

Watford Borough Council 5-Year Housing Supply Statement

Introduction

The 5-year housing supply provides a baseline against which housing requirements and housing need are assessed. Each authority is required to produce an annual 5-year housing supply statement setting out if there is enough land available.

The 5-year housing supply is based on a combination of the following:

- sites with detailed planning permission
- prior approvals under construction
- sites with outline planning permission where these are considered to be deliverable¹
- site allocations (adopted Local Plan) where these are considered to be deliverable
- sites on the brownfield register where these are considered to be deliverable
- windfall sites where there is a track record of delivery.

The 5-year supply is constantly changing. This is because new planning permissions are being granted and some planning permissions where construction has not begun within three years expire.

Government Methodology

The Government released the revised [National Planning Policy Framework](#) (NPPF) on 24 July 2018. The standardised methodology² sets out how to calculate local housing need. This takes into account future [household growth projections](#) provided by the Office for National Statistics (ONS) and places more emphasis on affordability. The more unaffordable an area is, the higher the housing requirements will be relative to the ONS household projections.

¹ 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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (NPPF Glossary, 2018)

² The Office for National Statistics is to release updated household growth projections in September. It is anticipated the Government will amend the methodology to identify housing requirements following this. This means Watford's housing requirements, and those of other local authorities will likely change. Any change is likely to result in an increase to the Watford housing requirement from the figures set out in the note.

The housing need calculation is made up of three steps:

- 1) Identify the housing growth baseline over a consecutive 10 year period start from the current year. For Watford this is 6,000 new dwellings from 2018 to 2028 (inclusive) or **600** dwelling per year.
- 2) Adjust the housing growth figure to account for affordability (referred to as the '[affordability ratio](#)'). This is the median house price compared to the median income in an area. In Watford the 2017 affordability ratio was **12.66**.
- 3) The affordability ratio is used to calculate the adjustment factor as set out in the [Planning Practice Guidance](#). For Watford the adjustment factor is **54%**.
- 4) The annual housing growth identified in step 1 (600 dwelling per year) multiplied by 54%. This is referred to as the minimum annual local housing figure. For Watford this is **878** dwellings per year.
- 5) The methodology sets out the potential to apply a cap on the housing requirement. The [Planning Practice Guidance](#) is very specific as to how and if this is to be applied. For Watford the cap is applicable. The cap is set at 40% above the annual housing growth figure. For Watford this is **798** dwellings per year.

The housing requirement for Watford at present is **798** dwellings per year using the Government's methodology.

Applying Buffers

The [NPPF](#) sets out guidance that a buffer is to be applied to the housing requirement. All authorities are to apply at least a 10% buffer to its annual housing figure. For local authorities that have demonstrated consistent under delivery over the preceding three years this buffer is to be set at 20%. The intention of the buffer is to account for the ebbs and flows of the market.

Whether a local planning authority has met the requirements for housing delivery is determined by applying the [Housing Delivery Test](#).

Using the housing need of 260 new dwellings per annum set out in the adopted Core Strategy (2013), in the three years preceding 2018 Watford delivered the following proportion of its annual housing requirement: 2015/16 (94%); 2016/17 (133%); 2017/18 (127%). Overall, Watford has exceeded its housing requirement by 140 units (18%). Based on these figures, the requirements of the Housing Delivery Test have been met and only a buffer of 10% will need to be applied to the annual housing figure for the following year. This buffer is equivalent to an additional 80 dwellings.

5-Year Housing Requirement

The 5-year housing supply covers the period 1 November 2018 to 31 October 2023.

- 2018/19 – 878 dwellings
- 2019/20 – 798 dwellings
- 2020/21 – 798 dwellings
- 2021/22 – 798 dwellings
- 2022/23 – 798 dwellings

The 5-year housing requirement for Watford is **4,070** dwellings.

Watford 5-Year Housing Supply

Element of the 5-year supply	Notes	Number of dwellings
Commitments	Includes extant planning permissions, prior approvals and permissions granted subject to decision notice being issued.	3,682
Sites with outline planning permission	No evidence to demonstrate sites will come forward within five years.	0
Site allocations	No evidence to demonstrate sites will come forward within five years. Strategic sites such as Watford Junction and parts of Ascot Road and Riverwell that do not have planning permission have not been included.	0
Sites on the brownfield register	No evidence to demonstrate sites will come forward within five years.	0
Windfall sites	No sites included as almost all of Watford's housing is windfall and this could result in double counting.	0
Total		3,682

The 5-year supply is a comparison of how many dwellings are deliverable in the borough compared to the housing requirement ((Watford commitments / Watford housing requirement + buffer) x 5 years).

Watford has currently committed to the delivery of **3,682** dwellings. As of 31 October 2018, Watford has a **4.52** year housing supply.

Appendix 1:

Summary of the 5-Year Supply Calculation (31 October 2018)

Step	Formula text	Formula figures	Figure
Housing growth 2018-2028	Source: ONS projection tables	5,700 / 10	570 dpa
Affordability ratio	Source: ONS affordability tables	12.66	12.66
Adjustment factor	(local affordability ratio – 4) x 0.25	(12.66 – 4) x 0.25	0.54
Minimum annual housing figure	(1 + affordability ratio) x projected household growth	(1 + 0.54) x 570	878
Capped housing figure	Projected housing growth figure + (40% x projected housing growth figure)	570 + (0.4 x 570)	798
Buffer	Annual housing figure + 10%	798 + 10%	878
Watford 5-year housing requirement	Total housing requirement from 2018/19 to 2022/23	(798 + 80) + (798 x 4)	4,070
Watford housing commitments	Total of permissions, prior approvals and other sites that are considered deliverable.	3,682	3,682
Watford 5-year supply	Watford housing commitments/ Watford 5-year housing requirement	(3,682 / 4,070) x 5	4.52

Appendix 2:

Extant Planning Permissions

Planning Reference	Address	Net Number of Dwellings Proposed	Net Number of Dwellings Completed as at 31/10/2019	Net Commitments as at 31/10/2018
18/00703/NONMAT	Land To The East Of, Ascot Road, Watford	486	0	486
17/01543/FULM	Land To The South Of, Thomas Sawyer Way Comprising The Waterside Area And Forming Part Of The Watford Riverwell Development (formerly Known As Watford Health Campus), Watford	253	0	253
17/00779/FULM	Land adj, Wetherspoon House, Reeds Crescent, Watford, WD24 4QL	8	0	8
16/00808/OPD	Unit 9 Fishers Industrial Estate, Wiggshall Road, Watford, WD18 0FN	4	0	4
06/01053/COU	1 & 2 Simmons Cottages, Colne Way, Watford	-2	-1	-1
18/00300/OPD	Unit 2, 6 Greycaine Road, Watford, WD24 7GP	8	0	8
15/00413/FULM	23, 25 And 25A St Johns Road, Watford, WD17 1PY	40	0	40
15/00856/FULM	27 Woodford Road, Watford, WD17 1DA	38	0	38
15/01787/FULM	Gresham House, 53 Clarendon Road, Watford, WD17 1LA	60	0	60
17/00470/FULM	37 And 39 Hannay House, Clarendon Road, Watford, WD17 1JA	154	0	154
17/01433/FULM	50 Clarendon Road, Watford, WD17 1TX	100	0	100
18/00409/FULM	Clarendon House 33 Bridle Path Watford, WD17 1UE	41	0	41
16/01741/OPD	Exchange House, 60 Exchange Road, Watford, WD18 0JJ	126	0	126
11/01175/FUL	2 Market Street, Watford, WD18 0PD	1	0	1
14/00954/FULM	112-114 The Parade, High Street, Watford, WD17 1AU	15	0	15

14/01617/VAR	52A - 56 High Street, Watford, WD17 2BS	56	0	56
15/00113/FUL	First Floor, Wren House, 19 - 23 Exchange Road, Watford, WD18 0JD	5	0	5
15/01316/FUL	Land Rear Of 101-103 And Lock Up Garages At Rear Of, 97-99 The Parade, Watford	1	0	1
15/01400/OPD	Kings Court, 153 - 155 High Street, Watford, WD17 2ER	6	0	6
16/00260/FUL	1st Floor, 68 High Street, Watford, WD17 2BS	2	0	2
16/00791/OPD	2nd Floor, 19 - 23 Exchange Road, Watford, WD18 0JD	5	0	5
16/01362/FUL	8 And 8A Market Street, Watford, WD18 0PD	2	0	2
16/01451/FUL	90 High Street, Watford, WD17 2BW	3	0	-1
17/00168/FUL	158 High Street, Watford, WD17 2EN	1	0	1
17/00830/FUL	19 King Street, Watford, WD18 0BW	2	0	2
17/00858/FUL	10 Market Street, Watford, WD18 0PD	1	0	1
17/01324/NONMAT	90 High Street, Watford, WD17 2BW	3	0	3
17/01385/FUL	72 - 74 High Street And 1-7 Market Street, Watford, WD17 2GZ	16	0	16
17/01476/FUL	12 Market Street, Watford, WD18 0PD	1	0	1
17/01657/OPD	135 The Parade, High Street, Watford, WD17 1NA	17	0	17
18/00238/FUL	49-53 The Parade High Street, Watford, WD17 1LJ	8	0	8
18/00331/FUL	140 High Street, Watford, WD17 2EN	4	0	4
18/00413/FUL	64 High Street, Watford, WD17 2BS	1	0	1
18/00561/FULM	Grafton Optical Ltd Crown House, The Crescent Watford, WD18 0QW	21	0	21
18/00673/OPD	3 George Street, Watford, WD18 0BX	33	0	33
18/00689/FULM	Halsey House, Rosslyn Road, Watford, WD18 0JX	38	0	38
18/00994/FUL	116A High Street, Watford, WD17 2BJ	4	0	4
18/01101/OPD	First Floor, 16 Clarendon Road, Watford, WD17 1JY	2	0	2

04/01189/FULM	25-31, King Georges Avenue, R/O 139-143 Rickmansworth Road, Watford	14	10	4
09/00430/FUL	R/O 40 The Gardens, Watford	1	0	1
12/00249/FUL	55 Chilcott Road, Watford, WD24 5LF	3	0	3
12/00402/FUL	2 Green Lane Oxhey, Watford, WD19 4NJ	2	1	1
12/00585/FUL	1 Minerva Drive, Watford, WD24 5LD	1	0	1
13/00192/FUL	124 Leggatts Way, Watford, WD24 5SJ	1	0	1
13/00978/FUL	15 St Johns Road, Watford, WD17 1PU	4	1	3
13/01013/FUL	Land To The Rear Of, 121B St Albans Road, Watford, WD17 1RD	2	0	2
13/01127/FUL	Land Rear Of, 96 Sheepecot Lane, Watford	1	0	1
14/00229/FUL	217A St Albans Road, Watford, WD24 5BH	3	-1	4
14/00859/FULM	Boundary Way, Watford	28	3	25
14/00959/FUL	887 St Albans Road, Watford, WD25 0NH	3	0	3
14/00984/FUL	212 Harwoods Road, Watford, WD18 7RX	6	0	6
14/00993/FUL	Premises To Rear Of, 2 Nascot Street, Watford, WD17 4RB	4	0	4
14/01082/FUL	30 Langley Road, Watford, WD17 4PT	4	0	4
14/01153/FUL	17-19 St. Johns Road, Watford, WD17 1PW	4	0	4
14/01260/FUL	Land To The Rear Of, 107-111 St. Albans Road, Watford, WD17 1RD	3	0	3
14/01326/FUL	Rear of 31 Nascot Wood Road, (Access From Lingfield Way), Watford, WD17 4WE	2	0	2
14/01442/FUL	212 St Albans Road, Watford, WD24 4AU	2	0	2
15/00348/FUL	25 Cobb Green, Watford, WD25 7HZ	2	0	2
15/00470/OPD	1B Shakespeare Industrial Estate, Shakespeare Street, Watford, WD24 5RR	4	0	4
15/00510/FULM	Cassiobury Farm And Fishery, Rousbarn Lane, Croxley Green, WD3 3GG	1	0	1

15/00625/FUL	16 Rosslyn Road, Watford, WD18 ONY	8	-1	9
15/00688/FUL	137 - 139 St Albans Road, Watford, WD17 1RA	2	-1	3
15/00919/FULM	Central Meriden Estate, The Gossamers, Watford, WD25 9AD	112	0	103
15/01040/FUL	Adj, 66 Hazel Tree Road, Watford, WD24 6RQ	1	0	1
15/01087/FUL	142A And 144 Hagden Lane, Watford, WD18 7UH	7	0	7
15/01139/FUL	Land adj, 4 Sherwoods Road, Watford, WD19 4A	1	0	1
15/01208/FUL	Land adj South Lodge, Hempstead Road, Watford, WD17 4JX	1	0	1
15/01447/FUL	Land adj, 81 Cecil Street, Watford, WD24 5AS	1	0	1
15/01505/FUL	140A Chester Road, Watford, WD18 ORE	1	0	1
15/01574/FUL	66 Sheepcot Lane, Watford, WD25 0DG	0	-1	1
15/01576/FUL	21 Essex Road, Watford, WD17 4EL	1	0	1
15/01662/FULM	Community Support Centre, 14 Stratford Road, Watford, WD17 4QH	38	0	38
15/01729/FUL	1 Hamilton Street And Garages, Watford, WD18 0BD	8	0	8
15/01759/FULM	1-7 Lord Street And, 56-58 Queens Road, Watford, WD17 2LL	24	-1	0
15/01772/OPD	9 Edinburgh Mews, Watford, WD17 4FS	1	0	1
16/00018/FUL	Land Adjoining And Associated With, The Red Lion PH And Associated Stables, 105 Vicarage Road, Watford, WD18 0EY	8	0	8
16/00051/FUL	37B And 37C St Johns Road, Watford, WD17 1QB	4	0	4
16/00188/FUL	478 - 478A St Albans Road, Watford, WD24 6QU	1	0	1
16/00239/FUL	188 Queens Road, Watford, WD17 2NT	1	0	1
16/00264/FUL	230 St Albans Road, Watford, WD24 4AU	1	0	1
16/00325/FULM	Greenhill Lodge, 22-24 Alexandra Road, Watford, WD17 4QY	9	0	9

16/00368/FUL	Land To The Rear Of, Bushey And Oxhey Infants School, Aldenham Road, Watford	2	0	2
16/00480/FUL	160 - 162 St Albans Road And, 2A Hatfield Road, Watford, WD24 4FT	8	0	8
16/00534/FUL	Rear Of, 96B Queens Road, Watford, WD17 2NX	1	0	1
16/00555/FUL	193-195 Hempstead Road, Watford, WD17 3HG	1	0	1
16/00768/FUL	32, Langley Road, Watford, WD17 4PN	2	0	2
16/00787/FUL	29, Burton Avenue, Watford, WD18 7NQ	5	0	5
16/00803/FUL	508 - 510 Whippendell Road, Watford, WD18 7QJ	2	0	2
16/00868/FUL	7, Elfrida Road, Watford, WD18 0AT	3	-1	4
16/00871/FUL	61D Sutton Road, Watford, WD17 2QE	1	0	1
16/00946/FUL	Land To The Rear Of, 177-187 Gammons Lane, Watford	5	0	5
16/00947/FUL	92 And 94 Cecil Street, Watford, WD24 5AP	2	0	2
16/00952/FUL	167 Horseshoe Lane, Watford, WD25 7HT	1	0	1
16/01004/FUL	La Bottege Italiana, 75 Market Street, Watford, WD18 0PR	2	0	2
16/01029/FULM	51-65 The Brow, Watford, WD25 7NY	30	-8	38
16/01047/FUL	92A Gammons Lane, Watford, WD24 5HZ	1	-1	2
16/01048/FUL	346 - 348 St Albans Road, Watford, WD24 6PQ	4	0	4
16/01274/FUL	350 High Road, Watford, WD25 7EQ	3	-1	4
16/01310/FULM	Land Off Tolpits Lane, Watford	44	0	0
16/01352/FUL	105 Vicarage Road, Watford, WD18 0EY	2	0	2
16/01415/FUL	29 Purbrock Avenue, Watford, WD25 0AD	1	0	1
16/01465/FUL	1 Brightwell Road, Watford, WD18 0HR	3	0	3
16/01676/FUL	2, Melrose Place, Watford, WD17 4LN	1	0	1
16/01727/FUL	84, Mildred Avenue, Watford, WD18 7DX	2	0	2

16/01747/FUL	38 The Avenue, Watford, WD17 4NS	-1	0	-1
16/01751/FUL	474A, St Albans Road, Watford, WD24 6QU	1	-1	2
17/00018/FUL	Land South Of Bedford Street, Bedford Street, Watford	9	0	9
17/00042/FUL	Rear Of 80, Queens Road, Watford, WD17 2LA	2	0	2
17/00072/FUL	5, Kildonan Close, Watford, WD17 4LH	1	0	1
17/00115/FUL	73, Devereux Drive, Watford, WD17 3LD	0	-1	1
17/00178/FULM	Health Campus Land Willow Lane, (land To South East Of Rose Gardens), Watford	95	0	95
17/00186/FUL	Doctors Surgery, 83B Tolpits Lane, Watford, WD18 6NT	9	0	9
17/00188/FUL	1 Kelshall, Watford, WD25 9UL	1	0	1
17/00198/FUL	Land Adjacent To, 111 Queens Road Watford, Watford	1	0	1
17/00211/OPD	1A Judge Street, Watford, WD24 5AN	1	0	1
17/00225/FUL	14 Orbital Crescent, Watford, WD25 0HA	1	0	1
17/00240/FUL	Land Adjacent To, 111-121 Buttermere Place, Linden Lea , Watford, WD25 7DW	6	0	6
17/00306/OPD	146 Queens Road, Watford, WD17 2NX	4	0	4
17/00360/FUL	19-21 Chalk Hill, Watford, WD19 4BL	1	0	1
17/00441/FUL	863 St Albans Road, Watford, WD25 0NH	1	0	1
17/00443/FUL	Land adj, 28 Beechpark Way, Watford, WD17 3T	1	0	1
17/00447/FUL	8 Sandringham Road, Watford, WD24 7AZ	1	0	1
17/00478/FUL	77 - 77A Eastbury Road, Watford, WD19 4JN	4	0	4
17/00545/MBPD	5 Cassio Road, Watford, WD18 0QP	1	0	1
17/00557/FUL	26 - 28 Aldenham Road, Watford, WD19 4AA	9	0	9

17/00593/FULM	Former Gas Holder Site, Encompassing Frogmore House, Lower High Street, Watford	92	0	92
17/00615/LDC	14 New Road, Watford, WD17 2EX	2	0	2
17/00653/FUL	Land Between, 209 To 213 Hempstead Road, Watford	1	0	1
17/00685/FULM	9 - 13 Aldenham Road, Watford, WD19 4AB	15	0	15
17/00690/FUL	97-99 Church Road, Watford, WD17 4QD	3	0	3
17/00707/FUL	212 Gammons Lane, Watford, WD24 5JH	2	0	2
17/00877/FUL	70-72 Fearnley Street, Watford	8	0	8
17/00941/FUL	70 Fuller Road, Watford, WD24 6QN	1	0	1
17/00954/FUL	68 Valley Rise, Watford, WD25 7EZ	1	0	1
17/00958/FUL	21 Langley Road, Watford, WD17 4PS	1	0	1
17/00976/FUL	12 Mildred Avenue, Watford, WD18 7DZ	2	0	2
17/01078/VAR	187 - 189 Harwoods Road, Watford, WD18 7RP	7	-2	9
17/01150/FULM	Garages, 1-19 Balmoral Road, Watford, WD24 4EP	9	0	9
17/01202/NONMAT	Central Meriden Estate, The Gossamers, Watford	9	0	9
17/01218/FUL	29 Tunnel Wood Close, Watford, WD17 4SW	1	0	1
17/01222/FUL	127 And 129 High Road, Watford, WD25 7AP	2	0	2
17/01269/FUL	Units N To Q, 100 Cecil Street , Watford, WD24 5AQ	7	0	7
17/01291/FUL	Land Adjoining 136 Langley Road, Watford, WD17 4RR	1	0	1
17/01353/FUL	149 Bushey Mill Crescent, Watford, WD24 7RB	1	0	1
17/01354/FUL	97-99 Church Road, Watford, WD17 4QD	1	0	1
17/01365/OPD	71 - 73 Market Street, Watford, WD18 0PS	2	0	2

17/01367/FULM	16-18 St Albans Road And, Former Kingham Hall Memorial Hall Car Park, Watford, WD17 1UN	90	0	90
17/01395/FUL	17 Bucks Avenue, Watford, WD19 4AR	1	0	1
17/01436/FUL	25 Cassiobury Park Avenue, Watford, WD18 7LA	1	0	1
17/01453/FUL	78 Queens Road, Watford, WD17 2LA	4	0	4
17/01521/FUL	12 Cassiobury Drive, Watford, WD17 3AB	1	0	1
17/01529/NONMAT	65 Eastbury Road, Watford, WD19 4JN	4	0	4
17/01542/FUL	Flat 2, 84 Cassio Road, Watford, WD18 0QJ	1	0	1
17/01559/FUL	Land adj, 91 Westlea Avenue, Watford, WD25 9DJ	1	0	1
17/01587/COU	37 Pinner Road, Watford, WD19 4EG	2	0	2
17/01591/FULM	29 - 43 Sydney Road And The Plot Between, 7 And 9 Sydney Road Watford, Watford, WD18 7PZ	134	0	134
17/01627/FUL	19-21 Chalk Hil, Watford, WD19 4BL	1	0	1
17/01686/FUL	4-6 Lower Paddock Road, Watford, WD19 4DS	3	0	3
17/01709/FUL	Land R/O, 18, 18B, 20 Garston Drive, Watford, WD25 9LB	4	0	4
17/01738/MAPD	Rear Of, 269 - 271 Whippendell Road, Watford, WD18 7NN	5	0	5
17/01744/FUL	451 St Albans Road, Watford, WD24 7RZ	8	0	8
18/00055/FUL	34 Market Street, Watford, WD18 0PY	2	0	2
18/00126/FUL	Land adj, 33 Sherwoods Road, Watford, WD19 4AY	2	0	2
18/00190/FUL	43 The Chase, Watford, WD18 7JQ	2	0	2
18/00192/FUL	Land Adjacent To, 4A Bay Tree Walk (Formerly 10 Nascot Wood Road), Watford, WD17 4YX	1	0	1
18/00213/VAR	Land Off Tolpits Lane, Tolpits Lane, Watford	44	0	44
18/00215/MAPD	Ground Floor, 800 St Albans Road, Watford, WD25 9FL	1	0	1

18/00224/FUL	87-89 Market Street, Watford, WD18 OPT	2	0	2
18/00229/OPD	First Floor 188 - 196 St Albans Road, Watford, WD24 4AS	12	0	12
18/00230/FUL	175 - 193 Rickmansworth Road, Watford, WD18 7FH	5	0	5
18/00244/COU	43 Gladstone Road, Watford, WD17 2RA	1	0	1
18/00269/FULM	Whippendell Marine, 477-479 Whippendell Road, Watford, WD18 7PU	81	0	81
18/00287/OPD	55A Sotheron Road, Watford, WD17 2QB	1	0	1
18/00290/FUL	16 Bellmount Wood Avenue, Watford, WD17 3BW	0	0	0
18/00295/FUL	23 Green Lane, Watford, WD19 4NL	5	0	5
18/00323/FULM	8 Oxhey Road, Watford, WD19 4QE	9	0	9
18/00324/FUL	31 And 33 St Johns Road, Watford, WD17 1QB	0	0	0
18/00339/NONMAT	1-7 Lord Street And 56-58 Queens Road, Watford, WD17 2LL	25	0	25
18/00350/FULM	Land To The Rear Of Ye Corner, Watford, WD19 4BS	19	0	19
18/00462/FUL	27 Chalk Hill, Watford, WD19 4BL	1	0	1
18/00482/FUL	134 St Albans Road, Watford, WD24 4AE	2	0	2
18/00542/FULM	149A, 149B And Land To The Rear Of 149, St Albans Road, Watford, WD24 5BB	146	0	106
18/00565/COU	35 Chalk Hill Watford, Watford, WD19 4BL	-3	0	-3
18/00631/FUL	Rear Of 81 Market Street, Watford, WD18 OPT	1	0	1
18/00644/VAR	Caledonian House 39 St Albans Road Watford, WD17 1HH	93	0	93
18/00695/FUL	451 St Albans Road, Watford, WD24 7RZ	1	0	1
18/00802/FUL	Land To The Rear Of, 171 Gammons Lane, Watford, WD24 5JE	2	0	2
18/00845/FUL	15 Wellington Road, Watford, WD17 1QU	1	0	1

18/00864/FUL	Land To The South Of, 277 And 279 Sheepcot Lane, Watford, WD25 7DL	1	0	1
18/00907/FUL	32 Market Street, Watford, WD18 0PY	1	0	1
18/00978/VAR	149A, 149B and land R/O, 149 St Albans Road, Watford, WD24 5BB	40	0	40
18/01010/VAR	87-89 Market Street, Watford, WD18 0PT	6	0	6
18/01031/FUL	30 The Avenue, Watford, WD17 4AE	9	0	9
18/01042/VAR	Land Adjacent To, 9 Firbank Drive, Watford, WD19 4EL	1	0	1
18/01057/FUL	2 Middle Way, Watford, WD24 6NN	1	0	1
18/01089/FUL	Land between, 11 And 15 Trident Road, Watford, WD25 7AN	1	0	1
18/01144/MBPD	480 St Albans Road, Watford, WD24 6QU	1	0	1
18/01262/OPD	50 Kings Close, Watford, WD18 0UB	2	0	2
95/0016/9	R/O, 40-42 The Gardens, Watford	1	1	0
18/00163/FULM	8-12 Chalk Hill	151	0	151
18/00936/FULM	Former Happy Hour Public House, Eastbury Road	32	0	32
18/00803/FULM	45-69 and 73-89, including former Watford Laundry Sydney Road	277	0	227
18/00842/FULM	Land to the Rear of 1-43 Sydney Road and Plot Between 7-9 Sydney Road	278	0	278
Total		3,849	-5	3,682

Appendix 3:

Historical Context



- **2013** The [Watford Core Strategy](#) set out a housing requirement of **260** dwellings per year.
- **2016** A [Strategic Housing Need Assessment](#) (SHMA) update was undertaken which identified a housing need in Watford of **577** dwellings per year. The figure of 577 dwellings per year has been applied since a Planning Inspector ruled the reviewed SHMA superseded the Core Strategy.
- **2018** The revised [National Planning Policy Framework](#) sets out a formula to calculate housing requirements. This is to be used by all local authorities and the development industry to provide greater consistency. The approach means the annual housing requirement for Watford is **798** dwellings per year. The [Housing Delivery Test](#) (2018) is based on figures set out in adopted local plans and does not consider a figure identified as part of a Strategic Housing Market Assessment update to be appropriate for use in the standard methodology.

DRAFT