

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 5,620 new dwellings from 2020 to 2030 (inclusive) or **562** dwellings 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 2019 affordability ratio was **12.06**.
- 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 **1.50**.
- 4) The annual housing growth identified in step 1 (562 dwellings per year) multiplied by 1.50. This is referred to as the minimum annual local housing figure. For Watford, this is 845 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 **787** dwellings per year.

The housing requirement for Watford at present is **787** 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% taken from later in the plan period. 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 2020 Watford delivered the following proportion of its annual housing requirement: 2016/17 (133%); 2017/18 (100%); 2018/19 (37%). Overall, Watford has under delivered its housing requirement over the three year period by 415 units. This means that Watford has delivered 70% of the homes required in the preceding three year period. Based on these figures, the requirements of the Housing Delivery Test have not been met and a buffer of 20% of the five year housing need requirement will need to be applied to the annual housing figure for the following year. This buffer is equivalent to an additional 787 dwellings.

5-Year Housing Requirement

The 5-year housing supply covers the period 1 April 2020 to 31 March 2025.

- 2020/21 – 944 dwellings
- 2021/22 – 944 dwellings
- 2022/23 – 944 dwellings
- 2023/24 – 944 dwellings
- 2024/25 – 944 dwellings

The 5-year housing requirement for Watford is **4,720** dwellings.

Watford 5-Year Housing Supply

Element of the 5-year supply	Notes	Number of dwellings
Commitments (1)	Net extant planning permissions, prior approvals.	3,526
Commitments (2)	Net permissions granted subject to decision notice being issued.	1,388
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		4,914

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 x 5 years + 20% buffer). Watford has currently committed to the delivery of **4,914** dwellings. As of 31 March 2020, Watford has a **5.21** years of housing supply.

Appendix 1:

Summary of the 5-Year Supply Calculation (31 March 2020)

Step	Formula text	Formula figures	Figure
Housing growth 2019-2029	Source: ONS projection tables	5,620 / 10	562 dpa
Affordability ratio	Source: ONS affordability tables	12.06	12.06
Adjustment factor	$(\text{local affordability ratio} - 4) / 4 \times 0.25$	$(1 + 12.06 - 4) / 4 \times 0.25$	1.50
Minimum annual housing figure	Adjustment factor x projected household growth	1.50×562	845
Capped housing figure	Projected housing growth figure + (40% x projected housing growth figure)	$562 + (0.4 \times 562)$	787
Buffer	Annual housing figure + 20%	$787 + 20\%$	944
Watford 5-year housing requirement	Total housing requirement from 2020/21 to 2024/2025	$(787 \times 5) + (787)$	4,720
Watford housing commitments	Total of permissions, prior approvals and other sites that are considered deliverable.	4,914	4,914
Watford 5-year supply	Watford housing commitments/annual housing requirement	4914/944	5.21

Appendix 2:

Extant Planning Permissions

Planning Reference	Address	Outstanding Commitments			
		Gross Number of Dwellings Proposed	Number of Dwellings Under Construction on 31/03/2020	Number of Dwellings Not Started as on 31/03/2020	Net Commitments as on 31/03/2020
18/00703/NONMAT	Land To The East Of, Ascot Road, Watford	486	0	486	486
17/01511/FULM	Land To The South Of, Thomas Sawyer Way, Comprising The Waterside Area And Forming Part Of The Watford Riverwell Development (formerly Known , Watford	408	408	0	408
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	253	0	253
19/00037/NONMAT	Land To The South Of, Thomas Sawyer Way, Comprising The Waterside Area Thomas Sawyer Way, Watford	2	2	0	2
17/00779/FULM	Land adj, Wetherspoon House, Reeds Crescent, Watford, WD24 4QL	8	0	8	8
06/01053/COU	1 & 2 Simmons Cottages, Colne Way, Watford, WD24 7NF	0	0	0	-1
17/00470/FULM	37 And 39 Hannay House, Clarendon Road, Watford, WD17 1JA	154	0	154	154
17/01433/FULM	50 Clarendon Road, Watford, WD17 1TX	100	0	100	100
18/00409/FULM	Clarendon House, 33 Bridle Path, Watford, WD17 1UE	41	41	0	41
19/00388/COU	Flat 2, 14 Upton Road, Watford, WD18 0JP	0	0	0	-1
11/01175/FUL	2 Market Street, Watford, WD18 0PD	1	1	0	1
14/00954/FULM	112-114 The Parade, High Street, Watford, WD17 1AU	15	15	0	15
14/01617/VAR	52A - 56 High Street, Watford, WD17 2BS	56	56	0	56
16/01451/FUL	90 High Street, Watford, WD17 2BW	0	0	0	-1
17/01324/NONMAT	90 High Street, Watford, WD17 2BW	3	3	0	3
17/01385/FUL	72 - 74 High Street And 1-7 Market Street, Watford, WD17 2GZ	16	0	16	16
17/01657/OPD	135 The Parade, High Street, Watford, WD17 1NA	17	17	0	17
18/00238/FUL	49-53 The Parade High Street, Watford, WD17 1LJ	8	8	0	8
18/00331/FUL	140 High Street, Watford, WD17 2EN	4	4	0	4
18/00413/FUL	64 High Street, Watford, WD17 2BS	1	0	1	1

18/00561/FULM	Grafton Optical Ltd Crown House, The Crescent Watford, WD18 0QW	21	0	21	21
18/00649/FUL	101-115 The Parade High Street And Land Rear Of 97-99 The Parade High Street Watford, Watford, WD17 1LU	7	0	7	7
18/00673/OPD	3 George Street, Watford, WD18 0BX	33	0	33	33
18/00689/FULM	Halsey House, Rosslyn Road, Watford, WD18 0JX	39	39	0	39
18/00780/FUL	47 The Parade High Street, Watford, WD17 1LJ	2	0	2	1
18/00994/FUL	116A High Street, Watford, WD17 2BJ	4	4	0	4
18/01084/FULM	60, High Street, Watford, WD17 2BS	29	0	29	29
18/01226/FUL	10 Market Street, Watford, WD18 0PD	3	0	3	3
18/01496/FUL	3 George Street Watford, WD18 0BX	5	0	5	5
18/01551/OPD	Arliss Court, 24 Clarendon Road, Watford, WD17 1JY	9	0	9	9
19/00209/LDC	42 High Street, Watford, WD17 2BS	2	0	2	2
19/00688/OPD	1 Wellstones Watford Hertfordshire, WD17 2AE	9	0	9	9
19/00883/FUL	8A, Market Street, Watford, WD18 0PD	3	0	3	1
19/01219/FUL	132 To 136 (evens) And 136a, High Street And 1 To 9 (odds), King Street, And 13 Smith Street, Watford, WD17 2EN	8	0	8	8
04/00241/FUL	35 Rickmansworth Road, Watford	12	0	12	12
04/01189/FULM	25-31, King Georges Avenue, R/O 139-143 Rickmansworth Road, Watford, WD18 7QE	4	4	0	4
09/00430/FUL	R/O 40 The Gardens, Watford	1	1	0	1
12/00249/FUL	55 Chilcott Road, Watford, WD24 5LF	4	4	0	3
12/00585/FUL	1 Minerva Drive, Watford, WD24 5LD	2	2	0	1
13/00192/FUL	124 Leggatts Way, Watford, WD24 5SJ	2	2	0	1
14/00229/FUL	217A St Albans Road, Watford, WD24 5BH	4	4	0	4
14/00255/FUL	Urmi News, 84 Whippendell Road, Watford, WD18 7LR	4	0	4	4
14/00859/FULM	Boundary Way, Watford	23	23	0	23
14/00959/FUL	887 St Albans Road, Watford, WD25 0NH	4	0	4	4
14/01082/FUL	30 Langley Road, Watford, WD17 4PT	4	4	0	4
14/01442/FUL	212 St Albans Road, Watford, WD24 4AU	3	3	0	2
15/00308/IAAPD	172 Whippendell Road, Watford, WD18 7NA	1	0	1	1
15/00348/FUL	25 Cobb Green, Watford, WD25 7HZ	3	3	0	2
15/00457/FUL	35B Chalk Hill, Watford, WD19 4BL	1	0	1	1
15/00470/OPD	1B Shakespeare Industrial Estate, Shakespeare Street, Watford, WD24 5RR	4	4	0	4
15/00854/FUL	Ash Lodge, 21A Langley Road, Watford, WD17 4PR	5	0	5	1
15/00919/FULM	Central Meriden Estate, The Gossamers, Watford, WD25 9AD	99	3	96	78
15/01087/FUL	142A And 144 Hagden Lane, Watford, WD18 7UH	9	0	9	7

15/01505/FUL	140A Chester Road, Watford, WD18 0RE	1	1	0	1
15/01574/FUL	66 Sheepcot Lane, Watford, WD25 0DG	1	1	0	1
16/00534/FUL	Rear Of, 96B Queens Road, Watford, WD17 2NX	1	1	0	1
16/00734/FUL	1st Floor & 2nd Floor Above, 318A & 320 St Albans Road, Watford, WD24 6PQ	4	4	0	4
16/01029/FULM	51-65 The Brow, Watford, WD25 7NY	38	38	0	38
16/01048/FUL	346 - 348 St Albans Road, Watford, WD24 6PQ	4	4	0	4
16/01274/FUL	350 High Road, Watford, WD25 7EQ	4	4	0	4
17/00018/FUL	Land South Of Bedford Street, Bedford Street, Watford	9	9	0	9
17/00115/FUL	73, Devereux Drive, Watford, WD17 3LD	1	1	0	1
17/00186/FUL	Doctors Surgery, 83B Tolpits Lane, Watford, WD18 6NT	9	0	9	9
17/00188/FUL	1 Kelshall, Watford, WD25 9UL	1	0	1	1
17/00198/FUL	Land Adjacent To, 111 Queens Road Watford, Watford	1	0	1	1
17/00360/FUL	19-21 Chalk Hill, Watford, WD19 4BL	1	0	1	1
17/00441/FUL	863 St Albans Road, Watford, WD25 0NH	1	0	1	1
17/00478/FUL	77 - 77A Eastbury Road, Watford, WD19 4JN	6	6	0	4
17/00545/MBPD	5 Cassio Road, Watford, WD18 0QP	1	0	1	1
17/00653/FUL	Land Between, 209 To 213 Hempstead Road, Watford	1	1	0	1
17/00941/FUL	70 Fuller Road, Watford, WD24 6QN	2	0	2	1
17/00958/FUL	21 Langley Road, Watford, WD17 4PS	1	1	0	1
17/00976/FUL	12 Mildred Avenue, Watford, WD18 7DZ	2	0	2	2
17/01104/FULM	Former Lloyds Bank, 99 St Albans Road, Watford, WD17 1SN	16	0	16	16
17/01150/FULM	Garages, 1-19 Balmoral Road, Watford, WD24 4EP	9	0	9	9
17/01202/NONMAT	Central Meriden Estate, The Gossamers, Watford	9	5	4	9
17/01222/FUL	127 And 129 High Road, Watford, WD25 7AP	2	2	0	2
17/01269/FUL	Units N To Q, 100 Cecil Street , Watford, WD24 5AQ	5	5	0	5
17/01291/FUL	Land Adjoining 136 Langley Road, Watford, WD17 4RR	1	0	1	1
17/01353/FUL	149 Bushey Mill Crescent, Watford, WD24 7RB	2	0	2	1
17/01365/OPD	71 - 73 Market Street, Watford, WD18 0PS	2	0	2	2
17/01436/FUL	25 Cassiobury Park Avenue, Watford, WD18 7LA	2	0	2	1
17/01453/FUL	78 Queens Road, Watford, WD17 2LA	4	4	0	4
17/01542/FUL	Flat 2, 84 Cassio Road, Watford, WD18 0QJ	2	2	0	1
17/01559/FUL	Land adj, 91 Westlea Avenue, Watford, WD25 9DJ	1	0	1	1
17/01587/COU	37 Pinner Road, Watford, WD19 4EG	2	0	2	2
17/01627/FUL	19-21 Chalk Hil, Watford, WD19 4BL	1	0	1	1

17/01686/FUL	4-6 Lower Paddock Road, Watford, WD19 4DS	3	0	3	3
17/01709/FUL	Land R/O, 18, 18B, 20 Garston Drive, Watford, WD25 9LB	4	0	4	4
17/01738/MAPD	Rear Of, 269 - 271 Whippendell Road, Watford, WD18 7NN	5	5	0	5
17/01744/FUL	451 St Albans Road, Watford, WD24 7RZ	10	0	10	8
18/00032/FUL	41 Moor View, Watford, WD18 6JQ	2	0	2	1
18/00190/FUL	43 The Chase, Watford, WD18 7JQ	3	3	0	2
18/00229/OPD	First Floor 188 - 196 St Albans Road, Watford, WD24 4AS	12	0	12	12
18/00230/FUL	175 - 193 Rickmansworth Road, Watford, WD18 7FH	5	0	5	5
18/00248/FULM	Happy Hour Public House, Eastbury Road, Watford, WD19 4JL	37	0	37	37
18/00269/FULM	Whippendell Marine, 477-479 Whippendell Road, Watford, WD18 7PU	81	0	81	81
18/00295/FUL	23 Green Lane, Watford, WD19 4NL	6	0	6	5
18/00324/FUL	31 And 33 St Johns Road, Watford, WD17 1QB	1	1	0	0
18/00350/FULM	Land To The Rear Of Ye Corner, Watford, WD19 4BS	19	0	19	19
18/00482/FUL	134 St Albans Road, Watford, WD24 4AE	2	0	2	2
18/00542/FULM	149A, 149B And Land To The Rear Of 149, St Albans Road, Watford, WD24 5BB	106	0	106	106
18/00631/FUL	Rear Of 81 Market Street, Watford, WD18 0PT	1	0	1	1
18/00695/FUL	451 St Albans Road, Watford, WD24 7RZ	2	0	2	1
18/00802/FUL	Land To The Rear Of, 171 Gammons Lane, Watford, WD24 5JE	2	0	2	2
18/00842/FULM	Land To The Rear Of 1 - 43, Sydney Road & Plot Between 7 & 9, Sydney Road (Inc. Humphreys Plus), Watford, WD18 7PZ	279	0	279	279
18/00864/FUL	Land To The South Of, 277 And 279 Sheepcot Lane, Watford, WD25 7DL	1	0	1	1
18/00907/FUL	32 Market Street, Watford, WD18 0PY	2	0	2	1
18/01010/VAR	87-89 Market Street, Watford, WD18 0PT	8	0	8	6
18/01031/FUL	30 The Avenue, Watford, WD17 4AE	9	9	0	9
18/01036/FUL	81-83 Cassio Road, Watford, WD18 0QN	3	0	3	1
18/01057/FUL	2 Middle Way, Watford, WD24 6NN	2	0	2	1
18/01089/FUL	Land between, 11 And 15 Trident Road, Watford, WD25 7AN	1	0	1	1
18/01144/MBPD	480 St Albans Road, Watford, WD24 6QU	1	1	0	1
18/01159/FUL	Units N To Q, 100 Cecil Street, Watford, WD24 5AQ	3	3	0	3
18/01167/FUL	4 Sherwoods Road, Watford, WD19 4AZ	1	0	1	1
18/01182/FUL	Mulberry Lodge, Eastbury Road, Watford, WD19 4PN	5	0	5	5
18/01218/FUL	206 Gammons Lane, Watford, WD24 5JH	3	0	3	2
18/01262/OPD	50 Kings Close, Watford, WD18 0UB	2	2	0	2

18/01286/FUL	Ellwood Court Ellwood Gardens, Watford, WD25 ODS	9	0	9	9
18/01293/FUL	259-265 St Albans Road, Watford, WD24 5BJ	4	0	4	4
18/01376/FUL	Land Rear Of 434-448, Whippendell Road, Watford, WD18 7PT	7	0	7	7
18/01459/FUL	61 Nascot Wood Road, Watford, WD17 4SJ	1	0	1	0
18/01560/NONMAT	Former Gas Holder Site, Encompassing Frogmore House, Lower High Street, Watford, WD17 1UB	92	92	0	92
18/01584/FUL	12, Cassiobury Drive, Watford, WD17 3AB	2	2	0	1
18/01629/FULM	56D, 56E, 58 And 58A Vicarage Road, Watford, WD18 0EN	30	0	30	30
19/00014/FUL	Land To Rear Of 167 - 169, Gammons Lane, Watford, WD24 5JE	2	0	2	2
19/00062/FUL	338 - 344A St Albans Road, Watford, WD24 6PQ	4	0	4	4
19/00071/FUL	7 Hawthorn Close, Watford, WD17 4SB	3	0	3	2
19/00095/NONMAT	26-28, Aldenham Road, Watford, WD19 4AA	9	0	9	9
19/00102/FUL	259-265 St Albans Road, Watford, WD24 5BJ	3	0	3	3
19/00124/FUL	65 Charlock Way, Watford, WD18 6JY	1	0	1	1
19/00132/FUL	Land Adjacent To, 17 - 19 St Johns Road, Watford, WD17 1PW	7	0	7	7
19/00186/COU	98 Queens Road, Watford, WD17 2NX	1	0	1	0
19/00215/FUL	Land At, Hollingsworth Mews, Watford, WD25 0AB	6	0	6	6
19/00217/OPD	48 Capel Road, Watford, WD19 4AE	1	0	1	1
19/00244/OPD	Site To Rear Of, 12 Nascot Street, Watford, WD17 4RB	8	0	8	8
19/00246/VAR	765 St Albans Road Watford, WD25 9LA	18	0	18	18
19/00255/FUL	1 Hamilton Street, Watford, WD18 0BD	9	0	9	9
19/00269/FUL	Wood Court, Humberstone Close, Watford, WD25 7FE	1	0	1	1
19/00279/FUL	39A Queens Avenue, Watford, WD18 7NU	1	0	1	1
19/00323/FUL	58 - 78 Merton Road, Watford, WD18 0WY	4	0	4	4
19/00333/FUL	3 Lavinia Avenue Watford, WD25 0LF	2	0	2	1
19/00336/FUL	29A Rickmansworth Road, Watford, WD18 7HL	4	0	4	4
19/00373/COU	43 - 46 Octavia Court, St Pauls Way, Watford, WD24 4GW	1	0	1	1
19/00374/VAR	85 Chalk Hill Watford, WD19 4DA	11	0	11	11
19/00383/NONMAT	149A, 149B and land R/O, 149 St Albans Road, Watford, WD24 5BB	41	0	41	41
19/00415/VAR	Caledonian House, 39 St Albans Road, Watford, WD17 1HH	93	93	0	93
19/00459/OPD	Ground Floor, 820 St Albans Road, Watford, WD25 9FL	1	0	1	1
19/00462/FUL	37 Langley Road, Watford, WD17 4DR	1	0	1	1
19/00494/NONMAT	147 York Way, Watford, WD25 9UJ	23	0	23	23
19/00527/FUL	R/O, 253 St Albans Road, Watford, WD24 5BQ	1	0	1	1

19/00552/FUL	Garage Blocks North Adjacent To, 1 Chesham Way/60 Tolpits Lane Watford, WD18 6NX	2	0	2	2
19/00558/FUL	49 Cedar Road Watford, WD19 4QP	2	0	2	1
19/00577/FUL	Land At, Hope Green Garage Site, Watford, WD25 7HQ	4	0	4	4
19/00578/FUL	Garages To The South Of Chesham Way, Adj To 94 Tolpits Lane And 35 Chesham Way, Watford, WD18 6NU	4	0	4	4
19/00608/FUL	Land Between, 31 And 33 Bowmans Green, Watford, WD25 9XR	3	0	3	3
19/00609/FUL	Garages To The Rear Of, Waterman Close, Watford, WD19 4RX	3	0	3	3
19/00634/FUL	252 St Albans Road, Watford, WD24 4AX	1	0	1	1
19/00666/FUL	179B Queens Road Watford, WD17 2QJ	5	0	5	5
19/00671/FUL	Rear Of 142 Whippendell Road, Watford, WD18 7ND	1	0	1	1
19/00679/FUL	Land At, Grandfield Avenue, Watford, WD17 4PZ	1	0	1	1
19/00703/VAR	8 Oxhey Road Watford, WD19 4QE	10	10	0	10
19/00709/FULM	Centrepont Community Centre, Raphael Drive, Watford, WD24 4GY	17	0	17	16
19/00728/VAR	59 Aldenham Road, Watford, WD23 2NB	1	0	1	1
19/00730/FUL	133 Hempstead Road, Watford, WD17 3HF	1	0	1	0
19/00799/OPD	Mother Care HQ, 1 Cherry Tree Road, Watford, WD24 6SH	95	0	95	95
19/00849/FUL	192 Gammons Lane, Watford, WD24 5JH	3	0	3	2
19/00857/MBPD	207 Leavesden Road, Watford, WD24 5EL	1	0	1	1
19/00879/FUL	37B And 37C St Johns Road, Watford, WD17 1QB	7	0	7	5
19/00880/FUL	259-265 St Albans Road Watford, WD24 5BJ	1	0	1	1
19/00895/FUL	41 Oxhey Avenue, Watford, WD19 4HB	1	0	1	1
19/00908/FUL	2 Hemming Way, Watford, WD25 0BX	2	0	2	2
19/00921/MAPD	6 - 8 Orbital Crescent Watford, Orbital Crescent, WD25 0HA	2	0	2	2
19/00994/FUL	6, Elm Avenue, Watford Hertfordshire, WD19 4BE	1	0	1	0
19/00999/NONMAT	16-18 St Albans Road And Former, Kingham Hall Memorial Hall Car Park, Watford, WD17 1UN	90	90	0	90
19/01031/FUL	28 Beechpark Way Watford, WD17 3TY	1	0	1	1
19/01108/VAR	Land Adjacent To 4A Bay Tree Walk (formerly 10 Nascot Wood Road), WD17 4BT	1	0	1	1
19/01162/MAPD	4 Orbital Crescent, Watford, WD25 0HA	1	0	1	1
19/01201/FUL	4 Cassiobury Drive, Watford, WD17 3AB	2	0	2	1
19/01207/VAR	29 Tunnel Wood Close Watford, WD17 4SW	2	0	2	2
19/01229/OPD	28 The Avenue, Watford, WD17 4NS	6	1	5	6
19/01239/FUL	139 Pinner Road, Watford, WD19 4EJ	2	0	2	1
19/01247/FUL	65 The Gossamers Watford, WD25 9AN	1	0	1	0

19/01303/NONMAT	No's. 45-69 And 73-89 Sydney Road, Watford, WD18 7QA	227	0	227	220
95/0016/9	R/O, 40-42 The Gardens, Watford	0	0	0	0
Total:		3,606	1,309	2,297	3,526

Approvals Pending Planning Permission Being Issued

Planning Reference	Address	Number of dwellings approved as on 31/03/2020
19/01365/FUL	South Lodge, Hempstead Road, Watford, WD17 4JX	1
19/01450/FULM	26 - 28 Station Road Watford	9
19/01375/FUL	2 Green Lane Watford WD19 4NJ	3
19/01053/FUL	21 Hare Crescent	2
19/00507/FULM	94-98 St Albans Road and 114 St Albans Road	1,214
19/00366/FULM	W H Sports Club Limited, 8 Park Avenue	23
19/00413/FULM	Land At Epsom Road Watford Hertfordshire	86
Total:		1,338

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 that, as of 31 October 2019, the annual housing requirement for Watford is **788** 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.