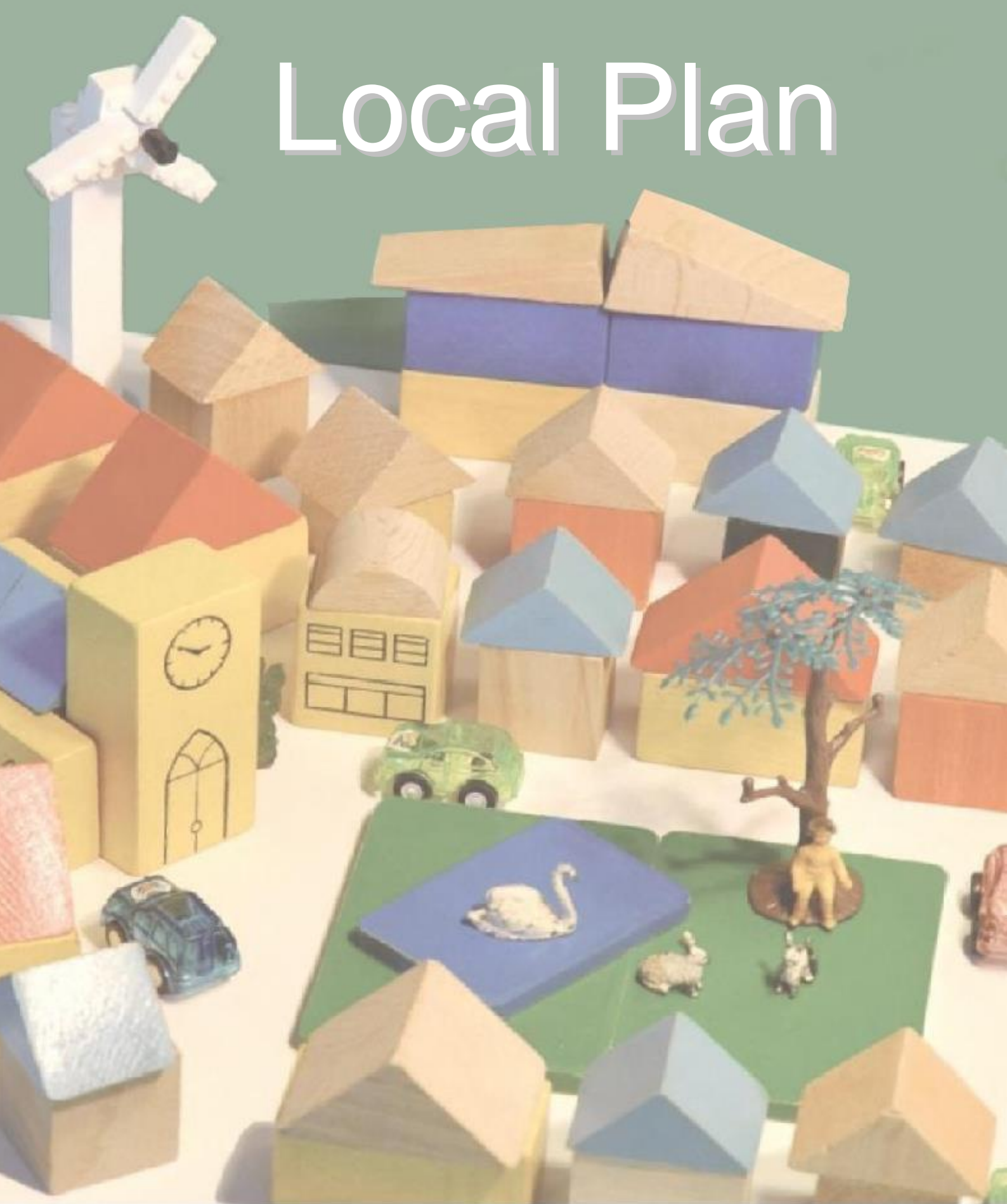


Local Plan



Appendix 5
Housing Land Supply Update
December 2023



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Chapter 1: Introduction

- 1.1 The revised 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].*
- 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- 1.4 The NPPF considers plan policies out of date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (see footnote 8 relating to paragraph 11).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.

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 2023 to 31 March 2028.
- 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 currently equates to 637 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

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>

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 455 dwellings per year or 4,550 dwellings, from 2023 to 2033.
- 2) The average projected household growth figure is then adjusted to take account of affordability. The 2022 affordability ratio in Three Rivers is 13.17. 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 1.57. The baseline calculated in step 1 (455 dwellings per year) is subsequently multiplied by 1.57. The adjusted housing need is therefore 714 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 455 (as established in step 1). For Three Rivers, this is 637 dwellings per year.

According to the standard method at present, the annual local housing need figure for Three Rivers is **637** dwellings per year.

- 2.4 A net gain of 4,504 dwellings has been delivered in Three Rivers in the period 2001/02-2022/23. 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. 270 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 270 bedrooms completed in C2 use, a further 142 dwellings have been provided over the plan period (see Table 1), bringing the total completions over the plan period up to 4,646 dwellings (see Table 2). The same approach will be

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

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	Daplemere, Shepherds Lane, Chorleywood	4
07/2508/FUL	Seymour House, 13 - 17 Rectory Road, Rickmansworth	6
11/1265/FUL	Hewlitt Residential Home, Woodside Road, Abbots Langley	2
12/1178/FUL	Abbeyfield UK, Greville House Chorleywood Close, Rickmansworth	-10 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
Total Bedrooms:		270
Total Dwelling Equivalent:		142

Table 2: Delivery over the Plan Period

	01/02-16/17	18/19	19/20	20/21	21/22	22/23	Total
C3 Completions (net)	3,492	149	406	99	154	204	4,504
C2 Completions (net)	270 bedrooms: dwelling equivalent = 142						142
Total Completions over the Plan Period:							4,646

- 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

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>

method. Therefore, no ‘backlog’ 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 3,185 dwellings⁶ (over the period 2023/24-2027/28), giving an average of 637 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 2023 to 31 March 2028 would therefore be **3,820 dwellings** which equates to **764 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

⁶ 637 (local housing need figure) x 5 (years remaining in the plan period) = 3,185 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.

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.

- 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

	23/24	24/25	25/26	26/27	27/28
Sites Not Yet Started	134	193	77	0	0
Sites Under Construction	277	257	60	60	0
Outstanding C2 Developments	27	51	0	0	0
Windfall Allowance	39	39	39	39	39
Sites allocated in the SALDD	0	10	42	56	10
Sub Total	477	550	218	155	49
Total	1,449				

- 3.6 At **1,449 dwellings** the Council can show **1.9 years** 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	3,185	Standard method - 637 x 5 = 3,185
B	Housing completions (net) over plan period (2001/02 to 2022/23)	4,504	As set out in Table 2
C	Plus residual shortfall	0	Not required as standard method is used to calculate five-year requirement
D	Plus 20% buffer	127.4	20% of 637 = 127.4
E	<i>Total five year requirement</i>	3,820	$3,185 + (127.4 \times 5)$

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 = 3,185 (based on annual need of 637 dwellings).
- Outstanding Plan provision (3,185 homes) divided by the number of Plan years remaining (5) = the residual annual housing provision (637) (764 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 2022 (total = 1,449) divided by the residual annual target with a 20% buffer (764 homes) = 1.9 Years.

<i>F</i>	<i>Annual requirement</i>	<i>764</i>	<i>3,820 / 5</i>
<i>G</i>	Total deliverable dwellings	1,449	As set out in Table 3
H	Deliverable housing supply	1.9 years	1,449 / 764

**Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments
(as of 31 March 2023)**

Sites with Outstanding Planning Permission (not yet started)												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Available	Suitable	Achievable	23/24	24/25	25/26	26/27	27/28	
19/1550/FUL	Alpine Press Station Road Kings Langley WD4 8LF	Y	23	Yes	Yes	Yes	23	-	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
19/1992/FUL	1 Woodhall Lane South Oxhey WD19 6HE	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
19/2213/FUL	Greystone Works The Green Croxley Green	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
19/2419/OUT	Playing Fields Foxgrove Path South Oxhey	N	53	Yes	Yes	Yes	29	24	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
20/0467/FUL	40-92 Grove Ct Grove Crescent Croxley Green WD3 3JU	Y	16	Yes	Yes	Yes	6	10	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
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.
20/0911/FUL	Chapel Of The Good Shepherd Mallard Road Abbots Langley WD5 0GQ	Y	6	Yes	Yes	Yes	-	6	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.

20/1000/FUL	55 Penrose Avenue Carpenders Park WD19 5AB	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
20/1335/PDA	Bucks Hill Farm Bucks Hill, Sarratt Kings Langley WD4 9AP	Y	3	Yes	Yes	Yes	3	-	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
20/1355/PDR	Shannon House Station Road Kings Langley	Y	64	Yes	Yes	Yes	27	27	10	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
20/1494/FUL	Greystone Works The Green Croxley Green WD3 3AN	Y	2	Yes	Yes	Yes	-	2	-	-	-	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.
21/0071/PDL	150 Watford Road Croxley Green WD3 3BZ	Y	1	Yes	Yes	Yes	1	-	-	-	-	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.
21/0542/FUL	Petherick Pastures Bucks Hill, Sarratt WD4 9AE	Y	1	Yes	Yes	Yes	*	1	-	-	-	Site is available; planning permission granted so is suitable. Site considered achievable within 5 year period.
21/0620/FUL	Northcotts Long Elms Close Abbots Langley	Y	18	Yes	Yes	Yes	9	9	-	-	-	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.
21/2270/FUL	The Nib Dwight Road Watford WD18 9AD	Y	3	Yes	Yes	Yes	-	3	-	-	-	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.
21/2515/PDA	Bullsland Farm Bullsland Lane Chorleywood WD3 5BG	N	3	Yes	Yes	Yes	3	-	-	-	-	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.
22/0086/FUL	The Croft 62 Green Street Chorleywood WD3 5QR	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.
22/2286/FUL	145 New Road Croxley Green Rickmansworth WD3 3EN	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.
Sub Total Outstanding Planning Permission			404				134	193	77	-	-	

Sites Under Construction												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Available	Suitable	Achievable	23/24	24/25	25/26	26/27	27/28	
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.
19/0146/FUL	Daimar Bedmond Road Bedmond WD5 0QE	Y	3	Yes	Yes	Yes	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/0990/FUL	34 Eastbury Avenue Northwood HA6 3LN	Y	6	Yes	Yes	Yes	6	-	-	-	-	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	345	Yes	Yes	Yes	173	172	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1437/PDR	First And Second Floors 97 High Street Rickmansworth WD3 1RB	Y	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1558/FUL	Pocklington House Development Site Eastbury Avenue Northwood HA6 3LN	Y	26	Yes	Yes	Yes	26	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1858/AOD	West Herts	Y	65	Yes	Yes	Yes	30	35	-	-	-	Site is under construction and

	College, Home Park Mill Link Kings Langley WD4 8LZ											progress indicates completion within 5 year period.
20/1866/PDR	175 High Street Rickmansworth WD3 1AY	Y	1	Yes	Yes	Yes	1	-	-	-	-	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	-	40	60	60	-	Site is under construction and progress indicates completion within 5 year period.
20/2117/RSP	6 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 WD4 8HX	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/0009/FUL	The Liveries 4 Forge Mews 16 Church Street Rickmansworth WD3 1DH	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/0206/FUL	8 Main Avenue Moor Park Northwood HA6 2HJ	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	1	-	-	-	-	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.
21/0637/FUL	Ashleigh 124 The Drive Rickmansworth WD3 4DP	Y	2	Yes	Yes	Yes	2	-	-	-	-	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.
21/2205/FUL	24 Wyatts Road Chorleywood WD3 5TE	Y	7	Yes	Yes	Yes	7	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/2539/PDU	Ashleigh Court Solomons Hill Rickmansworth	Y	8	Yes	Yes	Yes	*	8	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/2590/FUL	Land At The Rear of Clovers Court Chorleywood	Y	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
22/0227/FUL	165-167 Hampermill Lane Oxhey Hall WD19 4TF	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
22/0682/RSP	25 27 High Street Abbots Langley WD5 0AA	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
22/0773/FUL	70 Kindersley Way Abbots Langley WD5 0DQ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Sub-Total Sites Under Construction			655				277	257	60	60	-	

Outstanding C2 Developments												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	23/24	24/25	25/26	26/27	27/28	
20/0098/FUL	Bridge Motors 44 Church Street Rickmansworth WD3 1JE	Y	39	Yes	Yes	Yes	27	12	-	-	-	Permission granted in 2020 for a care home with a net gain of 75 bedrooms. The net dwelling equivalent is 39 dwellings. Four discharge of condition applications have been determined as of 31/03/23. Site considered achievable within 5 year period.
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			78	-	-	-	27	51	-	-	-	

Windfall Allowance												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	23/24	24/25	25/26	26/27	27/28	
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			1,332	-	-	-	477	540	176	99	39	
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Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2023)

Site Ref	Site	Dwelling Capacity	Phasing									
			23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	Post 2032
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	-	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	-	-	-	-	-	-	-	-	20	-
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. Construction not yet started									
H(11)	50-52 New Road, Croxley Green ⁹	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	-	-	-	-	-	-	-	-	-	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.									

⁹ Site is no longer available.

H(15)	Garages rear of Drillyard, West Way, Rickmansworth	3	-	-	-	3	-	-	-	-	-	
H(16)	Long Island Exchange, Victoria Close, Rickmansworth	50	Allowed on appeal, following refusal of planning permission on 04/04/2014 for 31 residential units (application ref: 13/2277/FUL). Development completed in the 2017/18 monitoring year.									
H(17)	Police Station, Rectory Road, Rickmansworth	20	-	-	-	-	-	20	-	-	-	
H(18)	Royal British Legion, Ebury Road, Rickmansworth	5	-	-	-	-	-	5	-	-	-	
H(19)	Langwood House, High Street Rickmansworth	15	One prior approval was given in 2016 and one planning permission was granted in 2017 totalling 55 residential units (application refs: 15/2532/PDR and 16/2676/FUL). Development completed in the 2018/19 monitoring year.									
H(20)	Gas Works, Salters Close, Rickmansworth	20	Planning permission was granted on 14/09/2016 for 48 residential units (application ref: 16/1398/FUL, 16/2673/FUL). 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). Under construction.									
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). Construction started.									
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 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. Approval of Details application relating to the care home was granted approval in 2021 (application ref: 20/2807/AOD). Under construction.									
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 on 13/05/2020 for 53 residential dwellings (application ref: 19/2419/OUT). Under construction.									
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	10	42	56	10	35	40	15	20	25
Total		1,853	118					135				