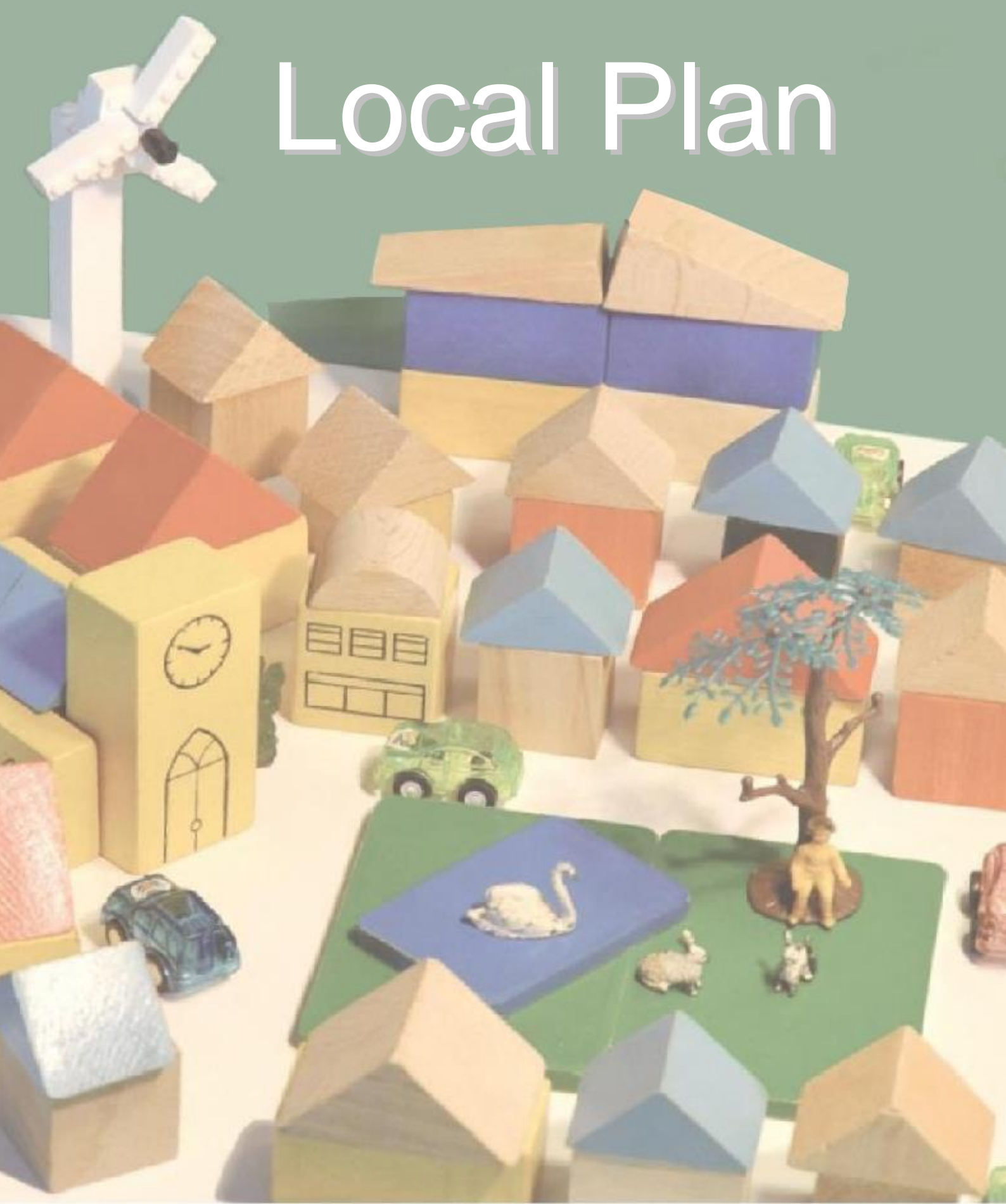


# Local Plan



**Appendix 5**  
**Housing Land Supply Update**  
December 2019



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## Chapter 1: Introduction

- 1.1 The revised National Planning Policy Framework (NPPF) was published in February 2019<sup>1</sup> 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<sup>38</sup>, 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”<sup>2</sup> [paragraph 73].*

- 1.2 The National Planning Practice Guidance, published July 2019, states that:

*“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:*

- *the plan was adopted in the last 5 years, or*
- *the strategic housing policies have been reviewed within the last 5 years and found not to need updating.*

*In other circumstances the 5 year housing land supply will be measured against the area’s local housing need calculated using the standard method” [paragraph 005].*

- 1.3 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.

- 1.4 The NPPF considers plan policies out of date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (see footnote 7 relating to paragraph 11).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.

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<sup>1</sup> The NPPF was revised in July 2018 and updated in February 2019.

<sup>2</sup> Footnote 39, NPPF: From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

## 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 2019 to 31 March 2024.
- 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 620 dwellings per year.
- 2.3 The standard method calculates local housing need by identifying a minimum annual local housing need figure. The standard method is currently based on 2014-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 443 dwellings per year or 4,427 dwellings, from 2019 to 2029.
  - 2) The average projected household growth figure is then adjusted to take account of affordability. The 2018 affordability ratio in Three Rivers is 13.7. 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 1.6. The baseline calculated in step 1 (443 dwellings per year) is subsequently multiplied by 1.6. The adjusted housing need is therefore 709 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 planning authority's strategic policies. As Three Rivers' Local Plan is more than 5 years old, the cap is applicable and is set at 40% above the annual housing requirement figure of 443 (as established in step 1). For Three Rivers, this is 620 dwellings per year.

According to the standard method at present, the annual local housing need figure for Three Rivers is **620** dwellings per year.

- 2.4 This equates to a requirement of 3,100 dwellings over a five year period. However, this figure may be adjusted to take account of housing which has already been delivered<sup>3</sup>. A net gain of 3,641 dwellings has been delivered in Three Rivers in the period 2001/02-2018/19.
- 2.5 The National Planning Practice Guidance, published September 2019, states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply<sup>4</sup>. Specifically, paragraph 16a states:

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<sup>3</sup> Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years (NPPG, Paragraph 032).

<sup>4</sup> NPPG, Paragraph 035.

*“How should plan-making authorities count specialist housing for older people against their housing requirement?”*

*Plan-making authorities will need to count housing provided for older people 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 The Council considers a conversion ratio of 1.9:1 (1.9 bedrooms in C2 use ‘freed 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 59 dwellings have been provided over the plan period, bringing the total completions over the plan period up to 3,700 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

<b>Application Number</b>	<b>Address</b>	<b>Number of units</b>
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>59</b>

Table 2: Delivery over the Plan Period

	<b>01/02-13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>Total</b>
C3 Completions (net)	2,584	285	215	144	264	149	3,641
C2 Completions (net)	112 bedrooms: dwelling equivalent = 59						59
<b>Total Completions over the Plan Period:</b>							<b>3,700</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 7 years of the plan period is 4,320 dwellings (over the period 2019/20-2025/26), giving an average of 617 dwellings per year (see footnote 6). This equates to a requirement of 3,085 dwellings over the five year period 1 April 2019 to 31 March 2024.

- 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 20% buffer is required where there has been significant under delivery of housing over the previous three years<sup>5</sup>. When the 20% buffer is added, the five year housing requirement for the period 1 April 2019 to 31 March 2024 would therefore be **3,702 dwellings** which equates to **740 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. In particular:*

- a) sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it 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 In accordance with the definition of ‘deliverable’ in the NPPF, sites with outline or full planning permission for minor development and sites with detailed/full planning permission for all development have been considered deliverable unless there is clear evidence that schemes will not be implemented within five years. All sites which are allocated for housing in the Sites Allocations Local Development Document (LDD) and sites which have outline planning permission for major development have only been considered deliverable where there is clear evidence that housing completions will begin on site 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

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<sup>5</sup> This is measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. The Housing Delivery Test measurement for Three Rivers in 2018 was 67% and therefore a buffer of 20% is required.

where there is full permission for major development, outline/full permission for minor development or where there is clear evidence that housing completions will begin within five years. 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

	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>
Sites Not Yet Started	<b>34</b>	<b>151</b>	<b>180</b>	<b>25</b>	<b>1</b>
Sites Under Construction	<b>356</b>	<b>189</b>	<b>98</b>	<b>98</b>	<b>0</b>
Outstanding C2 Developments	<b>16</b>	<b>8</b>	<b>24</b>	<b>51</b>	<b>0</b>
Windfall Allowance	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>
Sites allocated in the SALDD	<b>0</b>	<b>12</b>	<b>13</b>	<b>15</b>	<b>30</b>
Sub Total	<b>444</b>	<b>398</b>	<b>353</b>	<b>227</b>	<b>69</b>
<b>Total</b>	<b>1,491</b>				

3.6 At 1,491 dwellings the Council can show 2 years supply of deliverable housing.<sup>6</sup>

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<sup>6</sup> This figure has been calculated in the following way:

- Housing target for first 18 years of the Plan Period (3,680 homes) minus actual housing completions in the first 18 years of the Plan period (3,700) = oversupply of 20 homes to be offset against future target.
- Target for the remaining 7 years of the Plan Period based on Local Housing Need calculated through the Standard Method = 4,340 dwellings, minus the oversupply of 20 dwellings brought forward from earlier in the Plan Period = 4,320 dwellings.
- Outstanding Plan provision (4,320 homes) divided by number of Plan years remaining (7) = the residual annual housing provision (617) (740 when 20% 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 2019 (total = 1,491 homes) divided by the residual annual target (740 homes) = 2 Years.

**Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments  
(as of 31 March 2019)**

<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>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	
15/1717/FUL	Land adj Clovers Court, Clovers Court, Chorleywood	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/0676/FUL	The Presbystery, St Josephs Roman Catholic Church, Oxhey Drive, South Oxhey	Y	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	Y	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	N	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	Y	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	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site



	Road, Rickmansworth											is achievable within 5 year period.
16/1541/PDR	Faraday House, Station Road, Kings Langley	Y	18	Yes	Yes	Yes	-	18	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/1669/OUT	Proposed Development Site, Old Chorleywood Road, Rickmansworth	N	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	N	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	Y	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	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/2474/FUL	77 Blacketts Wood Drive, Chorleywood	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
16/2516/FUL	Bullsland Farm, Bullsland Lane, Chorleywood	N	4	Yes	Yes	Yes	-	4	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

16/2555/FUL	Land adj Frithcote, Watford Road, Northwood	N	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 Residential Home, Eastbury Avenue, Northwood	Y	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	Y	4	Yes	Yes	Yes	-	4	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/0665/FUL	10 High Street, Rickmansworth	Y	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	Y	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	Y	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	Y	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,	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is

	South Oxhey											suitable. Considered that site is achievable within 5 year period.
17/1202/FUL	48 Russell Road, Moor Park, Northwood	Y	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 Ltd, Maple Lodge Close, Maple Cross	Y	19	Yes	Yes	Yes	-	19	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/1290/FUL	22 Summerhouse Way, Abbots Langley	Y	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	Y	1	Yes	Yes	Yes	-	-	-	-	1	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/1524/FUL	Moor Park Post Office 8, Main Avenue, Moor Park	Y	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	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/1626/FUL	Wyatts Road, Chorleywood	N	4	Yes	Yes	Yes	-	4	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

17/1750/FUL	2A Berks Hill, Chorleywood	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/1797/FUL	13 Kenwood Drive, Mill End, Rickmansworth, WD3 8YQ	Y	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	Y	3	Yes	Yes	Yes	-	3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/2053/OUT	Street Record, Foxgrove Path, South Oxhey	N	49	Yes	Yes	Yes	-	25	24	-	-	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, Bowring Green, South Oxhey	Y	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	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
17/2606/FUL	Garages Rear Of 22 To 28, Ashridge Drive, South Oxhey, WD19 6QG	Y	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	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site

	6LG											is achievable within 5 year period.
18/0007/FUL	66 Northwick Road, South Oxhey, Watford, WD19 6NG	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/0115/FUL	188 Links Way, Croxley Green, Rickmansworth, WD3 3RN	Y	1	Yes	Yes	Yes	-	1	-	-	-	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 Lane, Chorleywood	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/0207/FUL	38 Eastbury Avenue, Northwood	Y	6	Yes	Yes	Yes	-	-	6	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/0223/FUL	Mansion House Farm, Bedmond Road, Abbots Langley	N	17	Yes	Yes	Yes	-	-	17	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/0320/FUL	Red House, Dog Kennel Lane, Chorleywood	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/0322/FUL	Garages Between 83 And 89 The Queens Drive, Mill End	Y	6	Yes	Yes	Yes	-	-	6	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/0398/PDR	76A High Street,	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning

	Rickmansworth, WD3 1AJ											permission granted so is suitable. Considered that site is achievable within 5 year period.
18/0570/FUL	Vivikt, Chorleywood Road, Rickmansworth	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1296/OUT	Little Furze Junior Mixed Infants School, Gosforth Lane, South Oxhey	Y	70	Yes	Yes	Yes	-	15	30	25	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1372/FUL	Cranston House 23 Blaketts Wood Drive, Chorleywood	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1385/FUL	50 Beacon Way, Rickmansworth	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1408/PDA	Poachers Retreat, Penmans Green, Sarratt	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1542/FUL	Old Meadows, Dog Kennel Lane, Chorleywood	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1550/FUL	Whitestocks Farm, Loudwater Lane, Loudwater	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year

												period.
18/1577/AOD	Land Adjoining Notley Croft, Bedmond Road, Bedmond	N	2	Yes	Yes	Yes	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1664/FUL	Development Site, Kings View Farm, Toms Lane, Kings Langley	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1769/FUL	Land Adjacent Lakeview, Railway Terrace, Kings Langley	N	28	Yes	Yes	Yes	-	-	28	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1848/FUL	East Glade, London Road, Rickmansworth	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1988/PDR	Scotsbridge House, Scots Hill, Croxley Green	Y	30	Yes	Yes	Yes	-	-	30	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/1989/FUL	April Cottage, Bridle Lane, Loudwater	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/2075/FUL	224 Abbots Road, Abbots Langley	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/2128/FUL	Street Record, Adrian Road,	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is

	Abbots Langley												suitable. Considered that site is achievable within 5 year period.
18/2326/FUL	Batchworth Heath Farm, Batchworth Heath, Rickmansworth	Y	2	Yes	Yes	Yes	-	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/2388/PDA	Toad Hall, Finches Avenue, Redheath, Rickmansworth, WD3 4LN	Y	1	Yes	Yes	Yes	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/2416/PDA	New Oak Farm, Junction of Flaunden Lane +, Ollieberrie Lane , Belsize	Y	1	Yes	Yes	Yes	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/0093/NMA	Land Adjoining Thistle Lodge, Bedmond Road, Abbots Langley	N	3	Yes	Yes	Yes	3	-	-	-	-	-	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>391</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>34</b>	<b>151</b>	<b>180</b>	<b>25</b>	<b>1</b>		

<b>Sites Under Construction</b>												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	19/20	20/21	21/22	22/23	23/24	
04/1522/FUL	Plot 6, Old Gannon Close, Moor Park	N	1	Yes	Yes	Yes	-	-	1	-	-	Site is under construction and progress indicates completion within 5 year period.
11/2618/FUL	Land At The Rear	N	1	Yes	Yes	Yes	-	-	-	1	-	Site is under construction and



	Of Crindau, Homefield Road, Chorleywood											progress indicates completion within 5 year period.
14/1168/FUL	Boundary Way, Abbots Langley	Y	3	Yes	Yes	Yes	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1432/FUL	8A Bucknalls Close, Garston	Y	-2	Yes	Yes	Yes	-2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15/0140/FUL	Land Adjacent To 16, On The Hill, Carpenders Park	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/0005/FUL	St Andrews Road, South Oxhey	Y	388	Yes	Yes	Yes	97	97	97	97	-	Site is under construction and progress indicates completion within 5 year period.
16/0225/PDA	Barn At, Dellfield Farm, Plough Lane, Sarratt	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/0927/FUL	Pine Cottage, Quickley Rise, Chorleywood	Y	1	Yes	Yes	Yes	1	-	-	-	-	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	Y	91	Yes	Yes	Yes	91	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/1179/FUL	Land to Rear of 4-10 Bucknalls Lane, Garston,	N	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2062/FUL	Rear Of 17 And 19 West Way, Rickmansworth	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2673/FUL	British Gas Transco, Wharf Lane, Rickmansworth	Y	48	Yes	Yes	Yes	48	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2753/FUL	Haradwaith, Homefield Road,	Y	3	Yes	Yes	Yes	-	3	-	-	-	Site is under construction and progress indicates completion

	Chorleywood,											within 5 year period.
16/2759/PDR	Unit 3, Century Court, Tolpits Lane, Rickmansworth	Y	10	Yes	Yes	Yes	-	10	-	-	-	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	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/0481/PDR	Unit 1, Century Court, Tolpits Lane, Rickmansworth	Y	12	Yes	Yes	Yes	-	12	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/0580/PDA	Highwood Hall, Highwoodhall Lane, Pimlico, Hemel Hempstead	N	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	Y	6	Yes	Yes	Yes	-	6	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/0895/FUL	11 Eastbury Avenue, Northwood	Y	8	Yes	Yes	Yes	-	8	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1061/FUL	Land R/O The Glade 46, Watford Road, Northwood	Y	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	Y	4	Yes	Yes	Yes	-	4	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1388/FUL	Land adj	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and

	Leavesden Court, Mallard Road, Abbots Langley											progress indicates completion within 5 year period.
17/1482/FUL	18 Gallows Hill Lane, Abbots Langley	N	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1565/FUL	Land adj 1 The Queens Drive, Mill End	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1567/FUL	The Grapevine Public House, Prestwick Road, South Oxhey	Y	32	Yes	Yes	Yes	32	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1869/FUL	The Clump, Rickmansworth, Rickmansworth	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/2169/FUL	The Mulberry Bush, Dawes Lane Sarratt, Rickmansworth	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/2549/AOD	67 Bucknalls Lane, Garston, Watford	N	98	Yes	Yes	Yes	49	49	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1061/FUL	37 Westbury Road, Northwood	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1109/FUL	Land adj Old House Lane, Abbots Langley	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1922/FUL	Bury Hall, Bury Lane, Rickmansworth	Y	17	Yes	Yes	Yes	17	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/2229/FUL	Red Court, Park Avenue, Chorleywood, Rickmansworth,	Y	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>741</b>				<b>356</b>	<b>189</b>	<b>98</b>	<b>98</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	19/20	20/21	21/22	22/23	23/24	
16/0964/FUL	Croxley House, The Green, Croxley Green, Rickmansworth WD3 3JB	Yes	16	Yes	Yes	Yes	16	-	-	-	-	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 16 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	8	Yes	Yes	Yes	-	-	8	-	-	Permission granted on 7 November 2016 for a care home with a net gain of 16 bedrooms. The net dwelling equivalent is 8 dwellings. Considered that site is achievable within 5 year period. Variation of Condition 2 of previous permission (16/1218/FUL) is pending consideration. Please see the housing land supply paper for further information.
17/1010/FUL	Carpenders Park Farm Cottages, Oxhey Lane, Carpenders Park	Yes	36	Yes	Yes	Yes	-	-	-	36	-	Permission granted on 26 September 2017 for a care home with a gross loss of 4 dwellings and a gross gain of 76 bedrooms (equivalent to 40 dwellings). The net dwelling equivalent is 36 dwellings.

													Please see the housing land supply paper for further information.
18/1296/OUT	Little Furze Junior Mixed Infants School, Gosforth Lane, South Oxhey	Yes	39	Yes	Yes	Yes	-	8	16	15	-	-	Permission granted on 7 September 2018 for a care home with a net gain of 75 bedrooms. The net dwelling equivalent is 39 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>99</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16</b>	<b>8</b>	<b>24</b>	<b>51</b>	<b>-</b>		

Windfall Allowance												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	19/20	20/21	21/22	22/23	23/24	
-	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>1,421</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>444</b>	<b>386</b>	<b>340</b>	<b>212</b>	<b>39</b>	

**Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2019)**

Site Ref	Site	Dwelling Capacity	Phasing									
			19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Post 2026
H(1)	Kings Langley Employment Area	100	Two prior approvals were given and planning permission granted totalling 137 residential units (application refs: 16/1078/PDR (91 units), 16/1541/PDR (18 units) and 18/1769/FUL (28 units)). Construction started for permission 16/1078/PDR. Construction yet to commence for 16/1541/PDR and 18/1769/FUL.									
H(2)	Mansion House Farm Equestrian Centre, Bedmond Road, Abbots Langley	15	Planning permission granted on 12/07/2018 for 17 residential units (application ref: 18/0223/FUL). Development has yet to commence.									
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	65		
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). Development completed in the 2017/18 monitoring year.									

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 completed in the 2018/19 monitoring year.								
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	An outline planning permission was granted approval in 2018 (application ref: 18/1296/OUT). Development has yet to commence.								
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). Construction started.								
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 completed in the 2018/19 monitoring year.								
H(34)	Fairways Farm, Bucknalls Lane, Garston	100	Planning permission granted for 100 new dwellings (16/2076/OUT, 17/2549/AOD). Construction started.								

<b>Sub Total</b>		<b>0</b>	<b>12</b>	<b>13</b>	<b>15</b>	<b>30</b>	<b>70</b>	<b>188</b>	<b>85</b>	<b>0</b>	<b>180</b>
<b>Total</b>	<b>1,491</b>	<b>70</b>					<b>523</b>				