, WD3 1NB	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.
16/2247/FUL	119 New Road, Croxley Green, WD3 3EN	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.
16/2286/FUL	Land at & R/O, 18 Gallows Hill Lane, Abbots Langley, WD5 0DA	No	3	Yes	Yes	Yes	-	3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/2441/PDR	Buglar House, 1 Norfolk Road, Rickmansworth WD3 1JY	Yes	6	Yes	Yes	Yes	-	6	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/2474/FUL	77 Blacketts Wood Drive, Chorleywood,	Yes	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site

	Rickmansworth, WD3 5PS											is achievable within 5 year period.
16/2516/FUL	Bullsland Farm, Bullsland Lane, Chorleywood, WD3 5BG	No	4	Yes	Yes	Yes	-	4	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/2676/FUL	Langwood House, High Street, Rickmansworth, WD3 1EQ	Yes	9	Yes	Yes	Yes	-	9	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/2683/FUL	The Grapevine Public House, Prestwick Road, South Oxhey, WD19 6XY	Yes	32	Yes	Yes	Yes	-	-	32	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/2693/FUL	Land R/O The Glade 46, Watford Road, Northwood HA6 3PL	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.
16/2741/FUL	Pocklington House, Eastbury Avenue, Northwood	Yes	40	Yes	Yes	Yes	-	-	-	40	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/2753/FUL	Haradwaith, Homefield Road, Chorleywood, Rickmansworth, WD3 5QJ	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.
16/2759/FUL	Unit 3 Century Court, Tolpits Lane, Rickmansworth WD18 9SS	Yes	10	Yes	Yes	Yes	-	-	10	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/0047/FUL	The Limes 9,	Yes	4	Yes	Yes	Yes	-	4	-	-	-	Site is available and planning

	Eastbury Avenue, Northwood HA6 3LB											permission granted so is suitable. Considered that site is achievable within 5 year period.
17/0111/FUL	12A, Lower Road, Chorleywood, Rickmansworth, 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.
17/0197/FUL	18 Hunton Bridge Hill, Hunton Bridge, Kings Langley, WD4 8PU	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.
Sub Total with Outstanding Planning Permission			330	-	-	-	43	144	75	68	0	

Sites Under Construction												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	17/18	18/19	19/20	20/21	21/22	
04/1522/FUL	Plot 6, Old Gannon Close, Moor Park	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
11/2618/FUL	Land At The Rear of Crindau, Homefield Road, Chorleywood	No	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	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/0527/FUL	123 Greenfield Avenue, Carpenders Park, Watford, WD19 5DG	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

14/1168/FUL	Boundary Way Abbots Langley	Yes	32	Yes	Yes	Yes	12	20	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1320/FUL	15 Hazelwood Lane, Abbots Langley WD5 0JA	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1544/FUL	16 Valley Road, Rickmansworth, Rickmansworth, WD3 4DS	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	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0285/PDA	Christmas Tree Farm, Deadmans Ash Lane, Sarratt WD3 6AN	No	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	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0900/FUL	Beulah House, Common Road, Chorleywood, WD3 5LN	Yes	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/1026/FUL	Land adj. Woodside Road, Abbots Langley	Yes	95	Yes	Yes	Yes	-	-	95	-	-	Site is under construction and progress indicates completion within 5 year period.
15/1178/FUL	2 The Long Island Exchange, Victoria Close, Rickmansworth, WD3 4EQ	Yes	31	Yes	Yes	Yes	31	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/1267/FUL	Little Fold, Trout Rise, Loudwater, Rickmansworth,	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

	WD3 4JZ											
15/1646/FUL	Bircham Cottage, Nottingham Road, Heronsgate, Rickmansworth, WD3 5DP	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2000/AOD	Cayford House, Woodside Road, Abbots Langley, WD5 0HT	Yes	20	Yes	Yes	Yes	20	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2011/PDA	Shire Lane Farm, Chalfont Road, Maple Cross HP8 4BT	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2374/RSP	Wharncliffe, Old Common Road, Chorleywood, WD3 5LW	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2467/PDR	Kenwood House, Dwight Road, Watford WD18 9EB	Yes	38	Yes	Yes	Yes	-	38	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2488/FUL	32 Eastbury Avenue, Northwood HA6 3LN	Yes	9	Yes	Yes	Yes	9	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2515/FUL	Vermont, London Road, Rickmansworth, WD3 1JT	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2524/FUL	67 Valley Road, Rickmansworth, WD3 4DT	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/0005/FUL	South Oxhey Central, South Oxhey	Yes	388	Yes	Yes	Yes	78	78	77	78	77	Site is under construction and progress indicates completion within 5 year period.
16/0445/FUL	Tarn, Oxhey	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and

	Drive South, Northwood HA6 3ET											progress indicates completion within 5 year period.
16/0617/FUL	189-191 Watford Road, Croxley Green WD3 3ED	Yes	7	Yes	Yes	Yes	7	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/0618/PDA	The Hut, Sarratt Road, Croxley Green, WD3 4LN	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/0781/FUL	2 Compton Place, Carpenders Park, WD19 5HG	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/0795/FUL	Unit 5 & 6 Block Q, Cunningham Way & Aerodrome way Leavesden	Yes	7	Yes	Yes	Yes	-	7	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/1078/PDR	Pinnacle House, Home Park Industrial Estate, Station Road, Kings Langley WD4 8LZ	Yes	91	Yes	Yes	Yes	-	91	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/1118/FUL	253 High Street, Rickmansworth WD3 1BQ	Yes	-1	Yes	Yes	Yes	-1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/1373/FUL	Land adj 6 Muirfield Close, South Oxhey WD19 6LT	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/1607/FUL	183, Watford Road, Croxley Green, Rickmansworth, WD3 3ED	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/1746/FUL	Fitzroy House,	Yes	10	Yes	Yes	Yes	-	10	-	-	-	Site is under construction and

	Dwight Road Watford												progress indicates completion within 5 year period.
16/2559/FUL	180 Highfield Way, Rickmansworth, WD3 7PJ	Yes	1	Yes	Yes	Yes	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2663/RSP	44 Links Way, Croxley Green, Rickmansworth, WD3 3RQ	Yes	1	Yes	Yes	Yes	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Sub Total Sites Under Construction			756	-	-	-	185	244	172	78	77		

Outstanding C2 Developments

Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments	
				Avail-able	Suit-able	Achiev-able	17/18	18/19	19/20	20/21	21/22		
16/0964/FUL	Croxley House, The Green, Croxley Green, Rickmansworth WD3 3JB	Yes	8	Yes	Yes	Yes	8	-	-	-	-	-	Variation of condition 2 of previous permission (14/2141/FUL) granted on 3 August 2016 for a care home with a net gain of 31 bedrooms. The net dwelling equivalent is 8 dwellings. Considered that site is achievable within 5 year period. Please see the housing land supply paper for further information.
16/1218/FUL	Burford House, Rickmansworth Road, Chorleywood WD3 5SQ	Yes	4	Yes	Yes	Yes	-	-	-	4	-	-	Permission granted on 7 November 2016 for a care home with a net gain of 16 bedrooms. The net dwelling equivalent is 4 dwellings. Considered that site is achievable within 5 year period. Please see the housing

												land supply paper for further information.
Sub Total Outstanding C2 Developments			12	-	-	-	8	0	0	4	0	

Windfall Allowance												
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Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	17/18	18/19	19/20	20/21	21/22	
-	Windfall allowance	-	190	-	-	-	38	38	38	38	38	
Sub Total Windfall Allowance			190	-	-	-	38	38	38	38	38	

Total Sites to be included in the Five Year Housing Land Supply			1288	-	-	-	274	426	285	188	115	
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Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2017)

Site Ref	Site	Dwelling Capacity	Phasing											
			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	Two prior approvals were given and one outline planning permission was granted in 2016 totalling 137 residential units (application refs: 16/1078/PDR, 16/1541/PDR and 16/1500/OUT). Development has yet to commence.											
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 were granted in 2013 totalling 425 residential dwellings (application refs: 13/1117/AOD, 13/0555/AOD, 13/0558/AOD and 13/0603/AOD). Development completed during the 2015/16 monitoring year.											
H(6)	Hill Farm Industrial Estate, Hill Farm Avenue, Leavesden	30		30										-
H(7)	Langleybury House/School, Langleybury	20			10	10								-
H(8)	Royal British Legion, Church Lane, Sarratt	10		10										-
H(9)	33 Baldwins Lane, Croxley Green	10										10		-
H(10)	Killingdown Farm, Croxley Green	160												180
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, Rickmansworth	5				5								-

H(19)	Langwood House, High Street Rickmansworth	15	One prior approval was given in 2016 and one planning permission was granted in 2017 totalling 55 residential units (application refs: 15/2532/PDR and 16/2676/FUL). Development has yet to commence.							
H(20)	Gas Works, Salters Close, Rickmansworth	20	Planning permission was granted on 14/09/2016 for 48 residential units (application ref: 16/1398/FUL). Development has yet to commence.							
H(21)	Bridge Motors, Church Street, Rickmansworth	10								10
H(22)	Depot, Stockers Farm Road, Rickmansworth	60			30	30				-
H(23)	Pocklington House, Eastbury	30	Planning permission was granted on 23-3-2017 for 40 residential dwellings (application ref: 16/2741/FUL). Development has yet to commence.							
H(24)	The Fairway, Green Lane, Oxhey Hall	25				12	13			-
H(25)	Crescent Club, Hallows Crescent, South Oxhey	15	Site forms part of the wider South Oxhey redevelopment scheme. Planning permission was granted on 31/05/2016 for 22 residential dwellings (condition 24 of application ref: 16/0005/FUL). Construction started.							
H(26)	Former Jet PH, Hayling Road, South Oxhey	10	Site forms part of the wider South Oxhey redevelopment scheme. Planning permission was granted on 31/05/2016 for 8 residential dwellings (condition 24 of application ref: 16/0005/FUL). Construction started.							
H(27)	Little Furze School, South Oxhey	75		15	30	30				-
H(28)	Amenity Space, Maylands Road/Ferndown Road, South Oxhey	10	Site forms part of the wider South Oxhey redevelopment scheme. Planning permission was granted on 31/05/2016 for 26 residential dwellings (condition 24 of application ref: 16/0005/FUL). Construction started.							
H(29)	South Oxhey Town Centre	360	Site forms part of the wider South Oxhey redevelopment scheme. Planning permission was granted on 31/05/2016 for 458 residential dwellings (condition 24 of application ref: 16/0005/FUL). Construction started.							
H(30)	Grapevine Public House, Prestwick Road, South Oxhey	15	Planning permission was granted on 24-3-2017 for 33 residential dwellings (application ref: 16/2683/FUL). Development has yet to commence.							
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 was granted on 14/12/2015 for 95 dwellings (application ref: 15/1026/FUL). Construction started.							
H(34)	Fairways Farm, Bucknalls Lane, Garston	100			100					

Sub Total	1,853	15	70	195	157	16	15	15	0	10	200
Total		453					240				