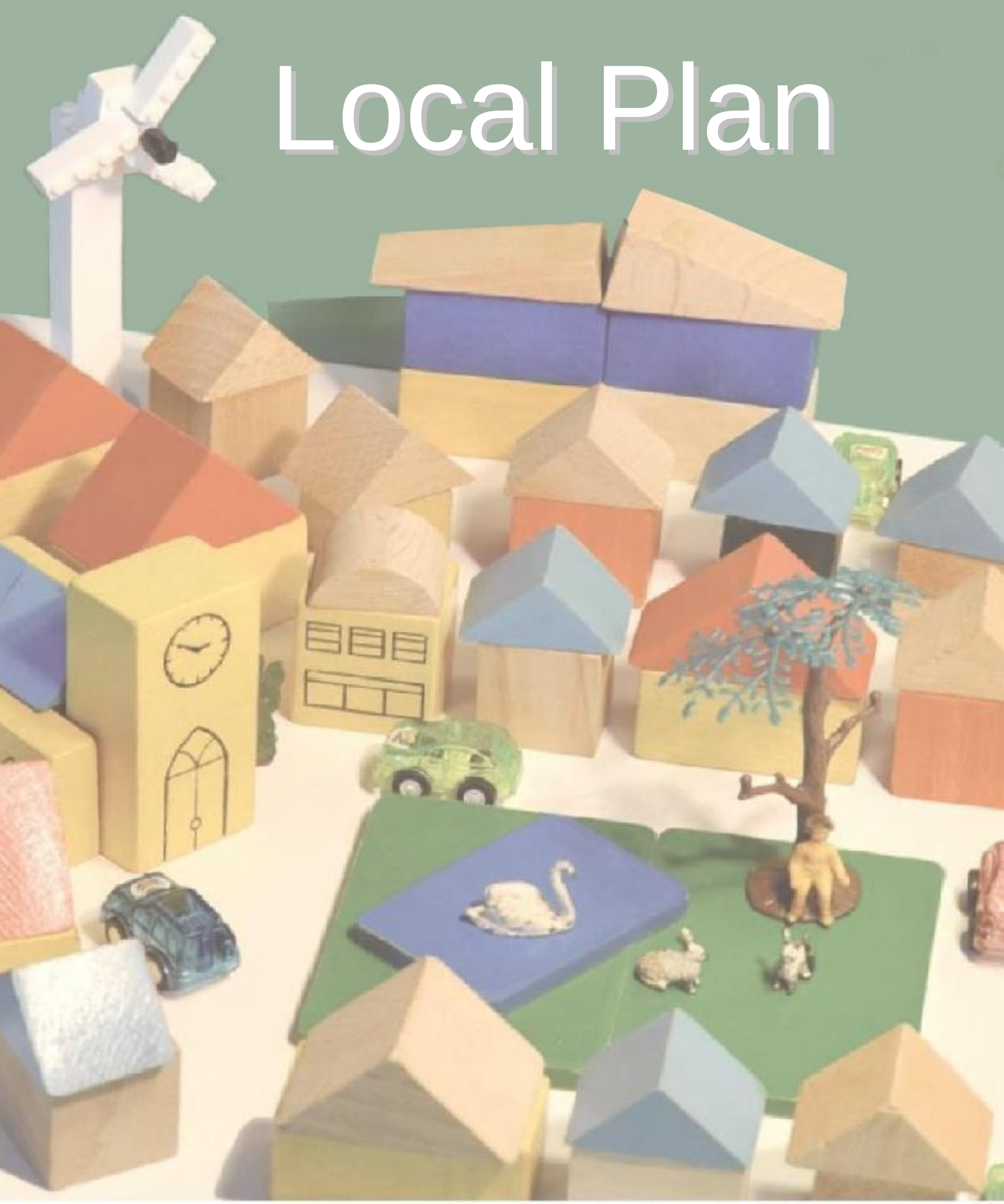
Local Plan



Appendix 5
Housing Land Supply Update
December 2022

THREE RIVERS DISTRICT COUNCIL

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Chapter 1: Introduction

1.1 The revised National Planning Policy Framework (NPPF) was published in July 2021[1] and requires local planning authorities to:

"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) *5% to ensure choice and competition in the market for land; or*
b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan[2], to account for any fluctuations in the market during that year; or*
c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply*"[3] [paragraph 74].

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

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

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

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

1.3 As Three Rivers' Local Plan is over 5 years old and has not been reviewed, local housing need will be calculated using the standard method and the 5 year land supply will be calculated using this figure.

1.4 The NPPF considers plan policies out of date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (see footnote 8 relating to paragraph 11).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] The NPPF was revised in July 2018 and updated in February 2019 and July 2021.
[2] Footnote 40, NPPF: For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.
[3] Footnote 41, NPPF: This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

Chapter 2: Five Year Housing Target

2.1 The demonstration of a five year supply was previously a requirement of Planning Policy Statement 3: Housing, and initially covered the period 1 April 2007 to 31 March 2012, to be updated annually thereafter. The five year period is a forward look and this report covers the period 1 April 2022 to 31 March 2027.

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[4] and currently equates to 633 dwellings per year.

2.3 The standard method calculates local housing need by identifying a minimum annual local housing need figure. The standard method is currently based on 2014-based household growth projections provided by the Office for National Statistics (ONS). The standard method calculates housing need in three steps.

1) The housing growth baseline is set using household growth projections published by the ONS. The baseline is over a consecutive 10 year period, from the current year. For Three Rivers this is 452 dwellings per year or 4,522 dwellings, from 2022 to 2032.

2) The average projected household growth figure is then adjusted to take account of affordability. The 2021 affordability ratio in Three Rivers is 14.37 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 1.65. The baseline calculated in step 1 (452 dwellings per year) is subsequently multiplied by 1.65. The adjusted housing need is therefore 745 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 452 (as established in step 1). For Three Rivers, this is 633 dwellings per year.

According to the standard method at present, the annual local housing need figure for Three Rivers is **633** dwellings per year.

2.4 A net gain of 4,300 dwellings has been delivered in Three Rivers in the period 2001/02-2021/22. 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[5]. Specifically, paragraph 16a states:

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

[4] NPPG, Paragraph 004, https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

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

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 4,442 dwellings (see Table 2). The same approach will be used to ascertain the dwelling equivalent of sites with outstanding planning permission in C2 use.

Table 1: C2 Completions during the Plan Period

Application Number	Address	Number of units
99/1337/FUL	17 Rectory Road, Rickmansworth	3
00/0429/FUL	Tanners Wood Close, Abbots Langley	6
03/0601/FUL	Part of land adjacent to 88 Muirfield Road and adjacent to Redwood Close, South Oxhey	8
04/1989/FUL	1-6 High View, Chorleywood	93
07/0614/FUL	Dapplemere, Shepherds Lane, Chorleywood	4
07/2508/FUL	Seymour House, 13 - 17 Rectory Road, Rickmansworth	6
11/1265/FUL	Hewlitt Residential Home, Woodside Road, Abbots Langley	2
12/1178/FUL	Abbeyfield UK, Greville House Chorleywood Close, Rickmansworth	-10[6]
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	17/18	18/19	19/20	20/21	21/22	Total
C3 Completions (net)	3,228	264	149	406	99	154	4,300
C2 Completions (net)	270 bedrooms: dwelling equivalent = 142						142
Total Completions over the Plan Period:							**4,442**

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

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[7], 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' 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 3,165 dwellings[8] (over the period 2022/23-2026/27), giving an average of 633 dwellings per year.

2.9 The NPPF requires that an appropriate buffer is applied to the housing need figure. In accordance with paragraph 74 of the NPPF, an additional 20% buffer is required where there has been significant under delivery of housing over the previous three years[9]. When the 20% buffer is added, the five year housing requirement for the period 1 April 2022 to 31 March 2027 would therefore be **3,798 dwellings** which equates to **760 dwellings** per annum.

[7] NPPG, Paragraph 031, https://www.gov.uk/guidance/housing-supply-and-delivery
[8] 633 (local housing need figure) x 5 (years remaining in the plan period) = 3,165 dwellings
[9] 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 2021, 54% in 2020, 41% in 2019 and 67% in 2018. Therefore a buffer of 20% is required.

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 71 of the NPPF also allows Local Planning Authorities to make an allowance for windfall sites in the first five years of the housing supply, provided compelling evidence is available that such sites will continue to provide a reliable source of supply. Previous delivery has shown that 39 dwellings per annum are completed on small windfall sites on previously developed land. The Council considers inclusion of a windfall allowance serves to portray a more accurate reflection of development trends within the District.

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

	22/23	23/24	24/25	25/26	26/27
Sites Not Yet Started	**45**	**126**	**178**	**102**	**60**
Sites Under Construction	**97**	**251**	**172**	**0**	**0**
Outstanding C2 Developments	**0**	**27**	**51**	**0**	**0**
Windfall Allowance	**39**	**39**	**39**	**39**	**39**
Sites allocated in the SALDD	**0**	**10**	**42**	**56**	**10**
Sub Total	**181**	**453**	**482**	**197**	**109**
Total	**1,422**				

3.6 At **1,422 dwellings** the Council can show **1.9 years** supply of deliverable housing.[10]

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	3,165	Standard method - 630 x 5 = 3,165
B	Housing completions (net) over plan period (2001/02 to 2021/22)	4,300	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	126.6	20% of 633 = 126.6
E	*Total five year requirement*	*3,798*	*3,150 + (126.6x5)*
F	*Annual requirement*	*760*	*3,798 / 5*
G	Total deliverable dwellings	1,422	As set out in Table 3
H	**Deliverable housing supply**	**1.9 years**	**1,422 / 760**

[10] 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 = 3,165 (based on annual need of 633 dwellings).
- Outstanding Plan provision (3,165 homes) divided by the number of Plan years remaining (5) = the residual annual housing provision (633) (760 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 = 1,422) divided by the residual annual target with a 20% buffer (760 homes) = 1.9 Years.

Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments (as of 31 March 2022)

Sites with Outstanding Planning Permission (not yet started)												
Application Reference	**Site**	**PDL**	**Net Dwgs O/S**	**Deliverability**			**Assumed Phasing**					**Comments**
				Avail-able	**Suit-able**	**Achiev-able**	**22/23**	**23/24**	**24/25**	**25/26**	**26/27**	
18/0970/FUL	Scots Hill, Croxley Green, WD3 3AD	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/0486/FUL	Troutstream Hall, Troutstream Way, Loudwater, WD3 4LG	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/1992/FUL	1, Woodhall Lane, South Oxhey, WD19 6HE	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/1483/AOD	Land To The Rear Of Banstead Down Old, Old Chorleywood Road, Rickmansworth, WD3 4EH	N	3	Yes	Yes	Yes	-	3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/1550/FUL	Alpine Press, Station Road, Kings Langley, WD4 8LF	Y	23	Yes	Yes	Yes	-	23	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/2286/FUL	Callipers Hall Farm, Quickmoor	Y	3	Yes	Yes	Yes	3	-	-	-	-	Site is available and planning permission granted so is

	Lane, Sarratt, WD4 9AX											suitable. Considered that site is achievable within 5 year period.
19/2312/FUL	4, Lower Plantation, Loudwater, WD3 4PQ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/2419/OUT	Playing Fields, Foxgrove Path, South Oxhey	N	53	Yes	Yes	Yes	29	24	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable 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 available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
20/1000/FUL	55, Penrose Avenue, Carpenders Park, Watford, WD19 5AB	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
20/0467/FUL	40-92 Grove Court, Grove Crescent, Croxley Green, WD3 3JU	Y	16	Yes	Yes	Yes	-	6	10	-	-	Site is available and planning permission granted so is suitable. Considered that site is 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 and planning permission granted so is suitable. Considered that site is 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 and planning permission granted so is suitable. Considered that site is achievable within 5 year

												period.
20/1437/PDR	First And Second Floors 97, High Street, Rickmansworth, Rickmansworth, WD3 1RB	Y	6	Yes	Yes	Yes	-	6	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
20/1494/FUL	Greystone Works, The Green, Croxley Green, WD3 3AN	Y	4	Yes	Yes	Yes	-	4	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
20/1677/FUL	Former Little Furze Junior Mixed Infants School, Gosforth Lane, South Oxhey, WD19 7RD	Y	70	Yes	Yes	Yes	-	15	30	25	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
20/1494/FUL	Greystone Works, The Green, Croxley Green, WD3 3AN	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
20/2045/PDA	The Barn, Solesbridge Lane, Chorleywood	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/0071/PDL	150 Watford Road, Croxley Green, Rickmansworth, WD3 3BZ	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
20/2805/FUL	The Bell Public House, 117 Primrose Hill, Kings Langley,	Y	4	Yes	Yes	Yes	-	-	4	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year

	WD4 8HX											period.
20/0792/FUL	1A Moneyhill Parade, Uxbridge Road, Rickmansworth, WD3 7BQ	Y	1	Yes	Yes	Yes	-	-	-	1	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
20/1881/FUL	Killingdown Farm, Little Green Lane, Croxley Green, WD3 3JJ	N	160	Yes	Yes	Yes	-	-	40	60	60	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/1197/FUL	Tanglewood, Shire Lane, Chorleywood, WD3 5NT	Y	1	Yes	Yes	Yes	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/1703/FUL	Coral Gables, Donkey Gate, Solesbridge Lane, Chorleywood, WD3 5SN	Y	1	Yes	Yes	Yes	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/2542/FUL	Jonathans, Shire Lane, Chorleywood, Chorleywood, WD3 5NH	Y	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/2590/FUL	Land At The Rear Of, Clovers Court, Chorleywood	Y	6	Yes	Yes	Yes	-	-	-	6	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/1680/OUT	Scotsbridge House, Scots Hill, Croxley Green, WD3 3BB	Y	59	Yes	Yes	Yes	-	-	59	-	-	Site is available and planning permission granted so is suitable. Considered that site is 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 and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/0958/PDL	42, Denham Way, Maple Cross, WD3 9SP	Y	1	Yes	Yes	Yes	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/1745/FUL	Glenwood, Chorleywood Road, Rickmansworth, WD3 4ER	Y	3	Yes	Yes	Yes	-	-	3	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/2380/PDM	25, Station Road, Rickmansworth, WD3 1QP	Y	2	Yes	Yes	Yes	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
21/2539/PDU	Ashleigh Court, Solomons Hill, Rickmansworth	Y	8	Yes	Yes	Yes	8	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Sub Total with Outstanding Planning Permission			**511**				**45**	**126**	**178**	**102**	**60**	

Sites Under Construction												
Application Reference	**Site**	**PDL**	**Net Dwgs O/S**	**Deliverability**			**Assumed Phasing**					**Comments**
				Avail-able	**Suit-able**	**Achiev-able**	**22/23**	**23/24**	**24/25**	**25/26**	**26/27**	
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	N	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2062/FUL	Rear Of 17 And 19 West Way, Rickmansworth, WD3 7EH	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2516/FUL	Bullsland Farm, Bullsland Lane, Chorleywood, WD3 5BG	N	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1364/FUL	The Hayloft, Bullsland Farm, Bullsland Lane, Chorleywood, WD3 5BG	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	3	Yes	Yes	Yes	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1550/FUL	Whitestocks Farm, Loudwater Lane, Loudwater, WD3 4AL	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1372/FUL	Cranston House, 23 Blacketts Wood Drive, Chorleywood, WD3 5PY	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1542/FUL	Old Meadows, Dog Kennel Lane, Chorleywood, Rickmansworth, WD3 5EL	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1577/AOD	Land Adjoining Notley Croft,	N	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion

	Bedmond Road, Bedmond, WD5 0QE											within 5 year period.
18/1664/FUL	Development Site, Kings View Farm, Toms Lane, Kings Langley, WD4 8NH	Y	1	Yes	Yes	Yes	1	-	-	-	-	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.
19/2133/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.
19/0146/FUL	Daimar, Bedmond Road, Bedmond, Abbots Langley, WD5 0QE	Y	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/1361/FUL	Barn West Of Bullsland Farm House, Bullsland Farm, Bullsland Lane, Chorleywood	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1858/AOD	West Herts College, Home Park Mill Link, Kings Langley, WD4 8LZ	Y	65	Yes	Yes	Yes	-	65	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0277/FUL	Pocklington House Development Site, Eastbury Avenue, Northwood, HA6	Y	40	Yes	Yes	Yes	27	13	-	-	-	Site is under construction and progress indicates completion within 5 year period.

	3LN											
20/0806/FUL	Swan House, Homestead Road, Rickmansworth, WD3 1FX	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and 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.
20/0383/FUL	36 Eastbury Avenue, Northwood, HA6 3LN	Y	9	Yes	Yes	Yes	9	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/1186/FUL	Hazlemere 42, Quickley Lane, Chorleywood, WD3 5AF	Y	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	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/0546/FUL	21/0546/FUL	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.
21/0637/FUL	Ashleigh 124, The Drive, Rickmansworth, WD3 4DP	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/0540/RSP	Vivikt, Chorleywood	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion

	Road, Rickmansworth, WD3 4EP											within 5 year period.
21/0902/PDR	Emperor House 12 and 12A, Church Street, Rickmansworth, WD3 1BS	Y	9	Yes	Yes	Yes	9	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21/0994/FUL	Land adj, 10 Harrogate Road, South Oxhey, WD19 7DH	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.
Sub Total Sites Under Construction			**520**	**-**	**-**	**-**	**97**	**251**	**172**	**-**	**-**	

Outstanding C2 Developments												
Application Reference	**Site**	**PDL**	**Net Dwgs O/S**	**Deliverability**			**Assumed Phasing**					**Comments**
				Avail -able	**Suit- able**	**Achiev -able**	**22/ 23**	**23/ 24**	**24/ 25**	**25/ 26**	**26/ 27**	
20/0098/FUL	Bridge Motors, 44 Church Street, Rickmansworth, Rickmansworth, WD3 1JE	Y	39	Yes	Yes	Yes	-	27	12	-	-	Permission granted on 5 November 2020 for a care home with a net gain of 75 bedrooms. The net dwelling equivalent is 39 dwellings. Two discharge of condition applications were determined in 2021/22. Considered that

												site is achievable within 5 year period.
20/2807/AOD	Former Little Furze Junior Mixed Infants School, Gosforth Lane, South Oxhey	Y	39	Yes	Yes	Yes	-	-	39	-	-	Approval of Details permission granted 23 March 2021 in relation to Permission 20/1677/FUL for a 75 bed care home. The net dwelling equivalent is 39 dwellings. Considered that site is 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**	**22/ 23**	**23/ 24**	**24/ 25**	**25/ 26**	**26/ 27**	
-	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	**1,304**	**-**	**-**	**-**	**181**	**443**	**440**	**141**	**99**	

Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2022)

Site Ref	Site	Dwelling Capacity	Phasing									
			22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
H(1)	Kings Langley Employment Area	100	Six planning permissioned 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[11]	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									

[11] Site is no longer available.

			monitoring year.										
H(15)	Garages rear of Drillyard, West Way, Rickmansworth	3	-	-	-	3	-	-	-	-	-	-	
H(16)	Long Island Exchange, Victoria Close, Rickmansworth	50	Allowed on appeal, following refusal of planning permission on 04/04/2014 for 31 residential units (application ref: 13/2277/FUL). Development completed in the 2017/18 monitoring year.										
H(17)	Police Station, Rectory Road, Rickmansworth	20	-	-	-	-	-	20	-	-	-	-	
H(18)	Royal British Legion, Ebury Road, Rickmansworth	5	-	-	-	-	-	5	-	-	-	-	
H(19)	Langwood House, High Street Rickmansworth	15	One prior approval was given in 2016 and one planning permission was granted in 2017 totalling 55 residential units (application refs: 15/2532/PDR and 16/2676/FUL). Development completed in the 2018/19 monitoring year.										
H(20)	Gas Works, Salters Close, Rickmansworth	20	Planning permission was granted on 14/09/2016 for 48 residential units (application ref: 16/1398/FUL, 16/2673/FUL). 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, Hallowes 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**				