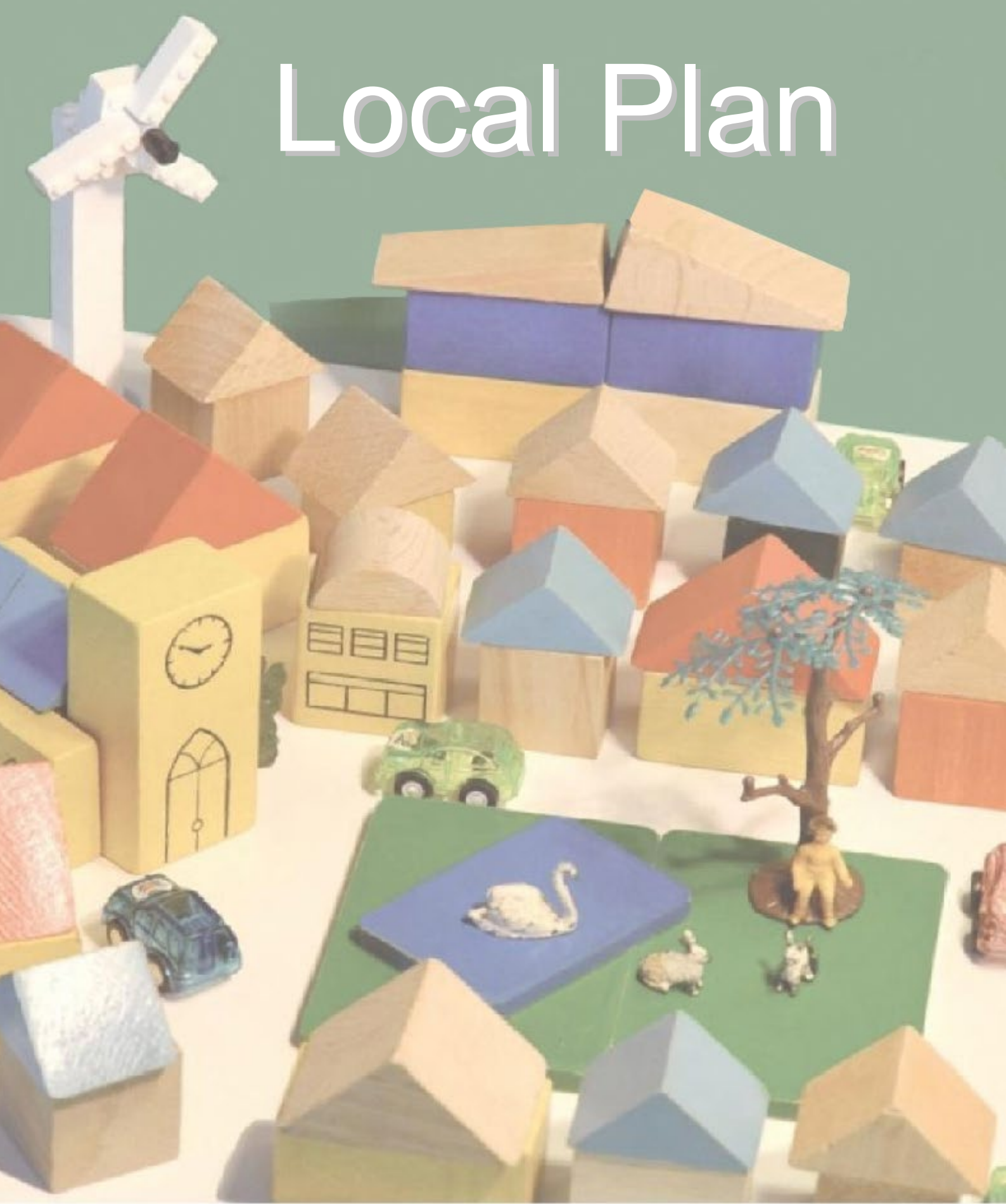


# Local Plan



**Appendix 5**  
**Housing Land Supply Update**  
December 2021



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## Chapter 1: Introduction

- 1.1 The revised National Planning Policy Framework (NPPF) was published in July 2021<sup>1</sup> 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<sup>2</sup>, 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”<sup>3</sup> [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- 1.4 The NPPF considers plan policies out of date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (see footnote 8 relating to paragraph 11).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.

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<sup>1</sup> The NPPF was revised in July 2018 and updated in February 2019 and July 2021.

<sup>2</sup> 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.

<sup>3</sup> 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 2021 to 31 March 2026.
- 2.2 The current Core Strategy (adopted in October 2011) sets a target of 4,500 dwellings 2001-2026, which is an average of 180 dwellings per year. As the Core Strategy is more than 5 years old and the strategic policies have not been reviewed this target is now out of date. The new housing figure is calculated using the standard method<sup>4</sup> and currently equates to 630 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 450 dwellings per year or 4,449 dwellings, from 2021 to 2031.
  - 2) The average projected household growth figure is then adjusted to take account of affordability. The 2020 affordability ratio in Three Rivers is 16.3. 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 1.8. The baseline calculated in step 1 (450 dwellings per year) is subsequently multiplied by 1.8. The adjusted housing need is therefore 808 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 450 (as established in step 1). For Three Rivers, this is 630 dwellings per year.

According to the standard method at present, the annual local housing need figure for Three Rivers is **630** dwellings per year.

- 2.4 A net gain of 4,146 dwellings has been delivered in Three Rivers in the period 2001/02-2020/21. In addition to C3 dwellings, the National Planning Practice Guidance, published June 2019, states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply<sup>5</sup>. Specifically, paragraph 16a states:

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

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

<sup>5</sup> 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. 219 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 219 bedrooms completed in C2 use, a further 115 dwellings have been provided over the plan period (see Table 1), bringing the total completions over the plan period up to 4,261 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**

<b>Application Number</b>	<b>Address</b>	<b>Number of units</b>
99/1337/FUL	17 Rectory Road, Rickmansworth	3
00/0429/FUL	Tanners Wood Close, Abbots Langley	6
03/0601/FUL	Part of land adjacent to 88 Muirfield Road and adjacent to Redwood Close, South Oxhey	8
04/1989/FUL	1-6 High View, Chorleywood	93
07/0614/FUL	Dappleremere, Shepherds Lane, Chorleywood	4
07/2508/FUL	Seymour House, 13 - 17 Rectory Road, Rickmansworth	6
11/1265/FUL	Hewlitt Residential Home, Woodside Road, Abbots Langley	2
12/1178/FUL	Abbeyfield UK, Greville House Chorleywood Close, Rickmansworth	-10 <sup>6</sup>
17/1010/FUL	Carpenders Park Farm Cottages, Oxhey Lane, Carpenders Park	76
16/0964/FUL	Croxley House, The Green, Croxley Green, WD3 3JB	31
<b>Total Bedrooms:</b>		<b>219</b>
<b>Total Dwelling Equivalent:</b>		<b>115</b>

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

	<b>01/02-15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>Total</b>
C3 Completions (net)	3,084	144	264	149	406	99	4,146
C2 Completions (net)	219 bedrooms: dwelling equivalent = 115						115
<b>Total Completions over the Plan Period:</b>							<b>4,261</b>

- 2.7 From the 2001/02 monitoring year, the housing target was based on the adopted Local Plan figure of 180 dwellings per year and from July 2018, the residual annual housing target has been based on the standard method. The total housing target for

<sup>6</sup> Resulting in a loss of units as a result of the care home’s change of use to pre-school nursery.

the first 20 years of the Plan period (from 2001/02 to 2020/21) is 4,820 homes. In accordance with the NPPG<sup>7</sup>, any previous under delivery of housing is addressed as part of the standard method; Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum local housing need figure. Therefore, no past under-supply should be added to the 'basic' five-year requirement. 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 3,150 dwellings<sup>8</sup> (over the period 2021/22-2025/26), giving an average of 630 dwellings per year (see footnote 7).
- 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<sup>9</sup>. When the 20% buffer is added, the five year housing requirement for the period 1 April 2020 to 31 March 2025 would therefore be **3,780 dwellings** which equates to **756 dwellings** per annum.

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<sup>7</sup> NPPG, Paragraph 031, <https://www.gov.uk/guidance/housing-supply-and-delivery>

<sup>8</sup> 630 (local housing need figure) x 5 (years remaining in the plan period) = 3,150 dwellings

<sup>9</sup> This is measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. The Housing Delivery Test measurement for Three Rivers was 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. However, seeing as the first year (2021/22) has already started and it is unlikely that applications for 39 dwellings on as yet unknown sites will be submitted, granted and delivered prior to 31 March 2022, the Council has not assumed any windfall sites will be delivered this year. Therefore, the Council is including 39 windfall dwellings per year from 2022/23 as deliverable.
- 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

	21/22	22/23	23/24	24/25	25/26
Sites Not Yet Started	3	267	315	79	21
Sites Under Construction	256	14	0	0	0
Outstanding C2 Developments	11	0	27	51	0
Windfall Allowance	0	39	39	39	39
Sites allocated in the SALDD	0	0	42	103	73
Sub Total	270	320	423	272	133
<b>Total</b>	<b>1,418</b>				

3.6 At **1,418 dwellings** the Council can show **1.9 years** supply of deliverable housing.<sup>10</sup>

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

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

	Source	Dwellings	Notes
A	Requirement for next five years	3,150	Standard method - $630 \times 5 = 3,150$
B	Housing completions (net) over plan period (2001/02 to 2020/21)	4,261	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	20% of 630 = 126
E	<i>Total five year requirement</i>	<i>3,780</i>	<i><math>3,150 + (126 \times 5)</math></i>
F	<i>Annual requirement</i>	<i>756</i>	<i><math>3,780 / 5</math></i>
G	Total deliverable dwellings	1,418	As set out in Table 3
H	<b>Deliverable housing supply</b>	<b>1.9 years</b>	<b><math>1,418 / 756</math></b>

<sup>10</sup> This figure has been calculated in the following way:

- Target for the remaining 5 years of the Plan period based on Local Housing Need calculated through the Standard Method = 3,150 (based on annual need of 630 dwellings).
- Outstanding Plan provision (3,150 homes) divided by the number of Plan years remaining (5) = the residual annual housing provision (630) (756 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 2021 (total = 1,418) divided by the residual annual target with a 20% buffer (756 homes) = 1.9 Years.

**Appendix 1: Sites with Outstanding Planning Permission, Under Construction and Outstanding C2 Developments  
(as of 31 March 2021)**

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	21/22	22/23	23/24	24/25	25/26	
17/1797/FUL	13 Kenwood Drive, Mill End, Rickmansworth, WD3 8YQ	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.
17/1825/FUL	Three Acres, Toms Lane, Kings Langley, WD4 8NA	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.
18/0322/FUL	Garages Between 83 And 89, The Queens Drive, Mill End	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.
18/0570/FUL	Vivikt, Chorleywood Road, Rickmansworth, WD3 4EP	N	1	Yes	Yes	Yes	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
18/0970/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.
18/1034/OUT	West Herts College, Home Park Mill Link, Kings Langley,	Y	65	Yes	Yes	Yes	-	-	27	27	11	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year

	WD4 8LZ											period.
18/1550/FUL	Whitestocks Farm, Loudwater Lane, Loudwater, Rickmansworth, WD3 4AL	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.
18/2283/FUL	High View Caravan Park, Toms Lane, Kings Langley	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.
18/2326/FUL	Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Rickmansworth, WD3 1QB	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.
19/0486/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.
19/0638/PDA	Bullisland Farm, Bullisland Lane, Chorleywood, Rickmansworth, WD3 5BG	N	5	Yes	Yes	Yes	-	5	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/0990/FUL	34 Eastbury Avenue, Northwood, Northwood, HA6 3LN	Y	7	Yes	Yes	Yes	-	7	-	-	-	Site is available and planning permission granted so is suitable. Site commenced construction in 2021/22. Considered that site is achievable within 5 year period.
19/1483/AOD	Land To The Rear Of Banstead Down Old, Old Chorleywood	N	3	Yes	Yes	Yes	-	-	3	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year

	Road, Rickmansworth, WD3 4EH											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.
19/1695/FUL	175 New Road, Croxley Green, Rickmansworth, WD3 3HB	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.
19/2133/FUL	St Andrews Road, South Oxhey	Y	345	Yes	Yes	Yes	-	200	145	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/2134/FUL	197 Watford Road, Croxley Green, WD3 3EH	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.
19/2178/FUL	Phillipshill Cottages, 2 Old Shire Lane, Chorleywood, Rickmansworth, WD3 5PW	N	1	Yes	Yes	Yes	-	-	1	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19/2286/FUL	.02, Callipers Hall Farm, Quickmoor Lane, Sarratt, WD4 9AX	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.
19/2312/FUL	4 Lower Plantation, Loudwater, Rickmansworth,	Y	1	Yes	Yes	Yes	-	-	1		-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year

	WD3 4PQ											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.
20/0355/FUL	24 Wyatts Road, Chorleywood, Rickmansworth, WD3 5TE	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.
20/0806/FUL	Swan House, Homestead Road, Rickmansworth, WD3 1FX	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.
20/1223/FUL	89 Northwick Road, South Oxhey, Watford, WD19 6QN	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is available and planning permission granted so is suitable. Site completed in 2021/22. 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.
20/1866/PDR	175 High Street, Rickmansworth, Rickmansworth, WD3 1AY	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.
20/2045/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.
21/0487/CLPD	84 High Street, Rickmansworth, Rickmansworth, WD3 1AQ	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.
<b>Sub Total with Outstanding Planning Permission</b>			<b>685</b>				<b>3</b>	<b>267</b>	<b>315</b>	<b>79</b>	<b>21</b>	

Sites Under Construction												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Available	Suitable	Achievable	21/22	22/23	23/24	24/25	25/26	
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.
14/2106/FUL	Cherry Hill Cottage, Trout Rise, Loudwater, Rickmansworth, WD3 4JR	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/1057/FUL	6 Parnell Close, Abbots Langley, WD5 0DZ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/1179/FUL	Land to Rear of 4-10 Bucknalls Lane, Garston, 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	Bullisland Farm, Bullisland Lane, Chorleywood, WD3 5BG	N	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
16/2753/FUL	Haradwaith, Homefield Road, Chorleywood, WD3 5QJ	Y	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/0143/FUL	37 Crofters Road, Northwood, HA6 3EB	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

17/0558/FUL	Paddock House, 12 Chestnut Avenue, Rickmansworth, WD3 4HB	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1290/FUL	22 Summerhouse Way, Abbots Langley, WD5 0DY	Y	44	Yes	Yes	Yes	44	-	-	-	-	Development completed in 2021/22.
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.
17/1436/AOD	Land At South Oxhey Central, South Oxhey	Y	48	Yes	Yes	Yes	48	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1524/FUL	Moor Park Post Office, 8 Main Avenue, Moor Park, HA6 2HJ	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.
17/1565/FUL	Land adj. 1 The Queens Drive, Mill End, WD3 8LN	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/1750/FUL	2A Berks Hill, Chorleywood, WD3 5AQ	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
17/2674/FUL	Beechen Hill House, Sarratt Lane, Loudwater, WD3 6AA	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/0145/FUL	9 Park Close,	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and

	Rickmansworth, WD3 1QH											progress indicates completion within 5 year period.
18/0598/FUL	2 Bourne End Road, Northwood, HA6 3BS	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1109/FUL	Land adj., Old House Lane, Abbots Langley	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1178/FUL	17 Beacon Way, Rickmansworth, WD3 7PQ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1372/FUL	Cranston House, 23 Blaketts 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, Bedmond Road, Bedmond, WD5 0QE	N	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion 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.
18/1744/FUL	34 Green Street, Chorleywood, WD3 5QR	Y	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/1769/FUL	Land Adjacent Lakeview,	N	14	Yes	Yes	Yes	14	-	-	-	-	Site is under construction and progress indicates completion

	Railway Terrace, Kings Langley											within 5 year period.
18/2128/FUL	Land adj. 1-8 Adrian House, Adrian Road, Abbots Langley	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18/2229/FUL	Red Court, Park Avenue, Chorleywood, WD3 5DU	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/0032/FUL	30 The Clump, Rickmansworth, WD3 4BQ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/0041/FUL	Tanglewood, 9 Chalfont Lane, Chorleywood, Rickmansworth, WD3 5PR	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, Abbots Langley, WD5 0QE	Y	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/0337/FUL	Aviemore, 65 Lower Road, Chorleywood, WD3 5LA	Y	7	Yes	Yes	Yes	7	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/0455/FUL	Land At The Rear The Limes, 9 Eastbury Avenue, Northwood	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/1009/FUL	30 Bishops Avenue, Northwood, HA6 3DG	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/1132/PDA	Roseacre, Bedmond Road, Bedmond	N	2	Yes	Yes	Yes	2	-	-	-	-	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.
19/1647/FUL	53 55 Cheshire Drive, Leavesden, WD25 7GP	Y	8	Yes	Yes	Yes	8	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/1700/FUL	Norfolk House, Chorleywood Road, Rickmansworth, WD3 4ER	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/2365/FUL	Oxhey Hall Farm, Hampermill Lane, Oxhey Hall, Watford, WD19 4NU	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/2484/RSP	38 Eastbury Avenue, Northwood, HA6 3LN	Y	8	Yes	Yes	Yes	8	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19/2496/FUL	35 Beacon Way, Rickmansworth, WD3 7PF	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0203/FUL	103 Westbury Road, Northwood, HA6 3DA	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0268/FUL	7 Clements Road, Chorleywood, WD3 5JS	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0277/FUL	Pocklington House Development Site, Eastbury	Y	40	Yes	Yes	Yes	27	13	-	-	-	Site is under construction and progress indicates completion within 5 year period.

	Avenue, Northwood, HA6 3LN											
20/0287/FUL	Silverdene, Sarratt Lane, Loudwater, WD3 4AS	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0356/FUL	Grove Lodge, Old Shire Lane, Chorleywood, WD3 5PW	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0357/FUL	5 Bourne End Road, Northwood, HA6 3BP	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.
20/0411/FUL	Great Poplars, Rasehill Close, Chorleywood, Rickmansworth, WD3 4EW	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0570/FUL	Rose And Crown Public House, Old Common Road, Chorleywood, WD3 5LW	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0592/FUL	Rondo, Sandy Lane, Northwood, HA6 3ER	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/0622/FUL	1A Links Way, Croxley Green, WD3 3RG	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1419/FUL	31 Sandy Lodge Lane, Moor Park, Northwood, HA6	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

	2HZ											
20/1468/FUL	Sarum, Templepan Lane, Chandlers Cross, Rickmansworth, WD3 4NH	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1476/FUL	Barn South East Of Old Mill House, Solesbridge Lane, Chorleywood	N	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1537/FUL	86 Highfield Way, Rickmansworth, Rickmansworth, WD3 7PH	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1564/FUL	Memoria, 131 Watford Road, Croxley Green, Rickmansworth, WD3 3DX	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1619/FUL	8 Armitage Close, Loudwater, Rickmansworth, WD3 4HL	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1707/FUL	2 Phillipshill Cottages Old Shire Lane, Chorleywood, WD3 5PN	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/1834/PDL	Chorleywood West Post Office, 35 Lower Road, Chorleywood, WD3 5LQ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Development completed in 2021/22.
20/1882/FUL	24 The Mount, Rickmansworth, WD3 4DW	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

20/2117/RSP	67 Kewferry Road, Northwood, HA6 2PQ	Y	2	Yes	Yes	Yes	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/2123/PDR	Sterling Rose House, 52 High Street, Rickmansworth, Rickmansworth, WD3 1AJ	Y	6	Yes	Yes	Yes	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/2436/RSP	Wycliffe Court, Pinehurst Close, Abbots Langley, WD5 0LZ	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/2530/FUL	Frithcote, Watford Road, Northwood, HA6 3PP	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/2541/FUL	East Glade, London Road, Rickmansworth, Rickmansworth, WD3 1JR	Y	1	Yes	Yes	Yes	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
20/2631/FUL	Garage 8, The Garth, Abbots Langley, WD5 0JJ	Y	4	Yes	Yes	Yes	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
<b>Sub Total Sites Under Construction</b>			<b>270</b>	-	-	-	<b>256</b>	<b>14</b>	-	-	-	

Outstanding C2 Developments												
Application Reference	Site	PDL	Net Dwgs O/S	Deliverability			Assumed Phasing					Comments
				Avail-able	Suit-able	Achiev-able	21/22	22/23	23/24	24/25	25/26	
16/1218/FUL	Burford House, Rickmansworth Road, Chorleywood, WD3 5SQ	Y	8	Yes	Yes	Yes	8	-	-	-	-	Permission granted on 7 November 2016 for a care home with a net gain of 16 bedrooms. The net dwelling equivalent is 8 dwellings. Site is under construction. Considered that site is achievable within 5 year period.
19/0300/FUL	Chalfont Court, Uxbridge Road, Rickmansworth, WD3 7AR	Y	3	Yes	Yes	Yes	3	-	-	-	-	Permission granted on 29 April 2019 for an extension to a care home with a net gain of 5 bedrooms. The net dwelling equivalent is 3 dwellings. Site is under construction. Considered that site is achievable within 5 year period.
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	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

	Lane, South Oxhey											home. The net dwelling equivalent is 39 dwellings. Considered that site is achievable within 5 year period.
<b>Sub Total Outstanding C2 Developments</b>			<b>89</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11</b>	<b>-</b>	<b>27</b>	<b>51</b>	<b>-</b>	

<b>Windfall Allowance</b>												
<b>Application Reference</b>	<b>Site</b>	<b>PDL</b>	<b>Net Dwgs O/S</b>	<b>Deliverability</b>			<b>Assumed Phasing</b>					<b>Comments</b>
				<b>Avail-able</b>	<b>Suit-able</b>	<b>Achiev-able</b>	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	
-	Windfall allowance	-	156	-	-	-	-	39	39	39	39	
<b>Sub Total Windfall Allowance</b>			<b>156</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	

<b>Total Sites to be included in the Five Year Housing Land Supply</b>			<b>1,200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>270</b>	<b>320</b>	<b>381</b>	<b>169</b>	<b>60</b>	
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**Appendix 2: Sites Allocated for Housing in the Site Allocations Local Development Document (as of 31 March 2021)**

Site Ref	Site	Dwelling Capacity	Phasing									
			21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	Post 2026
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	-	-	-	40	60	60	-	-	-	-
H(11)	50-52 New Road, Croxley Green <sup>11</sup>	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.									

<sup>11</sup> 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). Development has yet to commence.									
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). Development has yet to commence.									
H(28)	Amenity Space, Maylands Road/Ferndown Road, South Oxhey	10	Site forms part of the wider South Oxhey redevelopment scheme. Planning permission was granted on 31/05/2016 for 26 residential dwellings (condition 24 of application ref: 16/0005/FUL). Site H(28) was completed during the 2017/18 monitoring year.									
H(29)	South Oxhey Town Centre	360	Site forms part of the wider South Oxhey redevelopment scheme. Planning									

			permission was granted 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). Development has yet to commence.									
H(32)	Rear of Lytham Avenue, South Oxhey	20	-	-	-	10	10	-	-	-	-	-
H(33)	Land at Woodside Road, Abbots Langley	100	Planning permission was granted on 14/12/2015 for 95 dwellings (application ref: 15/1026/FUL). Development completed in the 2018/19 monitoring year.									
H(34)	Fairways Farm, Bucknalls Lane, Garston	100	Planning permission granted for 100 new dwellings (16/2076/OUT, 17/2549/AOD and 18/1313/FUL). Development completed during the 2019/20 monitoring period.									
<b>Sub Total</b>			<b>0</b>	<b>0</b>	<b>42</b>	<b>103</b>	<b>73</b>	<b>85</b>	<b>20</b>	<b>0</b>	<b>65</b>	<b>25</b>
<b>Total</b>		<b>1,853</b>	<b>218</b>					<b>195</b>				