



## Housing Land Supply Update (24/25 Financial Year) April 2026

## Table of Contents

<b>Chapter 1: Introduction .....</b>	<b>3</b>
<b>Chapter 2: Five Year Housing Target .....</b>	<b>3</b>
Table 1: C2 Completions during the Plan Period .....	5
Table 2: Delivery over the Plan Period.....	5
<b>Chapter 3: Five Year Housing Supply.....</b>	<b>6</b>
Table 3: Three Rivers Housing Supply .....	7
Table 4: Summary of Five Year Housing Requirement & Supply.....	7
<b>Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments (as of 31 March 2023).....</b>	<b>8</b>
<b>Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2025).....</b>	<b>23</b>

## Chapter 1: Introduction

- 1.1 The National Planning Policy Framework (NPPF) was published in December 2024<sup>1</sup> and requires local planning authorities to:
- 1.2 *“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:*
- *5% to ensure choice and competition in the market for land; or*
  - *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply*
- 1.3 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 Reference ID: 68-005-20190722].*

1.4 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 five-year land supply will be calculated using this figure.

1.5 The NPPF considers plan policies out of date where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (see footnote 8 relating to paragraph 11).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 forward looking and this report covers the period 1 April 2025 to 31 March 2030.
- 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<sup>2</sup> and

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<sup>1</sup> The NPPF was revised in July 2018 and updated in February 2019, July 2021, September 2023, December 2023 and December 2024.

<sup>2</sup> NPPG, Paragraph 002, <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

currently equates to 832 dwellings per year. The standard method calculation has been updated alongside the publication of the December 2024 NPPF.

- 2.3 The standard method calculates local housing need by identifying a minimum annual local housing need figure. The standard method uses a formula that incorporates a baseline of housing stock which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for. The standard method calculates housing need in two steps.
- 1) The housing growth baseline is set using the value of existing housing stock for the area. The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.
  - 2) The housing stock baseline figure (as calculated in step 1) is then adjusted based on the affordability of the area. The affordability data used is the median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level. The mean average affordability over the five most recent years for which data is available is used. The minimum annual local housing need figure is therefore 832 dwellings.

According to the standard method, the annual local housing need figure for Three Rivers is **832** dwellings per year.

- 2.4 A net gain of 5,255 dwellings has been delivered in Three Rivers in the period 2001/02-2024/25. In addition to C3 dwellings, 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 supply<sup>3</sup>. Specifically, paragraph 16a states:

*“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.”*

- 2.5 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. 309 bedrooms in C2 use have so far been delivered over the plan period (1 April 2001 - 31 March 2026).
- 2.6 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 309 bedrooms completed in C2 use, a further 163 dwellings have been provided over the plan period (see Table 1), bringing the total completions over the plan period up to 5,255 dwellings (see Table 2). The same approach will be used to ascertain the dwelling equivalent of sites with outstanding planning permission in C2 use.

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<sup>3</sup> NPPG, Paragraph 016a, <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

**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	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 <sup>4</sup>
17/1010/FUL	Carpenders Park Farm Cottages, Oxhey Lane, Carpenders Park	76
16/0964/FUL	Croxley House, The Green, Croxley Green	31
16/1218/FUL	Burford House, Rickmansworth Road, Chorleywood	46
19/0300/FUL	Chalfont Court, Uxbridge Road, Rickmansworth	5
20/0098/FUL	Bridge Motors, 44 Church Street, Rickmansworth	39
<b>Total Bedrooms:</b>		<b>309</b>
<b>Total Dwelling Equivalent:</b>		<b>163</b>

**Table 2: Delivery over the Plan Period**

	<b>01/02-19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>Total</b>
C3 Completions (net)	4047	99	154	204	219	369	5092
C2 Completions (net)	270 bedrooms: dwelling equivalent = 163						163
<b>Total Completions over the Plan Period:</b>							<b>5255</b>

- 2.7 From the 2001/02 monitoring year, the housing target was based on the adopted Local Plan figure of 180 dwellings per year and from July 2018, the residual annual housing target has been based on the standard method. The total housing target for the first 20 years of the Plan period (from 2001/02 to 2020/21) is 4,820 homes. In accordance with the NPPG<sup>5</sup>, any previous under delivery of housing is addressed as part of the standard method; Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum local housing need figure. Therefore, no past under-supply should be added to the ‘basic’ five-year requirement.
- 2.8 The residual annual housing target for the next 5 years is therefore 4,160 dwellings<sup>6</sup> (over the period 2025/26-2029/30), giving an average of 832 dwellings per year.

<sup>4</sup> Resulting in a loss of units as a result of the care home's change of use to pre-school nursery.

<sup>5</sup> NPPG, Paragraph 022, <https://www.gov.uk/guidance/housing-supply-and-delivery>

<sup>6</sup> 832 (local housing need figure) x 5 = 4,160 dwellings

- 2.9 The NPPF requires that an appropriate buffer is applied to the housing need figure. In accordance with paragraph 79 of the NPPF, an additional 20% buffer is required where there has been significant under delivery of housing over the previous three years<sup>7</sup>. When the 20% buffer is added, the five-year housing requirement for the period 1 April 2025 to 31 March 2030 would therefore be **4992 dwellings** which equates to **998 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 75 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 66 dwellings per annum are completed on windfall sites (including both major and non-major applications). 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 have been included in the five-year housing land supply where there is full permission for

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<sup>7</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 was 30% in 2023, 46% in 2022 and 2021 and 54% in 2020. Therefore, a buffer of 20% is required.

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**

	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>
Sites Not Yet Started	0	344	87	29	0
Sites Under Construction	219	68	16	0	0
Outstanding C2 Developments	0	28	0	0	0
Windfall Allowance	66	66	66	66	66
Sites allocated in the SALDD	0	0	0	30	33
Sub Total	<b>285</b>	<b>506</b>	<b>169</b>	<b>125</b>	<b>99</b>
<b>Total</b>	<b>1184</b>				

3.6 At **1184 dwellings** the council can show **1.2 year (1.185)** supply of deliverable housing.<sup>8</sup>

3.7 Table 4 below shows how the five-year housing land supply requirement and supply figure is calculated.

**Table 4: Summary of Five Year Housing Requirement & Supply Calculation**

	<b>Source</b>	<b>Dwellings</b>	<b>Notes</b>
A	Requirement for next five years	4,160	Standard method (832) x 5 = 4160
B	Housing completions (net) over plan period (2001/02 to 2023/24)	5,255	As set out in Table 2 (including C2 conversion)
C	Plus residual shortfall	0	Not required as standard method is used to calculate five-year requirement
D	Plus 20% buffer	166.4	20% of 832 = 166.4
E	<i>Total five year requirement</i>	4992	<i>4160 + (166.4x5)</i>
F	<i>Annual requirement</i>	998.4	<i>4992 / 5</i>
G	Total deliverable dwellings	1184	As set out in Table 3
H	<b>Deliverable housing supply</b>	<b>1.185 years</b>	<b>1184 / 998.4</b>

<sup>8</sup> This figure has been calculated in the following way:

- Target for the remaining 5 years of the Plan period based on Local Housing Need calculated through the Standard Method = 4,160 (based on annual need of 832 dwellings).
- Outstanding Plan provision (4,160 homes) divided by the number of Plan years remaining (5) = the residual annual housing provision (832) (998 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 2025 (total =1184) divided by the residual annual target with a 20% buffer (998 homes) = 1.185 Years.

**Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments  
(as of 31 March 2025)**

Sites with Outstanding Planning Permission (not yet started)												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achie-vable	25/26	26/27	27/28	28/29	29/30	
23/1352/FUL	Margaret House Residential Home, Parsonage Close, Abbots Langley, WD5 0BQ	Y	14	Yes	Yes	Yes	-	14	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1795/FUL	35, High Street, Abbots Langley, WD5 0AA	Y	6	Yes	Yes	Yes	-	6	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/0319/FUL	34, Summerhouse Way, Abbots Langley, WD5 0DY	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/1060/RSP	63, The Crescent, Abbots Langley, WD5 0DR	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/1601/FUL	6, Home Farm Road, Rickmansworth, WD3 1JU	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/2250/FUL	North View Farm, Bell Lane, Bedmond, WD5 0QT	N	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered

												achievable within 5 year period.
23/1177/OUT	Woodland South Of Homewood, Bedmond Road, Bedmond	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0015/FUL	Daimar, Bedmond Road, Bedmond, Abbots Langley, WD5 0QE	Y	4	Yes	Yes	Yes	-	4	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1775/FUL	160, Greenfield Avenue, Carpenders Park, Watford, WD19 5DQ	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/1023/PIP	Grove Lodge, Fir Tree Hill, Chandlers Cross, Rickmansworth, WD3 4LY	Y	4	Yes	Yes	Yes	-	4	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/0555/FUL	Dell Cottage, Dog Kennel Lane, Chorleywood, WD3 5EL	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1819/FUL	The Swillet Sports And Social, Stag Lane, Chorleywood, Rickmansworth, WD3 5HP	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/0257/PDA	Berry Farm, Berry Lane, Chorleywood, Rickmansworth, WD3 5EU	N	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.

23/0758/FUL	Dickinson Lodge, Dickinson Square, Croxley Green, Rickmansworth, WD3 3ET	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0771/OUT	115 Windmill Drive, Croxley Green, Rickmansworth, WD3 3FB	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1253/PDM	219, New Road, Croxley Green, Rickmansworth, WD3 3HE	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/0215/FUL	39 Watford Road, Croxley Green, Rickmansworth, WD3 3DP	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/0989/AOD	Scotsbridge House, Scots Hill, Croxley Green, Rickmansworth, WD3 3BB	Y	59	Yes	Yes	Yes	-	27	27	5	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/1875/OUT	Knoll Oak, Sandy Lane, Northwood, HA6 3EZ	Y	28	Yes	Yes	Yes	-	27	1	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0044/REF	Sandy Lane, HA6 3EZ	Y	17	Yes	Yes	Yes	-	17	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0046/REF	Station Road, WD4 8LF	N	36	Yes	Yes	Yes	-	27	9	-	-	Site is available; planning permission granted so is suitable. Site considered

												achievable within 5 year period.
23/1569/FUL	Garages Adjacent 13 To 23, Pollards, Maple Cross	Y	8	Yes	Yes	Yes	-	8	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1570/FUL	Garages Rear Of 22 To 32, Pollards, Maple Cross	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/1207/FUL	42, Denham Way, Maple Cross, Rickmansworth, WD3 9SP	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/2380/PDM	25, Station Road, Rickmansworth, WD3 1QP	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1075/PDM	107 & 109, High Street, Rickmansworth, Rickmansworth, WD3 1EG	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1143/FUL	Banstead Down, Old Chorleywood Road, Rickmansworth, WD3 4EH	N	3	Yes	Yes	Yes	-	3	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1736/RSP	68, Pheasants Way, Rickmansworth, Rickmansworth, WD3 7HA	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.

24/0911/PDM	Parkside Works, Park Road, Rickmansworth, WD3 1HU	Y	16	Yes	Yes	Yes	-	16	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/1265/PDM	Trinity Court, Church Street, Rickmansworth, Rickmansworth, WD3 1RT	Y	38	Yes	Yes	Yes	-	27	11	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1619/FUL	Garages Between 83 And 89, The Queens Drive, Mill End	Y	6	Yes	Yes	Yes	-	6	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/1872/PDR	Regus Building, Park Road, Rickmansworth, WD3 1RE	Y	39	Yes	Yes	Yes	-	27	12	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0017/PDM	Batchworth House, Batchworth Place, Church Street, Rickmansworth, WD3 1JE	Y	12	Yes	Yes	Yes	-	12	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/1607/FUL	Land To Rear Of The Woodyard, The Green, Sarratt, WD3 6BH	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/0011/REF	1 Bramshot Way, South Oxhey, Watford, WD19 7PS	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/1564/FUL	146, Gosforth Lane, South	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is

	Oxhey, Watford, WD19 7BX											suitable. Site considered achievable within 5 year period.
22/0597/OUT	Belair, Toms Lane, Kings Langley, Kings Langley, WD4 8NH	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0049/FUL	100 Toms Lane, Kings Langley, WD4 8NL	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1618/FUL	63, Toms Lane, Kings Langley, Kings Langley, WD4 8NJ	Y	5	Yes	Yes	Yes	-	5	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/2165/FUL	Greenways, Seabrook Road, Kings Langley	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/0530/FUL	132, Toms Lane, Kings Langley, Kings Langley, WD4 8NR	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/1342/OUT	The Fairway Residential Home, Green Lane, Oxhey Hall, Watford, WD19 4LX	Y	18	Yes	Yes	Yes	-	18	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0152/PDM	Unit 6 Ground floor, Century Court, Tolpits	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered

	Lane, Rickmansworth											achievable within 5 year period.
23/1785/FUL	48 Bucknalls Lane, Garston, WD25 9LQ	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/2896/OUT	Land To The Rear Of 76 And 78 Church Lane, Sarratt, WD3 6HL	N	20	Yes	Yes	Yes	-	20	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/0601/OUT	Land At Rear Of 17 - 49 Church Lane, Sarratt Road, Sarratt	Y	78	Yes	Yes	Yes	-	27	27	24	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/0602/OUT	Land Adjacent 97, Church Lane, Sarratt, Sarratt	Y	9	Yes	Yes	Yes	-	9	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0542/PDA	Southern Barn, Bullsland Farm, Bullsland Lane, Chorleywood	Y	4	Yes	Yes	Yes	-	4	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0959/FUL	Old Place Gardens, High Street, Bedmond	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
24/0847/FUL	Oakwood House, Olleberrie Lane, Belsize, Rickmansworth, WD3 4NU	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
<b>Sub Total</b>			<b>460</b>				<b>0</b>	<b>344</b>	<b>87</b>	<b>29</b>	<b>0</b>	

Sites Under Construction												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achie-vable	25/26	26/27	27/28	28/29	29/30	
22/1333/FUL	9, Summerhouse Way, Abbots Langley, WD5 0DY	N	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0911/FUL	The Chapel Of The Good Shepherd, Mallard Road, Abbots Langley, WD5 0GQ	Y	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/0620/FUL	Northcotts, Long Elms Close, Abbots Langley	Y	18	Yes	Yes	Yes	18	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/0145/FUL	9, Park Close, Rickmansworth, WD3 1QH	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
23/0388/FUL	The Lodge, Bay Tree Farm, Bucks Hill, Sarratt, Kings Langley, WD4 9AU	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
22/1381/FUL	50 Alva Way, Carpenders Park, Watford, WD19 5ED	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
23/1761/FUL	8 The Courtway, Carpenders Park, Watford, WD19 5DW	N	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

24/0013/REF	Land To The Rear Of 51-53 Greenfield Avenue, Carpenders Park , Watford, WD19 5DJ	N	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/2234/FUL	Corner House, Redhall Lane, Chandlers Cross, Rickmansworth, WD3 4LX	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/1946/RSP	Little Oaks, Shire Lane, Chorleywood, WD3 5NT	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/2427/FUL	12, Grovewood Close, Chorleywood, Rickmansworth, WD3 5PU	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
22/0086/FUL	The Croft 62, Green Street, Chorleywood, WD3 5QR	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
22/1246/FUL	Willow Cottage, Chalfont Lane, Chorleywood, WD3 5PP	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
22/1380/FUL	Cedarwood, South Park Avenue, Chorleywood, Rickmansworth, WD3 5DY	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
22/2122/FUL	78 Whitelands Avenue, Chorleywood,	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

	Rickmansworth, WD3 5RG											
18/1542/FUL	Old Meadows, Dog Kennel Lane, Chorleywood, WD3 5EL	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
23/1165/FUL	28, Copthorne Road, Croxley Green, Rickmansworth, WD3 4AQ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
23/2015/FUL	40-92 Grove Court, Grove Crescent, Croxley Green, WD3 3JU	Y	42	Yes	Yes	Yes	27	15	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/2063/FUL	12 Scots Hill, Croxley Green, Rickmansworth, WD3 3AD	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
16/2427/FUL	Oxhey Cottage, The Woods, Northwood, HA6 3EY	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/1032/FUL	Wildacre, The Woods, Northwood, HA6 3EY	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
24/0335/FUL	30, The Fairway, Northwood, HA6 3DY	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
24/1672/FUL	16, Crofters Road, Northwood, HA6 3ED	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
21/0705/FUL	Land At The Rear, The Limes 9, Eastbury	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period

	Avenue, Northwood											
21/0546/FUL	Cedarwood, Watford Road, Northwood, HA6 3PP	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
20/2805/FUL	The Bell Public House, 117 Primrose Hill, Kings Langley, WD4 8HX	Y	5	Yes	Yes	Yes	5	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
22/2335/FUL	Troutstream Gate, Kingfisher Lure, Loudwater, Rickmansworth, WD3 4ET	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
20/2117/RSP	67, Kewferry Road, Northwood, HA6 2PQ	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
20/1296/FUL	20, Berry Way, Mill End, WD3 7EY	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
21/0236/PDR	124 126, High Street, Rickmansworth, WD3 1AB	Y	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
21/1252/FUL	129, High Street, Rickmansworth, WD3 1AN	Y	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
21/2615/FUL	87, Valley Road, Rickmansworth, WD3 4BL	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/1082/FUL	Elders, The Clump, Rickmansworth, WD3 4BD	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period

23/1259/FUL	121, Valley Road, Rickmansworth, Rickmansworth, WD3 4BN	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/1354/FUL	97, Valley Road, Rickmansworth, Rickmansworth, WD3 4BL	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
17/1560/FUL	The Bards, Chorleywood Road, Rickmansworth, WD3 4EU	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
21/0540/RSP	Vivikt, Chorleywood Road, Rickmansworth, WD3 4EP	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/1800/RSP	Paganella, The Green, Sarratt, Rickmansworth, WD3 6BH	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
24/0046/FUL	The Woodyard, The Green, Sarratt, Rickmansworth, WD3 6BH	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
24/0788/AOD	Former Little Furze Junior Mixed Infants School, Gosforth Lane, South Oxhey	Y	70	Yes	Yes	Yes	27	27	16	-	-	Site is under construction and progress indicates completion within 5 year period
19/1992/FUL	1, Woodhall Lane, South Oxhey, WD19 6HE	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period

23/0699/AOD	Land to the south of Foxgrove Path/Heysham Drive, South Oxhey, WD19 6YL	N	53	Yes	Yes	Yes	27	26	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/0796/FUL	Blue Firs 200, Toms Lane, Kings Langley, Kings Langley, WD4 8NZ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
24/1096/RSP	150 A, Toms Lane, Kings Langley, Kings Langley, WD4 8NZ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
17/1825/FUL	Three Acres, Toms Lane, Kings Langley, WD4 8NA	Y	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
14/1432/FUL	8A, Bucknalls Close, Garston, Watford, WD25 9NB	Y	3	Yes	Yes	Yes	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
16/1179/FUL	Land to Rear of, 4-10 Bucknalls Lane, Garston, Watford, WD25 9JQ	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
20/1881/FUL	Killingdown Farm, Little Green Lane, Croxley Green, WD3 3JJ	N	160	Yes	Yes	Yes	43	-	-	-	-	Site is under construction and progress indicates completion within 5 year period, 117 dwellings have been completed as of march 2025
23/1795/FUL	Pin Wei, 35 High Street, Abbots Langley	Y	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period. Allocated site (H3)

<b>Sub-Total Sites Under Construction</b>	<b>420</b>				<b>219</b>	<b>68</b>	<b>16</b>	<b>-</b>	<b>-</b>	
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<b>Outstanding C2 Developments</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>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	
20/2807/AOD	Former Little Furze Jr School Gosforth Lane South Oxhey	Y	39	Yes	Yes	Yes	-	39	-	-	-	Approval of Details permission granted March 2021 in relation to Permission 20/1677/FUL for a 75 bed care home; net dwelling equivalent is 39 dwellings. Site considered achievable within 5 year period.
PL/0354/23	Former Sir James Altham School site and Homeoaks Group Home, Land to the East of Lytham Avenue, South Oxhey	Y	-4	Yes	Yes	Yes	-	-4	-	-	-	Full planning application for an adult day service facility including demolition of the former Homeoaks Group Home, creation of a new vehicular access off Lytham Avenue, car parking and associated landscaping, infrastructure and flood attenuation.
24/0960/FUL	42, The Fairway, Abbots Langley, WD5 0JZ	Y	2	Yes	Yes	Yes	-	2	-	-	-	Change of use of existing dwelling to Children's residential home (use class C2). Site is available; planning permission granted so is suitable; net dwelling equivalent is 2 dwellings.

												Site considered achievable within 5 year period.
23/0447/FUL	Chalfont Court, Uxbridge Road, Rickmansworth, WD3 7AR	Y	-9	Yes	Yes	Yes	-	-9	-	-	-	Replacement of 46 bed care home with 26 unit extra-care facility (C2)
<b>Sub-Total Outstanding C2 Developments</b>			<b>28</b>	-	-	-	-	<b>28</b>	-	-	-	

Windfall Allowance												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	25/26	26/27	27/28	28/29	29/30	
Windfall allowance		-	330	-	-	-	66	66	66	66	66	
<b>Sub Total Windfall Allowance</b>			<b>330</b>	-	-	-	<b>66</b>	<b>66</b>	<b>66</b>	<b>66</b>	<b>66</b>	

**Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2025)**

Site Ref	Site	Dwelling Capacity	Phasing									
			24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post 2033
H(1)	Kings Langley Employment Area	100	Six planning permissions granted totalling 289 dwellings (16/1541/PDR [18 units], 16/1078/PDR [91 units], 18/1034/OUT [65 units], 18/1769/FUL [28 units], 19/1550/FUL [23 units] and 20/1355/PDR [64 units]. Construction started for 18/1769/FUL. Construction yet to commence for 18/1034/OUT, 19/1550/FUL and 20/1355/PDR. Permission 16/1541/PDR lapsed. 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). Development completed during the 2020/21 monitoring year.									
H(3)	Pin Wei, 35 High Street, Abbots Langley	10	-	-	-	Planning permission 23/1795/FUL was granted on 13 Sep 2024 for 6 dwellings. Under construction.						
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	It is not expected for this allocation to come forwards for housing, given that it was withdrawn by the developers (as an allocated site for housing) during the emerging Local Plan process. The site is in continued use as a film studio.									
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	160 dwellings granted planning permission in 2022 ref: 20/1881/FUL. Under Construction									
H(11)	50-52 New Road, Croxley Green <sup>9</sup>	10	It is not expected for this allocation to come forwards for housing, given that it was withdrawn by the developers (as an allocated site for housing) during the emerging Local Plan process									

<sup>9</sup> Site is no longer available.

H(12)	Former Yorke Road School, Yorke Road, Croxley Green (conversion)	5	Planning permission granted on 24/05/2013 for four residential units (application ref: 13/0477/FUL). Development completed during the 2014/15 monitoring year.							
H(13)	Croxley Green Station Car Park and Timber Yard	25	-	-	-	-	-	-	-	25
H(14)	Land Rear of The Queen's Drive, Mill End	25	Planning permission granted on 16/05/2013 for 27 residential units (application ref: 12/2202/FUL). Development completed during the 2014/15 monitoring year.							
H(15)	Garages rear of Drillyard, West Way, Rickmansworth	3	-	-	-	-	3	-	-	-
H(16)	Long Island Exchange, Victoria Close, Rickmansworth	50	Allowed on appeal, following refusal of planning permission on 04/04/2014 for 31 residential units (application ref: 13/2277/FUL). 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	It is not expected for this allocation to come forwards for housing, given that it was withdrawn by the developers (as an allocated site for housing) during the emerging Local Plan process							
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	Planning permission was granted on 5/11/2010 for a 75 bedroom care home (application ref: 20/0098/FUL). Development completed during the 2023/2024 monitoring period.							
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). Site H(23) was completed during the 2023/24 monitoring year.							
H(24)	The Fairway, Green Lane, Oxhey Hall	25	Outline planning permission was granted on 30 <sup>th</sup> June 2023 under application reference 22/1342/OUT.							

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 and a Variation of Conditions application granted in 2020 (application refs: 18/1296/OUT and 20/1677/FUL) for 70 dwellings and a 75-bed care home. Following this, in 2021 an Outline application for 70 dwellings was approved under 21/1271/OUT, with the approval of details approved in July 2024 under 24/0788/AOD. Approval of Details application relating to the care home was granted approval in 2021 (application ref: 20/2807/AOD). Construction started.									
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 for hybrid planning application 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 24/03/2017 for 33 residential dwellings (application ref: 16/2683/FUL). Development completed during the 2019/20 monitoring period.									
H(31)	Grazing Land at Foxgrove Path/Heysham Drive, South Oxhey	50	Planning permission was granted for 53 residential dwellings (application ref 19/2419/OUT and 23/0699/AOD). Construction started.									
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.									
<b>Sub Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>33</b>	<b>40</b>	<b>20</b>	<b>15</b>	<b>30</b>	<b>25</b>
<b>Total</b>		<b>1,853</b>	<b>63</b>					<b>130</b>				