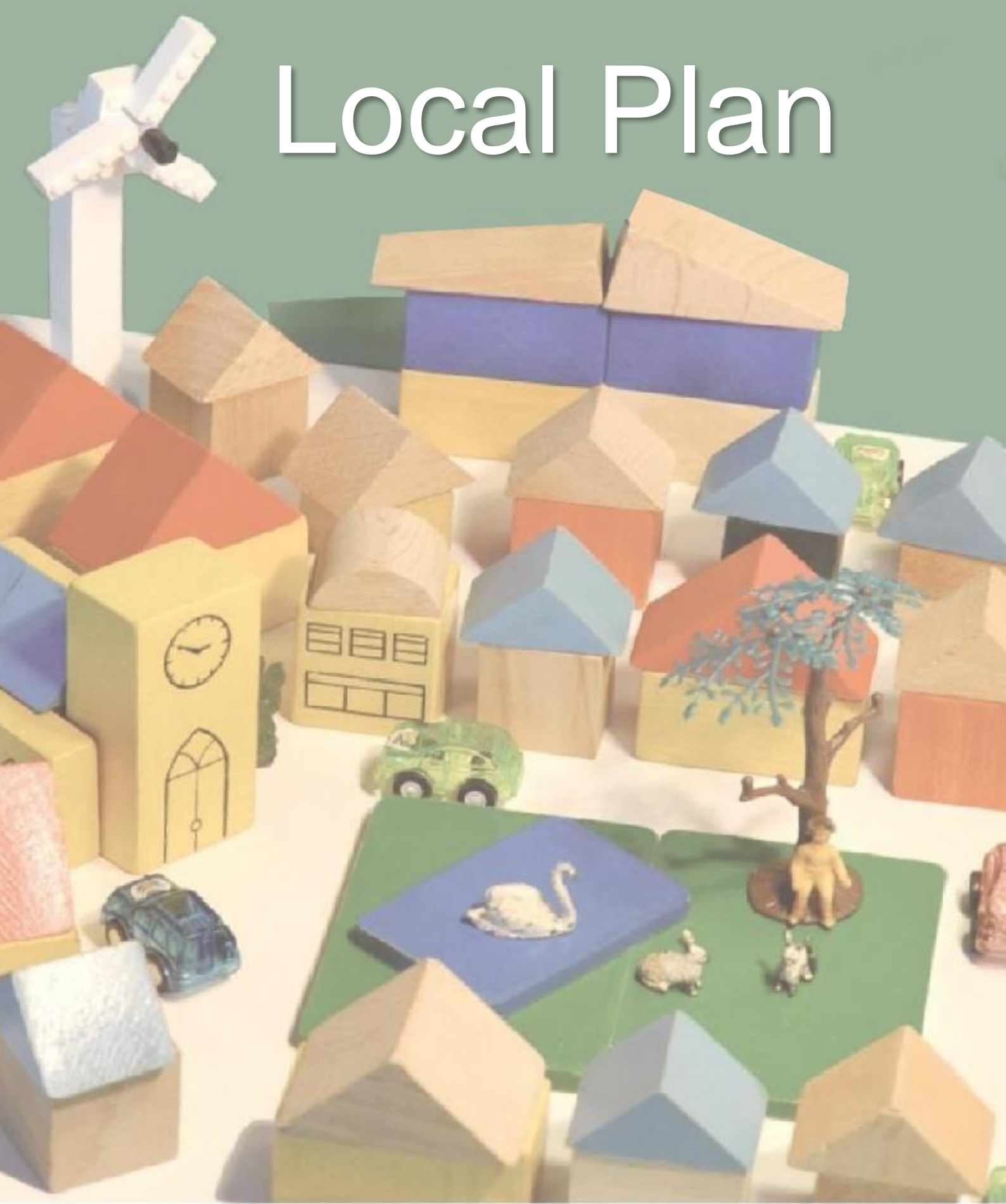


Local Plan



Appendix 5
Housing Land Supply Update
December 2024



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Chapter 1: Introduction

- 1.1 The National Planning Policy Framework (NPPF) was published in December 2023¹ 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...The supply should be demonstrated against local housing need where strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years (as measured by the Housing Delivery Test), the supply of specific deliverable sites should in addition include a buffer of 20%. 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].*
- 1.3 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- 1.4 The NPPF considers plan policies out of date where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (see footnote 8 relating to paragraph 11).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.
- 1.5 It must be noted that on 12th December 2024, an updated NPPF was published. However, at the time of the relevant monitoring period, the 2023 version of the NPPF was in force. As such, apart from this paragraph, all reference to the NPPF will be related to the December 2023 version.

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 2024 to 31 March 2029.
- 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 method² and

¹ The NPPF was revised in July 2018 and updated in February 2019, July 2021, September 2023 and December 2023

² NPPG, Paragraph 004, <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

currently equates to 640 dwellings per year. The standard method calculation has been updated alongside the publication of the new December 2024 NPPF. As such the new standard method will be used for future monitoring years.

- 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 457.2 dwellings per year or 4,572 dwellings, from 2024 to 2034.
 - 2) 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 457.2 (as established in step 1). For Three Rivers, this is 640 dwellings per year.

According to the standard method at present, the annual local housing need figure for Three Rivers is **640** dwellings per year.

- 2.4 A net gain of 4,723 dwellings has been delivered in Three Rivers in the period 2001/02-2023/24. 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 supply³. 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 4,886 dwellings (see Table 2). The same approach will be used to ascertain the dwelling equivalent of sites with outstanding planning permission in C2 use.

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

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 ⁴
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
Total Bedrooms:		309
Total Dwelling Equivalent:		163

Table 2: Delivery over the Plan Period

	01/02-18/19	19/20	20/21	21/22	22/23	23/24	Total
C3 Completions (net)	3641	406	99	154	204	219	4723
C2 Completions (net)	270 bedrooms: dwelling equivalent = 163						163
Total Completions over the Plan Period:							4886

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 NPPG⁵, 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. This is the approach taken in the appeal (at Woolpit - APP/W3520/W/18/3194926) where the Inspector stated (at paragraph 64): "No under supply/previous under delivery is taken into account when using the standard method. Therefore, no 'backlog'

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

⁵ NPPG, Paragraph 031, <https://www.gov.uk/guidance/housing-supply-and-delivery>

of unmet need should be taken into account when calculating the Council's housing land supply position.”

- 2.8 The residual annual housing target for the remaining 5 years of the plan period is therefore 3,200 dwellings⁶ (over the period 2024/25-2028/29), giving an average of 640 dwellings per year.
- 2.9 The NPPF requires that an appropriate buffer is applied to the housing need figure. In accordance with paragraph 77 of the NPPF, an additional 20% buffer is required where there has been significant under delivery of housing over the previous three years⁷. When the 20% buffer is added, the five year housing requirement for the period 1 April 2024 to 31 March 2029 would therefore be **3,840 dwellings** which equates to **768 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 72 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 63 dwellings per annum are completed on windfall sites (including both major and non-major applications). The

⁶ 640 (local housing need figure) x 5 (years remaining in the plan period) = 3,200 dwellings

⁷ 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 46% in 2022 and 2021, 54% in 2020, 41% in 2019 and 67% in 2018. Therefore a buffer of 20% is required.

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 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

	24/25	25/26	26/27	27/28	28/29
Sites Not Yet Started	52	174	148	61	0
Sites Under Construction	189	213	44	0	0
Outstanding C2 Developments	0	39	0	0	0
Windfall Allowance	63	63	63	63	63
Sites allocated in the SALDD	0	0	6	30	33
Sub Total	304	489	261	154	96
Total	1304				

- 3.6 At **1,304 dwellings** the Council can show **1.7 years (1.697)** supply of deliverable housing.⁸
- 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

	Source	Dwellings	Notes
A	Requirement for next five years	3,200	Standard method (640) x 5 = 3200
B	Housing completions (net) over plan period (2001/02 to 2023/24)	4,886	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	128	20% of 640 = 128
E	<i>Total five year requirement</i>	3840	3,200 + (128x5)
F	<i>Annual requirement</i>	768	3,840 / 5
G	Total deliverable dwellings	1,304	As set out in Table 3
H	Deliverable housing supply	1.7 years	1,304 / 768

⁸ 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 = 3,200 (based on annual need of 640 dwellings).
- Outstanding Plan provision (3,200 homes) divided by the number of Plan years remaining (5) = the residual annual housing provision (640) (768 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 2024 (total =1304) divided by the residual annual target with a 20% buffer (768 homes) = 1.7 Years.

**Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments
(as of 31 March 2024)**

Sites with Outstanding Planning Permission (not yet started)												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Available	Suitable	Achievable	24/25	25/26	26/27	27/28	28/29	
20/0792/FUL	1A Moneyhill Parade Uxbridge Road Rickmansworth WD3 7BQ	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
20/2045/PDA	The Barn Solesbridge Lane Chorleywood	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
20/2782/FUL	Murco Garage Site North Approach Moor Park	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/0487/CLPD	84 High Street Rickmansworth WD3 1AQ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/0705/FUL	Land At The Rear The Limes 9 Eastbury Avenue Northwood	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/1197/FUL	Tanglewood Shire Lane Chorleywood WD3 5NT	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered

												achievable within 5 year period.
21/1252/FUL	129 High Street Rickmansworth WD3 1AN	Y	4	Yes	Yes	Yes	-	4	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/1271/OUT	Former Little Furze Jr School Gosforth Lane South Oxhey WD19 7RD	Y	70	Yes	Yes	Yes	-	15	30	25	-	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.
21/1680/OUT	Scotsbridge House, Scots Hill Croxley Green WD3 3BB	Y	59	Yes	Yes	Yes	-	59	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/1703/FUL	Coral Gables Donkey Gate Solesbridge Lane Chorleywood WD3 5SN	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/1745/FUL	Glenwood Chorleywood Rd Rickmansworth WD3 4ER	Y	3	Yes	Yes	Yes	-	3	-	-	-	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	39	-	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.

21/1944/AOD	Land Adj. 15 Lawford Close Chorleywood WD3 5JX	N	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.
21/2559/PDM	62 High Street Rickmansworth WD3 1AJ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/1112/FUL	2 Church Cottages Old Uxbridge Rd West Hyde WD3 9XP	N	4	Yes	Yes	Yes	-	2	2	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/1333/FUL	9 Summerhouse Way Abbots Langley WD5 0DY	N	2	Yes	Yes	Yes	-	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/1573/FUL	Little Liz Old House Lane Kings Langley WD4 8RS	N	4	Yes	Yes	Yes	2	2	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/1644/FUL	42 Denham Way Maple Cross Rickmansworth WD3 9SP	Y	2	Yes	Yes	Yes	-	2	-	-	-	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.
23/0284/PDM	61 High Street, Abbots Langley, WD5 0AE	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/0605/FUL	22, Hamilton Road, Hunton Bridge, Kings Langley, WD4 8PZ	Y	2	Yes	Yes	Yes	-	2	-	-	-	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.
23/0388/FUL	The Lodge, Bay Tree Farm, Bucks Hill, Sarratt, Kings Langley, WD4 9AU	Y	1	Yes	Yes	Yes	-	-	1	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/1761/FUL	8 The Courtway, Carpenders Park, Watford, WD19 5DW	Y	1	Yes	Yes	Yes	-	-	1	-	-	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.

23/2019/PDA	Berry Farm, Berry Lane, Chorleywood, WD3 5EU	N	2	Yes	Yes	Yes	-	-	2	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/2122/FUL	78 Whitelands Avenue, Chorleywood, Rickmansworth, WD3 5RG	Y	1	Yes	Yes	Yes	-	-	1	-	-	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	Y	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.
23/2015/FUL	40-92 Grove Court, Grove Crescent, Croxley Green, WD3 3JU	Y	16	Yes	Yes	Yes	-	-	16	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/2063/FUL	12 Scots Hill, Croxley Green, Rickmansworth, WD3 3AD	Y	1	Yes	Yes	Yes	-	-	1	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/1830/FUL	4, Scots Hill, Croxley Green,	Y	1	Yes	Yes	Yes	-	-	1	-	-	Site is available; planning permission granted so is suitable. Site considered

	Rickmansworth, WD3 3AD											achievable within 5 year period.
22/2335/FUL	Troutstream Gate, Kingfisher Lure, Loudwater, Rickmansworth, WD3 4ET	Y	1	Yes	Yes	Yes	-	1	-	-	-	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.
23/0145/FUL	Rickmansworth Service Station, Victoria Close, Rickmansworth, Rickmansworth, WD3 4EQ	Y	4	Yes	Yes	Yes	-	-	-	4	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/1148/FUL	Beesons Yard, Bury Lane, Rickmansworth	Y	43	Yes	Yes	Yes	-	-	21	22	-	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.

23/1619/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.
22/2162/PDM	Parkside Works, Park Road, Rickmansworth, Rickmansworth, WD3 1HU	Y	12	Yes	Yes	Yes	-	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.
23/0699/AOD	Land to the south of Foxgrove Path/Heysham Drive, South Oxhey, WD19 6YL	N	53	Yes	Yes	Yes	-	26	27	-	-	Site is available; planning permission granted so is 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.
22/1342/OUT	The Fairway Residential Home, Green Lane, Oxhey Hall, Watford, WD19 4LX	Y	24	Yes	Yes	Yes	-	-	24	-	-	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 Lane, Rickmansworth	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.

23/1731/PDM	Unit 8, Century Court, Tolpits Lane, Rickmansworth, Watford, WD18 9RS	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	-	-	10	10	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
22/1728/FUL	Fieldways Farm, Harefield Road, Rickmansworth, WD3 1PE	Y	1	Yes	Yes	Yes	-	1	-	-	-	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.
23/1063/PDA	Southern Barn, Bullisland Farm, Bullisland Lane, Chorleywood	Y	4	Yes	Yes	Yes	-	4	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
23/2165/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.
Sub Total Outstanding Planning Permission			435				52	174	148	61	-	

Sites Under Construction												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Available	Suitable	Achievable	24/25	25/26	26/27	27/28	28/29	
18/1542/FUL	Old Meadows Dog Kennel Lane Chorleywood WD3 5EL	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/1361/FUL	Barn West of Bullsland Farm House Bullsland Lane Chorleywood	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/2133/FUL	St Andrews Road South Oxhey	Y	154	Yes	Yes	Yes	77	77	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0911/FUL	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.
20/1000/FUL	55 Penrose Avenue Carpenders Park WD19 5AB	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	134	Yes	Yes	Yes	45	45	44	-	-	Site is under construction and progress indicates completion within 5 year period.
20/2117/RSP	67 Kewferry Road Northwood HA6 2PQ	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	Y	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

	WD4 8HX											
21/0071/PDL	150 Watford Road Croxley Green WD3 3BZ	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.
21/0540/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.
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.
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.
21/0994/FUL	Land adj. 10 Harrogate Road South Oxhey WD19 7DH	N	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.
22/0544/FUL	9, Furze View, Chorleywood, Rickmansworth, WD3 5HT	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
22/2286/FUL	145 New Road Croxley Green Rickmansworth WD3 3EN	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/0894/FUL	71, Quickley Lane, Chorleywood, Rickmansworth, WD3 5AE	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/1073/PDM	Forge Works, Heronsgate Road, Chorleywood, Rickmansworth, WD3 5B	Y	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
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
21/2597/FUL	32, Crofters Road, Northwood, HA6 3ED	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/0343/FUL	Shannon House, Station Road, Kings Langley, WD4 8SE	Y	74	Yes	Yes	Yes	37	37	-	-	-	Site is under construction and progress indicates completion within 5 year period

14/2106/FUL	Cherry Hill Cottage, Trout Rise, Loudwater, WD3 4JR	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/1071/FUL	11 Ladygate, Ladywood Close, Loudwater, Rickmansworth, WD3 4AY	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period
04/1522/FUL	Plot 6, Old Gannon Close, Moor Park, HA6 2LU	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
22/0512/FUL	96, Wolsey Road, Moor Park, HA6 2EH	Y	1	Yes	Yes	Yes	-	1	-	-	-	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
21/2304/FUL	First And Second Floors 97, High Street, Rickmansworth, Rickmansworth, WD3 1RB	Y	8	Yes	Yes	Yes	-	8	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/1736/RSP	68, Pheasants Way, Rickmansworth, Rickmansworth, WD3 7HA	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
23/1800/RSP	Paganella, The Green, Sarratt, Rickmansworth,	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period

	WD3 6BH											
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
23/0796/FUL	Blue Firs 200, Toms Lane, Kings Langley, Kings Langley, WD4 8NZ	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period
23/1281/FUL	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
21/2558/FUL	Vanmir 6 A, Nancy Downs, Oxhey Hall, Watford, WD19 4NF	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
22/2304/FUL	62, Brookdene Avenue, Oxhey Hall, Watford, WD19 4LF	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period
14/1432/FUL	8A, Bucknalls Close, Garston, Watford, WD25 9NB	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,	N	2	Yes	Yes	Yes	-	2	-	-	-	Site is under construction and progress indicates completion within 5 year period

	Garston, Watford, WD25 9JQ											
Sub-Total Sites Under Construction		446				189	213	44	-	-		

Outstanding C2 Developments												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Available	Suitable	Achievable	24/25	25/26	26/27	27/28	28/29	
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.
Sub-Total Outstanding C2 Developments			39	-	-	-	-	39	-	-	-	

Windfall Allowance												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Available	Suitable	Achievable	24/25	25/26	26/27	27/28	28/29	
Windfall allowance		-	315	-	-	-	63	63	63	63	63	
Sub Total Windfall Allowance			315	-	-	-	63	63	63	63	63	

Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2024)

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	-	-	6	Planning permission 23/1795/FUL was granted on 13 Sep 2024 for 6 dwellings						-
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									
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 ⁹	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									

⁹ 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 th 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).									
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).									
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	0	6	30	33	40	20	15	30	25
Total		1,853	69					130				