

5 Year Housing Land Supply – Joint Note between Appellant and
Three Rivers District Council

Appellant: Richborough

Development of up to 600 dwellings - Land north of Little Green Lane, Croxley Green,
WD3 3SP

LPA ref: 24/2073/OUT; PINS ref: 6004972

Appeal ref: 6004972
Site Address: Land north of Little Green Lane, Croxley Green
Appellant: Richborough
Date: August 2026
Author: Stephen Harris on behalf of the Appellant and Three Rivers District Council

Contents

1.	Introduction	1
2.	Matters in agreement re: 5YHLS	2
3.	Matters not agreed re: 5YHLS – the deliverable supply	3
4.	5YHLS calculations	5



1. Introduction

- 1.1 This Joint Note relates to the Council's 5 Year Housing Land Supply (5YHLS) position and has been prepared at the request of the Inspector.
- 1.2 Evidence on housing land supply has been prepared by both parties in the following documents:
- CD13.3 Appellant's 5YHLS Proof of Evidence (Stephen Harris – Emery Planning)
 - CD12.1 LPA Planning Proof of Evidence (Liz Fitzgerald – Barker Parry)
 - CD12.4 LPA S106/MiP Rebuttal (Liz Fitzgerald)
- 1.3 The only disputed matters on housing land supply is the deliverable supply with the LPA's position being that the supply is 1.16 years and the Appellant concluding the supply is 0.59 years. This is due to disputes on 7 sites and the windfall allowance.
- 1.4 Given the range of 0.59 years (Appellant) to 1.16 years (LPA), the weight to this shortfall is set out in the main Planning SoCG.
- 1.5 This Joint Note sets out the following:
- Matters in agreement re: 5YHLS (Section 2);
 - Matters not agreed re: 5YHLS – the deliverable supply (Section 3); and
 - 5YHLS calculations (Section 4).
- 1.6 This is jointly agreed by:

Signed: ~~Stephen Harris~~

Date: 21 August 2026

Stephen Harris

Joint Managing Director, Emery Planning on behalf of the Appellant

Signed: 

Date: 21 August 2026

Liz Fitzgerald

Managing Director, Barker Parry on behalf of Three Rivers District Council



2. Matters in agreement re: 5YHLS

2.1 Both parties have used the list of sites in the TRDC Housing Land Supply Update (April 2026) which is **CD7.7**.

2.2 The following matters in relation to 5YHLS are agreed:

- The base date for calculating the 5YHLS for this appeal is 1st April 2025 and the 5YHLS period is to 31st March 2030;
- As the adopted housing requirement in the Core Strategy is more than 5 years old in accordance with Annex D (8) and footnote 75 of the Framework, the 5YHLS should be measured against the LHN calculated using the LHN in the PPG. **CD7.7** set the LHN as 832 dwellings; however, it is agreed that instead of relying on the last Annual Monitoring Report, the most up to date LHN should be used which is 752 dwellings per annum as calculated using the PPG.
 - Step 1 - Setting the baseline – 0.8% of existing housing stock for the area
 - The Housing Stock in Table 125 at 2025 is 39,403 homes. Applying the 0.8% at Step 1 of the PPG the baseline is 315.24.
 - Step 2 - An adjustment to take account of affordability
 - Using Table 5c the 5-year average Affordability Ratio between 2020 and 2025 is 12.29. Using the formula in Step 2, the Adjustment Factor is $(12.29 - 5)/5 * 0.95 + 1 = \underline{2.386}$
 - LHN is calculated to be 752 dwellings per annum
 - Step 1 315.24 x Step 2 2.386 = 752 dwellings per annum
- A 20% buffer applies because the latest (2025) Housing Delivery Test result was less than 85% (it is 47%).
- The total 5-year requirement is 4,512 calculated $(752 \times 5 \text{ years} = 3,760 \times 20\% = 4,512)$.
- This equates to an annual requirement of 902 dwellings per annum.
- A 5YHLS cannot be demonstrated with an agreed range of 0.59 years to 1.16 years.



3. Matters not agreed re: 5YHLS – the deliverable supply

3.1 The deliverable supply is not agreed. **CD7.7** considers that the deliverable supply is 1,184 dwellings. The Appellant contested 13 sites and the windfall allowance. The LPA's evidence concedes on the following 6 sites:

- H22 - Depot, Stockers Farm Road, Rickmansworth – 60 dwellings
- Regus Building, Park Road, Rickmansworth – 39 dwellings
- H17 - Police Station, Rectory Road, Rickmansworth – 20 dwellings
- H32 – Rear of Lytham Avenue, South Oxhey – 10 dwellings
- H15 – Garages rear of Drillyard, West Way, Rickmansworth – 3
- 23/0017/PDM – Batchworth House, Batchworth Place, Church Street, Rickmansworth – 5 dwellings

3.2 This reduces the LPA's supply by 137 dwellings.

3.3 The Appellant maintains that the remaining 7 contested sites and the windfall should be excluded as set out in the following table.



Table SOCG1 – Disputed Supply

Site	Council's 5YHLS	Appellant's 5YHLS	Difference
22/0601/OUT – Land at rear of 17-49 Church Lane, Sarratt	83	0	-83
24/1265/PDM – Trinity Court, Church Street, Rickmansworth	38	0	-38
22/1875/OUT – Knoll Oak, Sandy Lane, Northwood	28	0	-28
22/1342/OUT – The Fairway Residential Home, Green Lane, Oxhey Hall	18	0	-18
H8 – Royal British Legion, Church Lane, Sarratt	10	0	-10
22/0602/OUT – Land adjacent to 97 Church Lane, Sarratt	9	0	-9
24/0960/FUL – 42, The Fairway, Abbots Langley	1	-1	-2
Windfall allowance	330	0	-330
Total	517	-1	-518

3.4 The difference between the two supply figures is 518 dwellings.



4. 5YHLS calculations

4.1 The respective positions are set out in the following table:

Table SOCG2 – Three Rivers’ 5YHLS at 1st April 2025

	Requirement	Council	Appellant
A	Annual local housing need figure	752	752
B	Five year requirement	3,760	3,760
C	20% buffer	752	752
D	Total five year requirement including 20% buffer	4,512	4,512
E	Annual housing requirement including 20% buffer	902	902
	Supply		
F	Deliverable supply at 1 st April 2025	1,047	529
G	Supply in years (F / E)	1.16	0.59
H	Under/oversupply against the five year requirement (F – D)	-3,465	-3,983

4.2 It is therefore considered that the 5YHLS position can be agreed as being between the range of 0.59 years (Appellant) to 1.16 years (LPA), the weight to this shortfall is set out in the main Planning SoCG.



