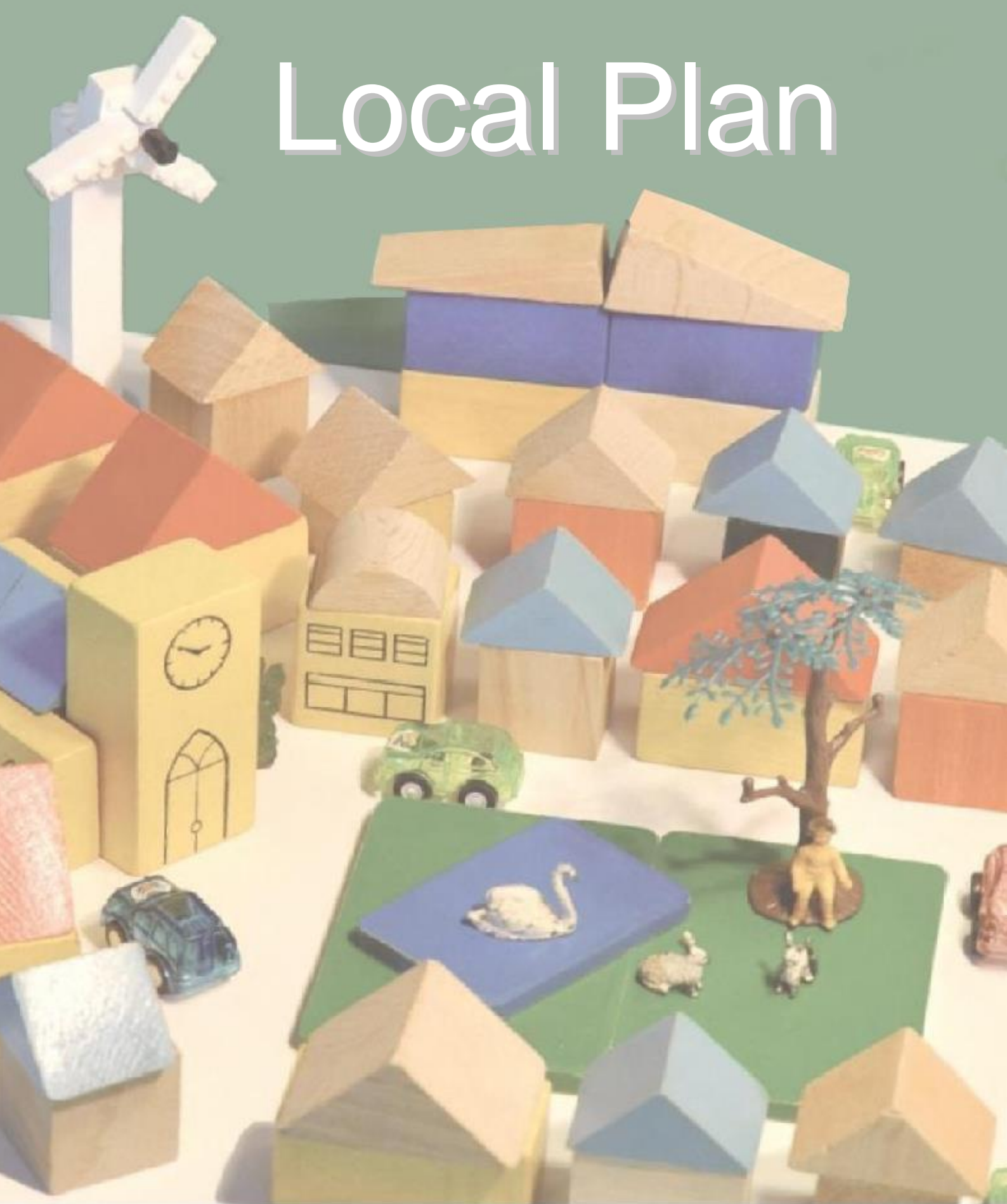


# Local Plan



**Appendix 5**  
**Housing Land Supply Update**  
December 2018



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## Chapter 1: Introduction

- 1.1 The revised National Planning Policy Framework (NPPF) was published in July 2018 and requires local planning authorities to:

*“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. [paragraph 73]*

- 1.2 The National Planning Practice Guidance, published September 2018, states that:

*“Housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5 year land supply figure:*

- For the first 5 years of the plan, and*
- Where the strategic housing policies plans are more than 5 years old, but have been reviewed and are found not to need updating.*

*In other circumstances, the starting point for calculating the 5 year land supply will be local housing need using the standard method.*

*...Sites should be deliverable in years 1 to 5 of the plan period, and subsequently reviewed and their status updated each year in the Authority Monitoring Report and Annual Position Statement (if confirming the 5 year housing supply).”*

As Three Rivers’ Local Plan is over 5 years old and has not been reviewed, local housing need will be calculated using the standard method and the 5 year land supply will be calculated using this figure.

- 1.3 The NPPF considers plan policies out of date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (see footnote 7 relating to paragraph 11). 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 2018 to 31 March 2023.
- 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. As the Core Strategy is more than 5 years old and the strategic policies have not been reviewed this target is now out of date. The new housing figure is calculated using the standard method and equates to 496 dwellings per year.
- 2.3 The standard method sets calculates local housing need by identifying a minimum annual local housing need figure. The standard method is currently based on 2016-based household growth projections provided by the Office for National Statistics (ONS). The standard method calculates housing need in three steps.
- 1) The housing growth baseline is set using household growth projections published by the ONS. The baseline is over a consecutive 10 year period, from the current year. For Three Rivers this is 355 dwellings per year or 3,546 dwellings, from 2018 to 2028.
  - 2) The projected household growth figure is adjusted to take account of affordability. The 2017 affordability ratio in Three Rivers is 13.9. As the affordability ratio is above 4, the household growth rate is adjusted, as set out in National Planning Practice Guidance (NPPG). The adjustment factor for Three Rivers is 61.6%; the baseline calculated in step 1 (355 dwellings per year) is subsequently multiplied by 61.6%. The adjusted housing need is therefore 573 dwellings per year.
  - 3) NPPG states that a cap can be applied to limit the increase in the annual local housing need figure, depending on the status of the Local Authority's strategic policies. The cap is applicable to Three Rivers and is set at 40% above the annual housing growth figure (established in step 1). For Three Rivers, this is 496 dwellings per year.

According to the standard method at present, the annual local housing need figure for Three Rivers is **496** dwellings per year.

- 2.4 This equates to a requirement of 2,480 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 3,492 dwellings has been delivered in Three Rivers in the period 2001/02-2017/18.
- 2.5 The National Planning Practice Guidance, published September 2018, sets out the ability for Local Planning Authorities to count older people's accommodation in use class C2 against the housing requirement. Specifically, paragraph 43 states:

*“How should authorities count older people's housing completions? Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data.”*

- 2.6 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).
- 2.7 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 3,520 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	Dapplemere , 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>

Table 2: Delivery over the Plan Period

	01/02-12/13	13/14	14/15	15/16	16/17	17/18	Total
C3 Completions (net)	2,442	142	285	215	144	264	3,492
C2 Completions (net)	112 bedrooms: dwelling equivalent = 28						28
<b>Total Completions over the Plan Period:</b>							<b>3,520</b>

- 2.8 From the 2001/02 monitoring year, the housing target was based on the adopted Local Plan figure of 180 dwellings per year. From the end of the 2017/18 monitoring year onwards, the residual annual housing target is based on the standard method. The residual annual housing target for the remaining 8 years of the plan period is 3,508 dwellings (over the period 2018/19-2025/26), giving an average of 438 dwellings per year (see footnote 1). This equates to a requirement of 2,192 dwellings over the five year period 1 April 2018 to 31 March 2023.
- 2.9 The NPPF requires that an appropriate buffer is applied to the housing need figure. In accordance with paragraph 73 of the NPPF, an additional 10% buffer is required where the Local Authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement. When the 10% buffer is added the five year housing requirement for the period 1 April 2018 to 31 March 2023 would therefore be **2,412 dwellings** which equates to **482 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 for housing 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. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*  
[Annex 2: Glossary]

- 3.2 Sites considered to be 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 the definition of ‘deliverable’ in 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 70 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

	18/19	19/20	20/21	21/22	22/23
Sites Not Yet Started	29	124	93	178	1
Sites Under Construction	335	152	79	78	20
Outstanding C2 Developments	8	0	4	0	17
Windfall Allowance	38	38	38	38	38
Sites allocated in the SALDD	30	155	70	77	126
Sub Total	440	469	284	371	202
<b>Total</b>	<b>1,766</b>				

3.6 At 1,766 dwellings the Council can show 3.7 years supply of deliverable housing.<sup>1</sup>

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

- Housing target for first 16 years of the Plan Period (3,060 homes) minus actual housing completions in the first 16 years of the Plan period (3,520) = oversupply of 460 homes to be offset against future target.
- Target for the remaining 8 years of the Plan Period based on Local Housing Need calculated through the Standard Method = 3,968 dwellings, minus the oversupply of 460 dwellings brought forward from earlier in the Plan Period = 3,508 dwellings.
- Outstanding Plan provision (3,508 homes) divided by number of Plan years remaining (8) = the residual annual housing provision (438) (482 when 10% 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 2018 (total = 1,766 homes) divided by the residual annual target (482 homes) = 3.7 Years.

**Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments  
(as of 31 March 2018)**

<b>Sites with Outstanding Planning Permission (not yet started)</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>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	
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.
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.
15/1717/FUL	Land adj Clovers Court, Clovers Court, Chorleywood,	Yes	2	Yes	Yes	Yes	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year



	WD3 5FD											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.
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.
16/1007/FUL	Entrance Lodge, Chorleywood House, Chorleywood House Drive, Chorleywood, WD3 5FL	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.
16/1041/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.
16/1260/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.
16/1452/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 Lakeview, Railway Terrace, Kings Langley	No	28	Yes	Yes	Yes	-	-	-	28	-	Site is available and planning 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.
16/1668/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/OUT	Land Rear Of Old Chorleywood Road, Rickmansworth, Hertfordshire	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.

16/2061/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.
16/2062/FUL	Rear Of, 17 And 19 West Way, Rickmansworth, WD3 7EH	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 Primrose Hill, Kings Langley, WD4 8HX	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.
16/2225/FUL	1, Bradley Cottages, Lower Road, Chorleywood, Rickmansworth, WD3 5LA	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.
16/2247/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.
16/2441/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, Rickmansworth, WD3 5PS	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.
16/2555/FUL	Land adj Frithcote, Watford	No	1	Yes	Yes	Yes	-	-	1	-	-	Site is available and planning permission granted so is

	Road, Northwood, HA6 3PP											suitable. Considered that site is achievable within 5 year period.
16/2741/FUL	Pocklington House, Eastbury Avenue, Northwood	Yes	39	Yes	Yes	Yes	-	-	39	-	-	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, Eastbury Avenue, Northwood HA6 3LB	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.
17/0464/FUL	139, Hayling Road, South Oxhey, Watford, WD19 7DB	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.
17/0665/FUL	104, High Street, Rickmansworth, Rickmansworth, WD3 1AQ	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.
17/0666/PDD	16, Church Lane, Mill End, Rickmansworth, WD3 8HD	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.
17/0739/FUL	67, Kewferry Road, Northwood, Northwood, HA6 2PQ	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.
17/0820/FUL	Land R/O Rose And Crown Public House, Old Common Road, Chorleywood,	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.

	WD3 5LW											
17/0869/FUL	8a, Langley Parade, Langley Road, Abbots Langley, Abbots Langley, WD5 0AB	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.
17/0883/FUL	35 and 37, Muirfield Road, South Oxhey, Watford, WD19 6LW	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.
17/0895/FUL	11 Eastbury Avenue, Northwood, HA6 3LB	Yes	8	Yes	Yes	Yes	-	8	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/0990/FUL	Land adj, Old House Lane, Abbots Langley	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.
17/1057/FUL	Land Adjoining Thistle Lodge, Bedmond Road, Abbots Langley, WD5 0QB	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.
17/1129/PDR	Unit 35, Metro Centre, Dwight Road, Watford, Watford, WD18 9SB	Yes	12	Yes	Yes	Yes	-	12	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/1202/FUL	48, Russell Road, Moor Park, Northwood, HA6 2LR	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.
17/1208/PDR	Kier Southern	Yes	19	Yes	Yes	Yes	-	-	19	-	-	Site is available and planning

	Ltd, Maple Lodge Close, Maple Cross, Rickmansworth, WD3 9SN											permission granted so is suitable. Considered that site is achievable within 5 year period.
17/1290/FUL	22, Summerhouse Way, Abbots Langley, Abbots Langley, WD5 0DY	Yes	20	Yes	Yes	Yes	-	-	20	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/1364/FUL	The Hayloft, Bullsland Farm, Bullsland Lane, Chorleywood, WD3 5BG	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.
17/1388/FUL	Land adj Leavesden Court, Mallard Road, Abbots Langley, WD5 0GT	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.
17/1524/FUL	Moor Park Post Office 8, Main Avenue, Moor Park, HA6 2HJ	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.
17/1565/FUL	Land adj 1, The Queens Drive, Mill End, WD3 8LN	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.
17/1567/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.
17/1604/FUL	Unit 35, Metro Centre, Dwight	Yes	2	Yes	Yes	Yes	-	2	-	-	-	Site is available and planning permission granted so is

	Road, Watford, WD18 9SB											suitable. Considered that site is achievable within 5 year period.
17/1756/FUL	Old Meadows, Dog Kennel Lane, Chorleywood, Rickmansworth, WD3 5EL	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.
17/1573/FUL	1, Gleneagles Close, South Oxhey, Watford, WD19 6LS	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.
17/1797/FUL	13, Kenwood Drive, Mill End, Rickmansworth, WD3 8YQ	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.
17/1813/FUL	Saracens Cottage 107, Quickley Lane, Chorleywood, Rickmansworth, WD3 5PG	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.
17/1825/FUL	Three Acres, Toms Lane, Kings Langley, Kings Langley, WD4 8NA	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.
17/1843/FUL	Land Adjacent To 1-8 Adrian House, Adrian Road, Abbots Langley	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.
17/1869/FUL	The Clump, Rickmansworth, Rickmansworth, WD3 4BD	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.
17/2053/OUT	Street Record, Foxgrove Path, South Oxhey	Yes	49	Yes	Yes	Yes	-	-	-	49	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/2077/FUL	368 Garages Rear Of 12 To 14, Bowling Green, South Oxhey, South Oxhey	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.
17/2254/FUL	25, Woodhall Lane, South Oxhey, Watford, WD19 6EX	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.
17/2538/FUL	Woodfield House, Chalfont Lane, Chorleywood, Rickmansworth, WD3 5PP	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.
17/2549/AOD	67, Bucknalls Lane, Garston, Watford, WD25 9NE	No	98	Yes	Yes	Yes	-	-	-	98	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/2606/FUL	Garages Rear Of 22 To 28, Ashridge Drive, South Oxhey, WD19 6QG	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.
17/2628/FUL	26, Hoylake Gardens, South Oxhey, WD19 6LG	Yes	5	Yes	Yes	Yes	-	5	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/0117/PDA	The Barn, Solesbridge	Yes	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is



	Lane, Chorleywood, WD3 5SR												suitable. Considered that site is achievable within 5 year period.
18/0244/FUL	East Glade, London Road, Rickmansworth, WD3 1JR	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.
<b>Sub Total with Outstanding Planning Permission</b>			<b>425</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29</b>	<b>124</b>	<b>93</b>	<b>178</b>	<b>1</b>		

**Sites Under Construction**

Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	18/19	19/20	20/21	21/22	22/23	
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.
14/1432/FUL	8A Bucknalls Close, Garston, Watford WD25 9NB	Yes	-2	Yes	Yes	Yes	-	-2	-	-	-	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.
14/1613/FUL	1B The Fairway,	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning

	Northwood											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 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.
15/1026/FUL	Land adj. Woodside Road, Abbots Langley	Yes	10	Yes	Yes	Yes	10	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
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.
15/2374/RSP	Wharnccliffe, Old Common Road, Chorleywood, WD3 5LW	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2532/PDR	Langwood House, High Street, Rickmansworth, WD3 1EQ	Yes	46	Yes	Yes	Yes	46	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/2613/PDA	Barn, Bucks Hill Farm, Bucks Hill,	No	2	Yes	Yes	Yes	-	2	-	-	-	Site is under construction and progress indicates completion

	Sarratt											within 5 year period.
16/0005/FUL	South Oxhey Central, South Oxhey	Yes	332	Yes	Yes	Yes	78	78	78	78	20	Site is under construction and progress indicates completion within 5 year period.
16/0225/PDA	Barn at Dellfield Farm, Plough Lane, Sarratt	No	1	Yes	Yes	Yes	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/0293/FUL	Oak Lodge, Chequers Court, Chequers Lane, Abbots Langley, WD25 0GL	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/0998/FUL	163 New Road, Croxley Green WD3 3HB	Yes	3	Yes	Yes	Yes	-	3	-	-	-	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.
16/1151/FUL	6 Valley Road, Rickmansworth, WD3 4DS	Yes	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion 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 under construction and progress indicates completion within 5 year period.
16/2197/PDR	142 New Road, Croxley Green, WD3 3EP	Yes	3	Yes	Yes	Yes	-	3	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2243/FUL	1 Frogmoor Lane, Rickmansworth, WD3 1NB	Yes	3	Yes	Yes	Yes	-	3	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2673/FUL	British Gas Transco, Wharf	Yes	48	Yes	Yes	Yes	48	-	-	-	-	Site is under construction and progress indicates completion

	Lane, Rickmansworth											within 5 year period.
16/2676/FUL	Langwood House, High Street, Rickmansworth, WD3 1EQ	Yes	9	Yes	Yes	Yes	9	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2753/FUL	Haradwaith, Homefield Road, Chorleywood, Rickmansworth, WD3 5QJ	Yes	3	Yes	Yes	Yes	-	3	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2759/PDR	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.
17/0197/FUL	18, Hunton Bridge Hill, Hunton Bridge, Kings Langley, WD4 8PU	Yes	3	Yes	Yes	Yes	-	3	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/0238/FUL	2A Barton Way, Croxley Green, WD3 3QA	Yes	1	Yes	Yes	Yes	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/0415/PDA	Barn Near Junction Of Bottom Lane, Red Lion Lane, Sarratt	No	1	Yes	Yes	Yes	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/0416/FUL	Bury Hall, Bury Lane, Rickmansworth, WD3 1DX	Yes	17	Yes	Yes	Yes	17	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/0481/PDR	Unit 1, Century Court, Tolpits Lane, Rickmansworth,	Yes	12	Yes	Yes	Yes	-	12	-	-	-	Site is under construction and progress indicates completion within 5 year period.

	Watford, WD18 9SS											
17/0580/PDA	Highwood Hall, Highwoodhall Lane, Pimlico, Hemel Hempstead, HP3 8PY	No	1	Yes	Yes	Yes	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/0717/FUL	The Dog And Partridge Public House, Old Mill Road, Hunton Bridge, Kings Langley, WD4 8RB	Yes	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1061/FUL	Land R/O, The Glade 46, Watford Road, Northwood, HA6 3PL	Yes	1	Yes	Yes	Yes	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1177/FUL	Fitzroy House, Dwight Road, Watford	Yes	5	Yes	Yes	Yes	-	5	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1248/FUL	30, Lincoln Drive, Croxley Green, Rickmansworth, WD3 3NH	Yes	1	Yes	Yes	Yes	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1371/FUL	Land To The Rear Of 189 To 191 Watford Road, Winton Approach, Croxley Green	Yes	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1482/FUL	18, Gallows Hill Lane, Abbots Langley, WD5 0DA	No	5	Yes	Yes	Yes	5	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/2169/FUL	17/2169/FUL	Yes	1	Yes	Yes	Yes	-	1	-	-	-	Site is under construction and

													progress indicates completion within 5 year period.
17/2535/RSP	12 A, Lower Road, Chorleywood, Rickmansworth, WD3 5LH	Yes	1	Yes	Yes	Yes	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
<b>Sub Total Sites Under Construction</b>			<b>664</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>335</b>	<b>152</b>	<b>79</b>	<b>78</b>	<b>20</b>		

Outstanding C2 Developments													
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments	
				Avail-able	Suit-able	Achiev-able	18/19	19/20	20/21	21/22	22/23		
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.
17/1010/FUL	Carpenders Park	Yes	17	Yes	Yes	Yes	-	-	-	-	-	17	Permission granted on 26

	Farm Cottages, Oxhey Lane, Carpenders Park											September 2017 for a care home with a net gain of 17 dwellings. The net dwelling equivalent is 17 dwellings. Please see the housing land supply paper for further information.
<b>Sub Total Outstanding C2 Developments</b>			<b>29</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>17</b>	

Windfall Allowance												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Available	Suitable	Achievable	18/19	19/20	20/21	21/22	22/23	
-	Windfall allowance	-	190	-	-	-	38	38	38	38	38	
<b>Sub Total Windfall Allowance</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>1308</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>410</b>	<b>314</b>	<b>214</b>	<b>294</b>	<b>76</b>	
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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											
			18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	28/29	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					100	85						-
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, 16/2673/FUL). Construction started.											
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	Planning permission was granted on 31-1-2018 for 49 residential dwellings (application ref: 17/2053/OUT). Development has yet to commence.											
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										

<b>Sub Total</b>		<b>30</b>	<b>155</b>	<b>70</b>	<b>77</b>	<b>126</b>	<b>100</b>	<b>15</b>	<b>40</b>	<b>0</b>	<b>190</b>
<b>Total</b>	<b>1,766</b>	<b>458</b>					<b>345</b>				