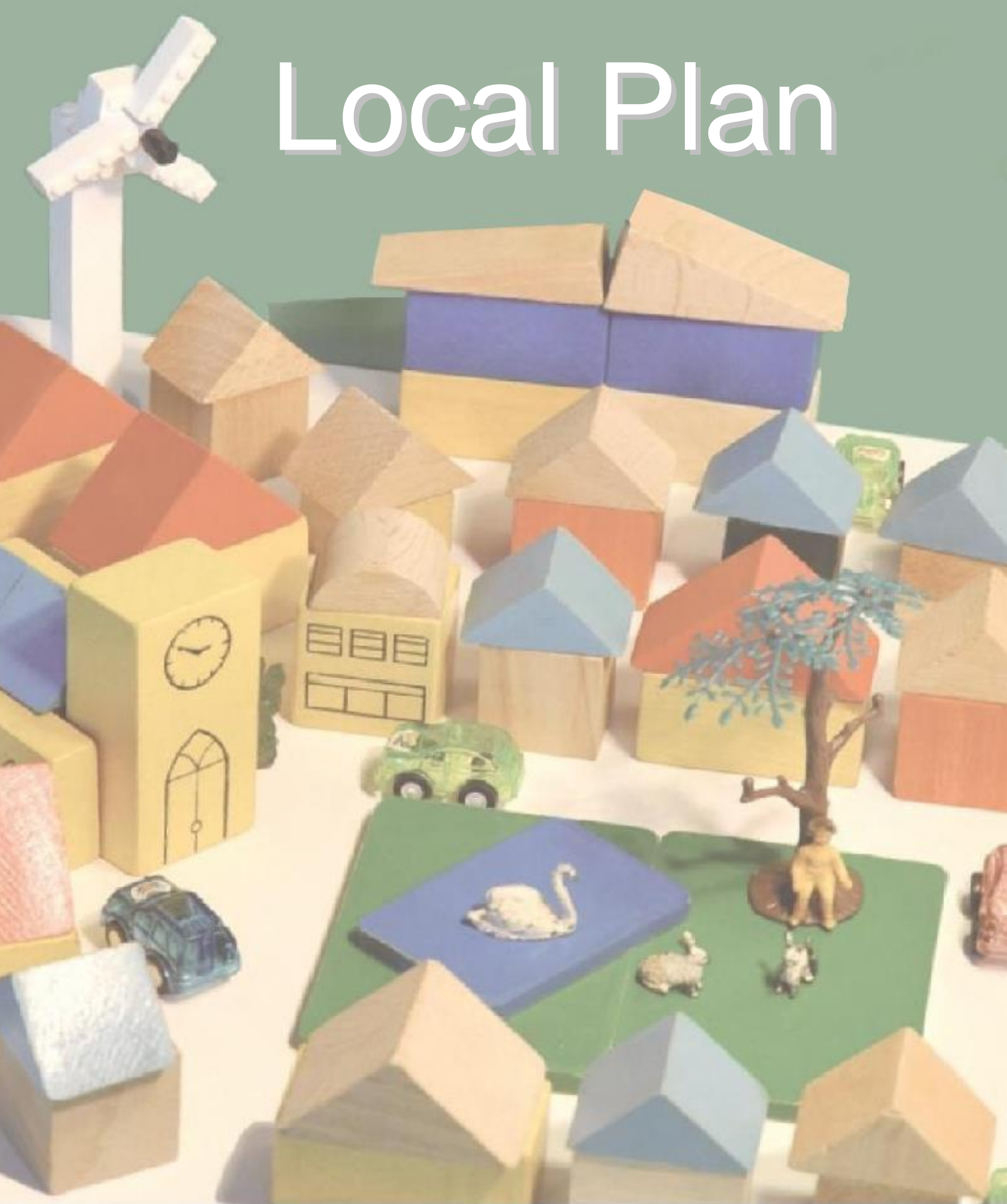


Local Plan



Appendix 5
Housing Land Supply Update
December 2020



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Chapter 1: Introduction

- 1.1 The revised National Planning Policy Framework (NPPF) was published in February 2019¹ 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 plan², 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 supply³ [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- 1.4 The NPPF considers plan policies out of date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (see footnote 7 relating to paragraph 11).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.

¹ The NPPF was revised in July 2018 and updated in February 2019.

² Footnote 38, NPPF: For the purposes of paragraphs 73b and 74 a plan adopted between 1 May and 31 October will be considered ‘recently adopted’ until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

³ 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 2020 to 31 March 2025.
- 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 currently equates to 624 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 446 dwellings per year or 4,460 dwellings, from 2020 to 2030.
 - 2) The average projected household growth figure is then adjusted to take account of affordability. The 2019 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 (446 dwellings per year) is subsequently multiplied by 1.6. The adjusted housing need is therefore 715 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 446 (as established in step 1). For Three Rivers, this is 624 dwellings per year.

According to the standard method at present, the annual local housing need figure for Three Rivers is **624** dwellings per year.

- 2.4 This equates to a requirement of 3,120 dwellings over a five year period. However, this figure may be adjusted to take account of housing which has already been delivered⁴ or any past shortfalls against planned requirements. A net gain of 4,047 dwellings has been delivered in Three Rivers in the period 2001/02-2019/20.
- 2.5 The National Planning Practice Guidance, published June 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 supply⁵. Specifically, paragraph 16a states:

⁴ 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).

⁵ NPPG, Paragraph 016a, <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

“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. 188 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 ‘frees up’ 1 open market dwelling) to be an appropriate way of taking account of the guidance. When applied to the 188 bedrooms completed in C2 use, a further 99 dwellings have been provided over the plan period, bringing the total completions over the plan period up to 4,146 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
17/1010/FUL	Carpenders Park Farm Cottages, Oxhey Lane, Carpenders Park	76
Total Bedrooms:		188
Total Dwelling Equivalent:		99

Table 2: Delivery over the Plan Period

	01/02-14/15	15/16	16/17	17/18	18/19	19/20	Total
C3 Completions (net)	2,869	215	144	264	149	406	4,047
C2 Completions (net)	188 bedrooms: dwelling equivalent = 99						99
Total Completions over the Plan Period:							4,146

- 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 July 2018, the residual annual housing target is based on the standard method. The residual annual housing target for the remaining 6 years of the plan period is 3,792 dwellings (over the period

2020/21-2025/26), giving an average of 632 dwellings per year (see footnote 7). This equates to a requirement of 3,160 dwellings over the five year period 1 April 2020 to 31 March 2025.

- 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 years⁶. When the 20% buffer is added, the five year housing requirement for the period 1 April 2020 to 31 March 2025 would therefore be **3,790 dwellings** which equates to **758 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 both minor and major 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 Site 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 39 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.

⁶ 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 was 41% in 2019 and 67% in 2018. Therefore a buffer of 20% is required.

- 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 have been included in the five year housing land supply where there is full permission for major development, outline or 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 sites that benefit from planning permission are 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

	20/21	21/22	22/23	23/24	24/25
Sites Not Yet Started	21	140	183	42	-
Sites Under Construction	242	108	97	68	-
Outstanding C2 Developments	19	28	19	-	-
Windfall Allowance	39	39	39	39	39
Sites allocated in the SALDD	0	60	141	113	3
Sub Total	321	375	479	262	42
Total	1,479				

- 3.6 At 1,479 dwellings the Council can show 2 years supply of deliverable housing.⁷

⁷ This figure has been calculated in the following way:

- Housing target for the first 19 years of the Plan period (4,194 homes) minus actual housing completions in the first 19 years of the Plan period (4,146) = undersupply of 48 to be added to future target.
- Target for the remaining 6 years of the Plan period based on Local Housing Need calculated through the Standard Method = 3,744 (based on annual need of 624 dwellings), adding the undersupply of 48 dwellings from earlier in the Plan period = 3,792 dwellings.
- Outstanding Plan provision (3,792 homes) divided by the number of Plan years remaining (6) = the residual annual housing provision (632) (758 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 2020 (total = 1,479) divided by the residual annual target with a 20% buffer (758 homes) = 2 Years.

**Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments
(as of 31 March 2020)**

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	20/21	21/22	22/23	23/24	24/25	
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.
16/2555/FUL	Land adj Frithcote, Watford Road, Northwood, HA6 3PP	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.
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, 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.
17/1202/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 Ltd, Maple Lodge Close, Maple Cross, WD3 9SN	Yes	19	Yes	Yes	Yes	-	-	19	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year

												period.
17/1364/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. Permission implemented in 2020/21. 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.
17/1573/FUL	1 Gleneagles Close, South Oxhey, 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.
17/1626/FUL	Wyatts Road, Chorleywood, WD3 5TE	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.
17/1750/FUL	2A Berks Hill, Chorleywood, WD3 5AQ	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.
17/1797/FUL	13 Kenwood Drive, Mill End, 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, 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, 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.
17/2053/OUT	Street Record, Foxgrove Path, South Oxhey	No	49	Yes	Yes	Yes	-	29	20	-	-	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, 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.
18/0007/FUL	66 Northwick Road, South Oxhey, WD19 6NG	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.
18/0117/PDA	The Barn, Solesbridge Lane, Chorleywood, WD3 5SR	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.
18/0320/FUL	Red House, Dog Kennel Lane, Chorleywood, WD3 5EL	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.
18/0322/FUL	Garages Between 83 And 89 The Queens Drive, Mill End	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.
18/0570/FUL	Vivikt, Chorleywood Road,	Yes	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site

	Rickmansworth, WD3 4EP											is achievable within 5 year period.
18/0970/FUL	Scots Hill, Croxley Green, WD3 3AD	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.
18/1034/OUT	West Herts College, Home Park Mill Link, Kings Langley, WD4 8LZ	Yes	65	Yes	Yes	Yes	-	27	27	11	-	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, WD19 7RE	Yes	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 Blacketts Wood Drive, Chorleywood, WD3 5PY	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.
18/1381/FUL	36 Eastbury Avenue, Northwood, HA6 3LN	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.
18/1385/FUL	50 Beacon Way, Rickmansworth, WD3 7PE	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.
18/1408/PDA	Poachers Retreat, Penmans Green, Sarratt, Kings Langley, WD4	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.

	9AY											
18/1577/AOD	Land Adjoining Notley Croft, Bedmond Road, Bedmond, WD5 0QE	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.
18/1664/FUL	Development Site, Kings View Farm, Toms Lane, WD4 8NH	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.
18/1744/FUL	34 Green Street, Chorleywood, WD3 5QR	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.
18/1988/PDR	Scotsbridge House, Scots Hill, Croxley Green, WD3 3BB	Yes	30	Yes	Yes	Yes	-	-	27	3	-	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, 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.
18/2283/FUL	High View Caravan Park, Toms Lane	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.
18/2326/FUL	Batchworth Heath Farm, Batchworth Heath, WD3 1QB	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.
18/2416/PDA	New Oak Farm, Junction of	Yes	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is

	Flauden Lane +, Ollieberrie Lane , Belsize, WD3 4NT											suitable. Considered that site is achievable within 5 year period.
18/2444/FUL	1A Links Way, Croxley Green, WD3 3RG	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.
19/0038/FUL	2 The Courtway, Carpenders Park, WD19 5DW	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.
19/0337/FUL	Aviemore, 65 Lower Road, Chorleywood, WD3 5LA	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.
19/0455/FUL	Land At The Rear, The Limes 9 Eastbury Avenue, Northwood	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.
19/0486/FUL	Troutstream Hall, Troutstream Way, Loudwater, WD3 4LG	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.
19/0550/FUL	373 Prestwick Road, South Oxhey, WD19 6UL	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.
19/0638/PDA	Bullsland Farm, Bullsland Lane, Chorleywood, WD3 5BG	No	5	Yes	Yes	Yes	-	-	2	3	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year

												period.
19/0990/FUL	34 Eastbury Avenue, Northwood, HA6 3LN	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.
19/1132/PDA	Roseacre, Bedmond Road, Bedmond	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.
19/1361/FUL	Barn West Of Bullsland Farm House, Bullsland Farm, Bullsland Lane, Chorleywood	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.
19/1647/FUL	53 55, Cheshire Drive, Leavesden, WD25 7GP	Yes	7	Yes	Yes	Yes	-	7	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/1695/FUL	175 New Road, Croxley Green, WD3 3HB	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.
19/1700/FUL	Norfolk House, Chorleywood Road, Rickmansworth, WD3 4ER	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.
19/1784/PDR	Shannon House, Station Road, Kings Langley	Yes	28	Yes	Yes	Yes	-	-	28	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/2134/FUL	197 Watford	Yes	2	Yes	Yes	Yes	-	2	-	-	-	Site is available and planning

	Road, Croxley Green											permission granted so is suitable. Considered that site is achievable within 5 year period.
19/2178/FUL	Phillipshill Cottages, 2 Old Shire Lane, Chorleywood, WD3 5PW	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.
19/2286/FUL	.02 Callipers Hall Farm, Quickmoor Lane, Sarratt, Kings Langley, WD4 9AX	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.
19/2312/FUL	4 Lower Plantation, Loudwater, WD3 4PQ	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.
19/2396/FUL	Garage 8, 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.
19/2413/PIP	Land Adjoining 15 Lawford Close, Chorleywood	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.
20/0136/FUL	Beacon Way Residential Home, 3 Beacon Way, Rickmansworth, WD3 7PQ	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.
Sub Total with Outstanding Planning Permission			386	-	-	-	21	140	183	42	-	

Sites Under Construction												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Available	Suitable	Achievable	20/21	21/22	22/23	23/24	24/25	
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.
14/1168/FUL	Boundary Way, Abbots Langley	Yes	3	Yes	Yes	Yes	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
14/1432/FUL	8A Bucknalls Close, Garston, Watford, WD25 9NB	Yes	2 (loss)	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	No	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	Yes	388	Yes	Yes	Yes	126	97	97	68	-	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.
16/1179/FUL	Land to Rear of, 4-10 Bucknalls Lane, Garston, WD25 9JQ	No	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2061/PDA	Ash Meadow, Deadmans Ash Lane, Sarratt	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2062/FUL	Rear Of, 17 And 19 West Way,	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion

	Rickmansworth, WD3 7EH											within 5 year period.
16/2516/FUL	Bullsland Farm, Bullsland Lane, Chorleywood, WD3 5BG	No	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2753/FUL	Haradwaith, Homefield Road, Chorleywood, WD3 5QJ	Yes	3	Yes	Yes	Yes	3	-	-	-	-	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.
17/0883/FUL	35 and 37, Muirfield Road, South Oxhey, WD19 6LW	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1290/FUL	22 Summerhouse Way, Abbots Langley, WD5 0DY	Yes	20	Yes	Yes	Yes	20	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1482/FUL	18 Gallows Hill Lane, Abbots Langley, WD5 0DA	No	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, WD3 8LN	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1869/FUL	The Clump, Rickmansworth, WD3 4BD	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/2077/FUL	368 Garages Rear Of 12 To 14, Bowring Green, South Oxhey	Yes	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion 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 under construction and progress indicates completion within 5 year period.
18/0115/FUL	188, Links Way, Croxley Green, WD3 3RN	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/0223/FUL	Mansion House Farm, Bedmond Road, Abbots Langley	No	17	Yes	Yes	Yes	17	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1109/FUL	Land adj, Old House Lane, Abbots Langley	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1542/FUL	Old Meadows, Dog Kennel Lane, Chorleywood, WD3 5EL	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1769/FUL	Land Adjacent Lakeview, Railway Terrace, Kings Langley	No	28	Yes	Yes	Yes	27	1	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1938/FUL	Eastbury Corner, 13 Eastbury Avenue, Northwood, HA6 3LE	Yes	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/2388/PDA	Toad Hall, Finches Avenue, Redheath, Rickmansworth, WD3 4LN	No	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/0146/FUL	Daimar, Bedmond Road, Bedmond, WD5 0QE	Yes	3	Yes	Yes	Yes	-	3	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/0263/FUL	The Hudson, 32	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and

	Eastbury Avenue, Northwood, HA6 3LN											progress indicates completion within 5 year period.
19/0315/FUL	Delgany, Solesbridge Lane, Chorleywood, WD3 5SW	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/0332/FUL	The Studio, Community Way, Croxley Green, WD3 3FH	Yes	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/0376/FUL	East Glade, London Road, Rickmansworth, WD3 1JR	Yes	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/1448/FUL	Rose And Crown Public House, Old Common Road, Chorleywood, WD3 5LW	Yes	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/2484/RSP	38 Eastbury Avenue, Northwood, HA6 3LN	Yes	8	Yes	Yes	Yes	-	8	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Sub Total Sites Under Construction			515	-	-	-	242	108	97	68	-	

Outstanding C2 Developments												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	20/21	21/22	22/23	23/24	24/25	
16/0964/FUL	Croxley House, The Green, Croxley Green, Rickmansworth WD3 3JB	Yes	16	Yes	Yes	Yes	8	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 16 dwellings. Site is under construction. 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. Site is under construction. Considered that site is achievable within 5 year period. 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	-	20	19	-	-	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.
19/0300/FUL	Chalfont Court, Uxbridge Road, Rickmansworth, WD3 7AR	Yes	3	Yes	Yes	Yes	3	-	-	-	-	Permission granted on 29 April 2019 for an extension to a care home with a net gain of 5 bedrooms. The net dwelling equivalent is 3 dwellings. Site is under construction. Considered that site is achievable within 5 year period. Please see the housing land supply paper for further information.
Sub Total Outstanding C2 Developments			66	-	-	-	19	28	19	-	-	

Windfall Allowance												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	20/21	21/22	22/23	23/24	24/25	
-	Windfall allowance	-	195	-	-	-	39	39	39	39	39	
Sub Total Windfall Allowance			195	-	-	-	39	39	39	39	39	
Total Sites to be included in the Five Year Housing Land Supply			1,162	-	-	-	321	315	338	149	39	

Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2020)

Site Ref	Site	Dwelling Capacity	Phasing									
			20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Post 2026
H(1)	Kings Langley Employment Area	100	Five planning permissions granted totalling 230 dwellings (16/1078/PDR [91 units], 16/1541/PDR [18 units], 18/1034/OUT [65 units] 18/1769/FUL [28 units] and 19/1784/PDR [28 units]). Construction started for permission 18/1769/FUL. Construction yet to commence for 16/1541/PDR, 18/1034/OUT and 19/1784/PDR. Permission 16/1078/PDR completed during the 2019/20 monitoring period.									
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). Construction started.									
H(3)	Pin Wei, 35 High Street, Abbots Langley	10						10				-
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		40	60	60						-
H(11)	50-52 New Road, Croxley Green ⁸	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								10	15	-
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					-

⁸ Site is no longer available.

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). Development completed during the 2019/20 monitoring year.								
H(21)	Bridge Motors, Church Street, Rickmansworth	10		20	19						-
H(22)	Depot, Stockers Farm Road, Rickmansworth	60			30	30					-
H(23)	Pocklington House, Eastbury	30	Planning permission granted for 40 residential dwellings (application ref: 16/2741/FUL and 20/0277/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). Site H(25) was completed during the 2017/18 monitoring year.								
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). Site H(26) was completed during the 2017/18 monitoring year.								
H(27)	Little Furze School, South Oxhey	75	An outline planning permission was granted approval in 2018 (application ref: 18/1296/OUT) for 70 dwellings and a 75-bed care home. 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). Site H(28) was completed during the 2017/18 monitoring year.								
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 completed during the 2019/20 monitoring period.								

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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). Development 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 and 18/1313/FUL). Development completed during the 2019/20 monitoring period.									
Sub Total			0	60	141	113	3	90	0	20	25	0
Total		1,853	317				135					