

Watford Borough Council: Five Year Housing Land Supply Statement

May 2025

Introduction

The five year housing land supply is an assessment of whether sufficient housing is available, achievable and deliverable in a local authority to meet its identified housing requirement over a five year period.

Each authority is required by paragraph 78 of the NPPF to annually identify and update a supply of specific deliverable¹ sites sufficient to deliver a minimum of five years' worth of housing, when considered against the housing requirement adopted in strategic policies or against local housing need where the strategic policies are more than five years old.

The Watford Local Plan was adopted in October 2022 and is therefore less than five years old. The Plan identified a five-year supply of specific, deliverable sites which was endorsed by the Planning Inspector at the Examination. The Plan sets an annual housing requirement of 784 dwellings. In accordance with paragraph 78 of the NPPF it is against this figure that the borough's five-year housing land supply will be assessed.

The five-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 deliverable
- site allocations (within the adopted Local Plan) where these are considered deliverable
- sites on the brownfield register where these are considered deliverable
- windfall sites where there is a track record of delivery
- an appropriate buffer to provide flexibility to account for delays and market changes
- any shortfall relative to housing requirements over an up to date Local Plan period.

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

Local Plan

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 (NPPF Glossary, 2024)

Paragraph 005 of the Planning Practice Guidance (PPG)² states that the housing requirement in adopted strategic housing policies should be used to calculate the five-year housing land supply where the Plan was adopted in the last five years or where the strategic housing policies have been reviewed in the last five years.

The Watford Local Plan 2021-2038 was adopted in October 2022, replacing the previous Core Strategy 2006-31 and Watford’s District Plan 2000. During the Examination of the Local Plan, the proposed housing requirement, plan period, proposed site allocations and five-year supply position were subject to scrutiny by an independent Planning Inspector at a series of public hearing sessions.

The final housing numbers for the plan period, determined and agreed during these discussions, are made up of the following:

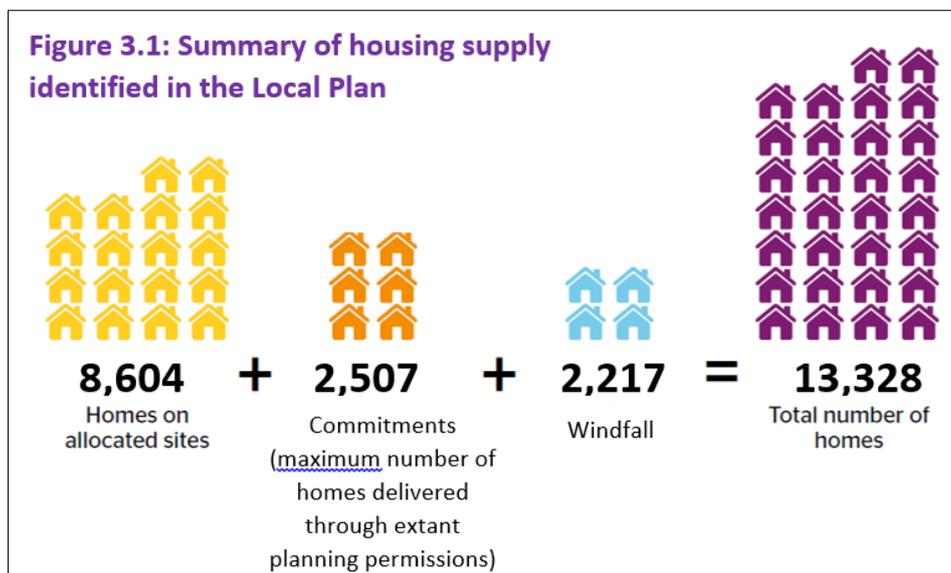


Figure 1: Summary of housing supply identified in the Local Plan

These figures equate to a requirement of 784 dwellings per annum to meet the borough’s annual housing target in full over the plan period.

During the Local Plan examination, the Inspector considered whether the borough could demonstrate a five-year supply of housing, accounting for the deliverability of allocated sites, a reasonable windfall rate assumption, a potential lapse rate, currently extant permissions and the application of a suitable buffer to build in flexibility.

² [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-supply-and-delivery)

The Inspector concluded that the Council has a five-year supply, stating in his report³ that:

*"There is evidence to support the assumptions about completions on the 22 allocations without planning permission that collectively are expected to deliver 1,236 additional homes by 2026. That evidence clearly shows that there is a reasonable prospect of the number of homes assumed being delivered on each of those allocations, with a limited number of exceptions where development may start later than assumed by the Council. However, if that slippage did occur it would be unlikely to reduce the number of completions in the five year period by more than 200-300 dwellings. I am, therefore, satisfied that the Plan identifies a supply of deliverable housing land on 1 April 2021 that was more than sufficient to meet the five year requirement of 4,704 dwellings on that date"*⁴.

He also concluded; *"the housing trajectory, which is based on reasonable evidence and assumptions, shows that a five year supply of land is also likely to be available on adoption and in subsequent years."*⁵

The Requirement to Update Five Year Supply of Housing

Since the adoption of the Local Plan, a NPPF was published in December 2023 which removed the requirement for authorities with an up-to-date Local Plan to annually demonstrate a five-year housing land supply.

On this basis, there was subsequently no requirement for Watford to produce an annual update of its housing supply. The published five-year supply position has therefore not changed in the borough since the agreed position in the adopted Local Plan.

However, in December 2024, a revised NPPF was published which reversed the above changes, reintroducing the requirement for all authorities to annually demonstrate a five-year supply of housing. A further update to the NPPF was published in February 2025, albeit this did not amend the requirements for calculating land supply that were included in the December 2024 NPPF.

Given the above, this Statement is the first update to the supply position since the Local Plan was adopted. It covers the five-year period April 2024 to March 2029.

³ <https://www.watfordlocalplan.co.uk/inspectors-report>

⁴ Paragraph 98 of the Inspectors Report

⁵ Paragraph 99 of the Inspectors Report

What period does this Five Year Housing Land Supply Statement cover?

At the time of writing, the latest residential completions information that is available covers the period April 2023-March 2024. As such, this five-year land supply calculation covers the period April 2024-March 2029 inclusive of the financial years listed below:

- April 2024 – March 2025
- April 2025 – March 2026
- April 2026 – March 2027
- April 2027 - March 2028
- April 2028 – March 2029

The verified data for 2024/2025 is not available at the time of writing. This is reflective of the changing national government requirements for Watford Borough Council to annually demonstrate a five-year housing supply described above.

The intention is that in future years the annual supply will be updated to better align with the end of the previous monitoring year.

Demonstrating a Five Year Supply

Paragraph 007 of the PPG for housing supply and delivery states that in order for a local authority to demonstrate five years' worth of deliverable housing sites, robust, up-to-date evidence needs to be available.

Annex 2 of the NPPF defines what is considered a deliverable site:

"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."

The NPPF goes onto list the specific types of sites which could be considered deliverable:

- Sites which do not involve major development and have planning permission
- All sites with detailed planning permission unless there is clear evidence that homes will not be delivered within five years.

The following can only be considered deliverable where there is clear evidence that housing completions will begin within five years:

- A site that has outline planning permission for major development
- Sites allocated in a development plan

- A site that has a grant of permission in principle
- A site that is identified on a brownfield register.

Paragraph 007 of the PPG outlines the kind of evidence that would be acceptable in demonstrating the deliverability of sites in the above categories:

- Current planning status, including how much progress has been made towards approving reserved matters, or whether a Planning Performance Agreement is in place setting out the timetable for approvals of reserved matters applications and discharges of conditions going forward
- Any firm progress that is being made towards the submission of an application, for example a written agreement between the applicant and the LPA which confirms delivery intentions and build out rates
- Any firm progress with site assessment work
- Clear, relevant information about site viability, ownership constraints or infrastructure provision and funding.

The sites included within the five year supply calculation in this paper are all considered to comply with the above as being deliverable, available and achievable.

Allocations

In accordance with the NPPF and associated PPG, site allocations from the Local Plan are only included within the five-year housing land supply where there is considered to be evidence that there will be completions within five years.

Evidence has been based on recent planning updates such as registered pre-application inquiries, the submission of planning applications, and responses to a developer survey which was undertaken by the policy team between January and March 2025. This included an email form sent to all registered contacts representing each Local Plan site allocation, including with the Council's own property team, asking the anticipated delivery rates on each site. Responses to this survey have been used to inform which site allocations to include and exclude from the five year supply.

Appendix 4 of this Statement lists the allocations where completions are expected prior to the end of the 2028/2029 monitoring year. The indicative yield reported in this table, and included within the five year supply, has been taken from the assumptions made in the Local Plan. In reality, it is likely that actual yields will differ from the Local Plan assumption as they have for those allocations which already have planning permission.

There are some allocations listed in Appendix 4 which have received a resolution to grant planning permission subject to a signed Section 106 agreement. Whilst they await the final details of the Section 106 agreement, these applications are counted in this statement as an allocation rather than as a commitment. Relevant sites are marked by an asterisk in Appendix 4. For these sites however, the yield assumption is based on the application yield rather than the Local Plan indicative yield. This has resulted in some sites having an increased yield and one site having a lower yield than that which was assumed in the Local Plan.

Any allocations with full planning permission granted have been included in Appendices 2 or 3 as commitments rather than in Appendix 4 as an allocation.

Commitments

In accordance with the NPPG and associated PPG, extant commitments have been included within the five-year supply unless there is evidence that they would not deliver completions within the five-year period.

Like the allocations, all commitments were subject to a developer survey where an email form was sent to all registered contacts for each commitment asking for estimates of scheme delivery. Responses to this survey have been used to include and exclude site commitments from the five-year supply.

Appendices 2 and 3 show net extant planning permissions and prior approvals expected to deliver completions by the end of the 2028/2029 monitoring year. These include any Local Plan site allocations that have full planning permission.

Undelivered Housing Need

Over the Plan period it is possible that the delivery of housing will not reach the levels required to meet the annual housing requirement set out in the local plan. This would result in a shortfall relative to housing targets.

There are two methods of dealing with a past shortfall of undelivered housing need over a plan period. It can be met over a five-year period (the Sedgefield approach) or met over the remaining plan period up to 2038 (the Liverpool approach).

The NPPF does not explicitly state which method is preferable when addressing shortfall, however paragraph 22 of the Planning Practice Guidance states that:

“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next five year period (the Sedgefield

approach) then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal."

In light of this guidance the Council is applying the Sedgefield approach in this Statement. As a result, any cumulative shortfall has been added into each year of the five-year housing requirement. This five-year supply statement therefore incorporates any shortfall relative to the annual housing requirement in 2021-2022, 2022-2023 and 2023-2024 and applies it equally across the five-year period.

Windfall

Windfall is defined in the NPPF as sites that have not specifically been identified in a development plan nor as an existing commitment. An allowance for windfall is added as an assumption to the identified housing supply in the borough.

An assessment of an acceptable windfall allowance was undertaken during the Local Plan examination. The Inspector concluded that an annual windfall allowance of 158 dwellings per annum was acceptable based on a combination of three factors. This included the historical annual average of 70 dwellings per year completed on sites of less than five units, development sites coming forward within the density range identified in the Housing and Economic Land Availability Assessment, but higher than projected, and unidentified sites larger than five dwellings gaining planning permission.

It is therefore expected that windfall development will contribute, on average, 158 new homes per year. This was considered suitable by the Local Plan inspector and fully supported in their report.

Therefore, the total windfall in Watford applied across the five-year housing land supply period is 790 dwellings⁶.

Applying Buffers

The latest version of the NPPF states that a buffer is to be applied to the housing requirement and that all authorities are to apply, at least, a 5% buffer to their annual housing figure⁷. This is to ensure that there is sufficient choice and competition and to account for the ebbs and flows of the market.

⁶ 5 x 158 dwellings

⁷ Paragraph 78 of the NPPF

The NPPF also sets out in paragraph 78(b) that where there is determined to be 'significant under delivery' in the borough, the buffer applied to the five year housing land supply should increase from 5% to 20%. Footnote 40 of the NPPF confirms that consistent under delivery is dependent on the Housing Delivery Test (HDT) result. Where the HDT result is below 85% of the housing requirement, the 20% buffer applies.

The HDT results for Watford between 2020 and 2023 were published by MHCLG in December 2024. These results assessed the delivery of homes in Watford based on an assessment of net homes delivered against the homes required over the three previous financial years.

As per the results published in the Council's Housing Delivery Test Position Statement published in 2024⁸, the Council's HDT position is 97% and the Council is subject to no sanctions⁹. There is therefore no requirement to add a 20% buffer to the borough's housing land supply.

As such, a 5% buffer is considered to comply with the requirements of paragraph 78 of the NPPF for Watford, and so this is the buffer that has been added to the five-year housing requirement in this statement.

Five-Year Housing Requirement

The calculation of the Council's five-year housing requirement is based on the Local Plan annual housing requirement, plus previous shortfall, plus a 5% buffer.

The Local Plan annual housing requirement is 784 dwellings.

Since the start of the plan period in 2022, there has been a shortfall of 69 dwellings compared to the Local Plan annual target. This results from a shortfall of 30 dwellings in 2021/2022, a shortfall of 6 dwellings in 2022/2023 and a shortfall of 33 dwellings in 2023/2024.

This shortfall is therefore added to the five-year housing requirement and has been apportioned equally over the five-year period resulting in an additional 14 dwellings required in each year¹⁰. This would result in a housing requirement of 798 dwellings in each year of the five-year period.

⁸ <https://www.watford.gov.uk/planning-information-1/housing-delivery-test-position-statement-2023>

⁹ Note that the result reported by MHCLG in their December 2024 release was factually incorrect, although it did not result in a different overall conclusion. The correct figure, endorsed in writing by MHCLG, is the one referred to in the Council's HDT Position Statement above.

¹⁰ Rounded up from 13.8 (69 divided by 5)

A 5% buffer is then added which results in an additional 40 dwellings required each year. Collectively, this results in a requirement for 838 dwellings per annum.

2024/2025- 838 dwellings

2025/2026- 838 dwellings

2026/2027- 838 dwellings

2027/2028- 838 dwellings

2028/2029- 838 dwellings

On this basis, the total five-year housing requirement in Watford is **4,190 dwellings** taking account of a 5% buffer and the equal apportionment of the identified shortfall over the plan period.

Watford Five-Year Housing Supply (as of 1 April 2024)

Element of the five year supply	Notes	Number of dwellings to be completed by 2029
Commitments	Net extant planning permissions and prior approvals expected to be delivered by March 2029	2,340
Site allocations	Site allocations in the adopted Local Plan expected to be delivered by March 2029 (This figure includes sites where a resolution to grant planning permission has been achieved, but the scheme remains subject to finalising Section 106 agreements)	1,427
Windfall sites	Windfall allowance for the delivery of homes up to 2028/29 that do not have extant planning permission or are a site allocation	790
Total		4,557

Appendix 1: Summary of the Five-Year Supply Calculation as of 1 April 2024 based on the Local Plan housing target plus plan period shortfall and a 5% buffer

The five-year supply calculation is a comparison of how many dwellings are deliverable in the borough compared to how many dwellings are required (Watford deliverable housing supply / Watford housing requirement x five years + any shortfall over the plan period + appropriate buffer). The table below shows the conclusion of this calculation.

Step	Formula text	Formula figures	Calculated figure
Local Plan annual housing requirement	Adopted annual housing requirement in adopted Watford Local Plan	-	784
Shortfall	Previous shortfall relative to Local Plan target of 784 dwellings per annum since start of the plan period	$(784 - 754) + (784 - 778) + (784 - 751)$	69
Additional housing requirement	Additional housing required per year based on previous shortfall	$69 / 5$	14
Buffer	(Local Plan housing figure + shortfall) + 5%	$798 + 5\%$	838
Watford five year housing requirement	Total housing requirement from 2024/25 to 2028/2029 based on adopted Local Plan target inc 5% buffer and proportion of shortfall	838×5	4,190
Watford housing commitments	Total of permissions and prior approvals + other sites (e.g. site allocations) + windfall allowance that are deliverable within five years	$2,340 + 1,427 + 790$	4,557
Watford five year supply	Watford housing commitments / annual Local Plan housing requirement	$4,557 / 838$	5.44 years

Appendix 2: Extant planning permissions commenced (under construction) as of 1 April 2024¹¹

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Delivery 2024/25	Delivery 2025/26	Delivery 2026/27	Delivery 2027/28	Delivery 2028/29
19/00507 /FULM	94 - 98 St Albans Road Watford, WD24 4AD	Demolition of existing buildings and erection of Use Class C3 residential units and flexible commercial floorspace (Class E), public house and bar (sui generis), takeaway (sui generis), a new energy centre (sui generis) and associated car and cycle parking, landscaping including a new square and highway works including alterations to the existing access road. Erection of a 2 form entry primary school (Class F) and nursery (Class E), associated car parking and landscaping.	10/06/2022	703	141	249		150	
18/00842 /FULM	29-43, Sydney Road, Watford, WD18 7PZ	Erection of new B1C and B8 building and yard, and erection of two apartment buildings to provide No. 278 apartments with associated access, integral bin and cycle storage and amenity space following demolition of existing commercial buildings; and erection of 1 No. 2 bedroom dwelling and associated works.	25/09/2023	279		140	139		

¹¹ For simplicity, all planning references refer to the original application. There may have been subsequent variations. Where a variation has amended the total number of dwellings, the latest approved total expected dwellings has been used.

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Deliver y 2024/25	Deliver y 2025/26	Deliver y 2026/27	Deliver y 2027/28	Deliver y 2028/29
17/01511 /FULM	Land To The South Of, Thomas Sawyer Way, Comprising The Waterside Area And Forming Part Of The Watford Riverwell Developme nt (formerly Known , Watford	Redevelopment of the site to provide 408 residential dwellings with associated landscaping, amenity space, access and parking	06/03/2019	264	132	132			
17/00048 /FULM	Land To The East Of, Ascot Road, Watford	Redevelopment of the site to provide a mixed use scheme including 485 residential units (Class C3), retail units (Class A1 and/or A2 and/or A3 uses), community floorspace (Class D1/D2), with associated cycle parking, car parking, playspace, landscaping	13/07/2018	170	170				
17/00470 /FULM	Hanny House, 37 And 39 Clarendon Road, Watford, WD17 1JA	Proposed mixed use development comprising up to 11,180 sqm of Class B1(a) office space on 8 floors, 154 residential units on 23 floors, up to 496 sqm of Class A3 café/restaurant space on the ground and 9th floors, 1st floor gym, basement car and cycle parking	06/06/2023	168	168				
19/00778 /FULM	Land To The North Of Thomas Sawyer Way, Watford, WD18 0FA	192 no. residential dwellings (Class C3), comprising of 62 no. flats and 130 no. houses, and a community centre (Class D1) alongside associated landscaping, amenity	27/09/2021	161	49	12	45	55	

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Deliver y 2024/25	Deliver y 2025/26	Deliver y 2026/27	Deliver y 2027/28	Deliver y 2028/29
		space, access and parking.							
20/00178 /FULM	147 York Way, Watford, WD25 9UJ	Construction of 62 new dwellings (Block D and E1), including a 51 bed Flexicare scheme (changed from 'Extracare'), a hairdressers, community hub and associated external works. Amendment to planning application 15/00919/FULM.	19/10/2021	62	62				
21/00698 /FULM	Marchwood House, 934 - 974 St Albans Road, Watford, WD25 9NN	Redevelopment of the site to provide 127 residential units in 5 buildings ranging from 3 to 5 storeys in height, with associated parking, communal landscaped amenity areas, secure cycle parking and other associated development	23/09/2021	43	43				
17/01104 /FULM	Former Lloyds Bank, 99 St Albans Road, Watford, WD17 1SN	Redevelopment of former Lloyds Bank site to provide a mixed use scheme four storey extension on the roof for 14 residential units 12 x 1-bedroom flats and two 2-bedroom flats on the first to fourth floor (Class C3) and retail units (Class A1 and/or A2 and/or A3 uses,) on the ground floor, with associated cycle parking, car parking, and public realm improvements.	12/02/2019	16					16
22/00565 /FUL	3, Cherry Tree Road, Watford, WD24 6RX	Demolition of existing dwelling with the erection of 9 x 4-bed dwellings together with car and cycle parking, private amenity space, refuse	03/11/2022	9	9				

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Deliver y 2024/25	Deliver y 2025/26	Deliver y 2026/27	Deliver y 2027/28	Deliver y 2028/29
		storage, landscaping and other associated development.							
21/00278 /FUL	33, Market Street, Watford, WD18 0PN	Erection of a second floor extension to facilitate the reconfiguration to 9no. residential flats (as approved under reference: 20/00248/PPD), construction of two front facing dormer windows and front gates, together with associated landscaping, cycle and	09/04/2021	9	9				
18/00803 /FULM	45 - 69 Sydney Road, Watford, WD18 7QA	Proposed redevelopment of the site to provide 227 residential units in buildings ranging from 3 to 11 storeys, with 167 car parking spaces (including car club and accessible provision); communal landscaped amenity areas, secure cycle parking and other associated development	14/09/2020	8		8			
22/00442 /FUL	18 Garston Drive, Watford, WD25 9LB	Erection of 6 terraced, 4-bedrooms energy-efficient dwellings with associated gardens and parking spaces in what is currently the rear garden of 18, 18B, 20 and 22 Garston Drive.	07/09/2022	6	6				
20/00772 /FUL	35, Bucks Avenue, Watford, WD19 4AR	Erection of rear, side and loft extensions with front rooflights to create additional volume and conversion into 2 x 1 bed units, 2 x 3 bed units and 2 x 2 bed units with bin and cycle stores.	15/01/2024	5			5		

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Deliver y 2024/25	Deliver y 2025/26	Deliver y 2026/27	Deliver y 2027/28	Deliver y 2028/29
		Amendment to headroom at first floor level with adjusted configuration.							
21/01869 /OUT	78, High Road, Watford, WD25 7LJ	Application for approval of Reserved Matters- Outline application for demolition of existing dwelling and construction new block of 5	25/11/2022	5					5
22/00934 /FUL	37B St Johns Road, Watford, WD17 1QB	Erection of 5 x 4 bedroom 2 storey terraced houses with roof accommodation.	20/09/2022	5	5				
21/00304 /FUL	Land At Lych Gate, Watford, WD25 0LS	Demolition of existing garage block. Construction of a two storey block of four flats, with associated parking, cycle and refuse storage, and landscaping.	20/05/2021	4	4				
12/00249 /FUL	55 Chilcott Road, Watford, WD24 5LF	Erection of a part single and part two storey side and rear extensions and conversion of house into 4no flats.	26/04/2012	4	4				
13/00192 /FUL	124 Leggatts Way, Watford, WD24 5SJ	Erection of two storey side and single storey rear extensions, roof alterations and division into two separate houses	17/04/2013	2	2				
15/00457 /FUL	35B Chalk Hill, Watford, WD19 4BL	Demolition of existing single storey shop and external unheated wc's. Erection of a two and a half storey building to provide a retail unit at ground floor and a self-contained flat over the first and second floors. Erection of rear	18/05/2015	1	1				

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Deliver y 2024/25	Deliver y 2025/26	Deliver y 2026/27	Deliver y 2027/28	Deliver y 2028/29
		external staircase and							
16/00534 /FUL	Rear Of, 96B Queens Road, Watford, WD17 2NX	Erection of a single storey building to create a new one bedroom dwelling.	22/06/2016	1	1				
17/01365 /OPD	71 - 73 Market Street, Watford, WD18 0PS	Notification for the change of use from offices (Class B1) to residential (Class C3) to include 1 no. studio flat and 3 no. one bedroom flats.	06/12/2017	4	4				
18/00331 /FUL	140 High Street, Watford, WD17 2EN	Erection of additional storey and conversion of the first floor office to provide 4no. flats. Alterations to shopfront.	11/06/2018	4	4				
18/00413 /FUL	64 High Street, Watford, WD17 2BS	Change of Use of the ground floor from Class A2 (financial and professional services) to mixed use Class A3/A5 (Restaurants and cafe/hot food takeaways) and the conversion of the first floor to create a 1 no. x 2 bedroom Class C3 (residential) apartment.	01/06/2018	1	1				
19/00895 /FUL	41 Oxhey Avenue, Watford, WD19 4HB	Erection of a new 3-bedroom dwelling.	25/09/2019	1	1				
19/00908 /FUL	2 Hemming Way, Watford, WD25 0BX	Erection of a new building forming two flats in existing garden area of 2 Hemming Way	26/11/2019	2	2				
19/01460 /FUL	Rear Of 129-131, Queens Road, Watford, WD17 2QL	Removal of existing garage/store building and construction of new studio living unit	26/08/2020	1	1				

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Deliver y 2024/25	Deliver y 2025/26	Deliver y 2026/27	Deliver y 2027/28	Deliver y 2028/29
20/00916 /FUL	75, Kingsfield Road, Watford, WD19 4TP	Demolition of existing detached dwelling house and construction of two new semi-detached dwelling houses with associated landscaping, driveway, parking and waste and recycling arrangements.	26/10/2020	2	2				
20/00976 /FUL	Land Adjacent To, 111 Queens Road, Watford, WD17 2QL	Construction of a dwelling house.	03/12/2020	1	1				
21/00165 /FUL	863 St Albans Road, Watford, WD25 0NH	Renewal of Planning consent ref 17/00441/FUL for erection of single storey front extension and conversion of 3 garages into one bedroom flat.	22/03/2021	1	1				
21/00602 /FUL	12, Market Street, Watford, WD18 0PD	Erection of one additional storey at second floor level, first and second floor rear extension, and loft conversion to create two new one bedroom flats.	26/05/2022	2	2				
21/01145 /FUL	10, Market Street, Watford, WD18 0PD	Erection of additional storeys above existing building and loft conversion to create x4 new one bedroom flats	26/05/2022	4	4				
21/01476 /FUL	Land adj 149, Longcroft, Watford, WD19 4JU	Proposed new two bedroom house.	25/11/2021	1	1				
22/00046 /FUL	1-3 Kingsway House, Watford, WD25 0EJ	Proposed change of use from office B1 to residential C3, three units. (two studio flats and one, one bed flat).	28/02/2022	3	3				

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Deliver y 2024/25	Deliver y 2025/26	Deliver y 2026/27	Deliver y 2027/28	Deliver y 2028/29
22/00463 /FUL	21 Orbital Crescent, Watford, WD25 0HB	Erection of single storey rear extension to Flat 9, conversion of Flat 21 into two separate flats and external alterations to the side staircase (REVISED DRAWINGS)	17/08/2022	2	1	1			
22/00612 /FUL	24 Garston Lane, Watford, WD25 9QJ	Change of use from hotel to care home	20/07/2022	4	4				
21/01697 /FUL	82 Whippendell Road, Watford, WD18 7LR	Proposed flat conversion and associated internal alterations.	01/11/2022	4	1	3			
23/00706 /FUL	324, Cassiobury Drive, Watford, WD17 3AW	Partial demolition of existing and erection of new three-storey dwelling (part-retrospective)	25/09/2023	1	1				
23/00824 /CTR	113, St Albans Road, Watford, WD17 1RD	Notification of a change of Use of commercial unit (Class E) to 1 no. 2 bedroom flat (C3) at rear of 113 St Albans Road, Watford, WD17 1RD	31/10/2023	1	1				
24/00162 /LDC	164a, St Albans Road, Watford, WD24 4AS	Lawful Development Certificate for C3 dwellinghouse use for Flat 1 and Flat 2, 164a St Albans Road	23/04/2024	2	2				
24/00214 /FUL	1, Orbital Crescent, Watford, WD25 0HB	Change of use of The Upholstery Workshop (A1) to residential (C3) and associated building works.	02/05/2024	1	1				
24/00708 /FUL	The Old Courtyard 39C, Queens Avenue, Watford, WD18 7NU	Retrospective planning application for conversion of former office / storage room into residential accommodation	30/09/2024	1	1				
22/00136 /FUL	22, Shepherds Road, Watford, WD18 7HX	Erection of two storey side and rear extension to provide a new 3 bedroom dwelling (annexe	04/04/2022	1	1				

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Deliver y 2024/25	Deliver y 2025/26	Deliver y 2026/27	Deliver y 2027/28	Deliver y 2028/29
		accommodation previously approved under ref: 21/01040/FULH)							
Total					846	545	189	205	21

Appendix 3: Extant planning permissions yet to commence as of 1 April 2024¹²

Planning ref	Address	Description	Granted	Total commitments (excluding units already completed)	Deliver y 2024/25	Deliver y 2025/26	Deliver y 2026/27	Deliver y 2027/28	Deliver y 2028/29
22/00484/FULM	50 Clarendon Road, Watford, WD17 1TX	Mixed use scheme including 247 build to rent residential units (Class C3) and 4,798 sqm Class E floorspace in buildings ranging from 5 to 24 storeys with associated cycle parking, car parking, landscaping and amenity.	26/09/2023	247				124	123
21/01811/FULM	19 - 21 Clarendon Road, Watford, WD17 1JR	Demolition of the existing building on site and redevelopment of the site for residential use (C3) and flexible commercial spaces (Class E) at ground floor with associated, cycle parking, internal and external amenity space and landscaping.	15/06/2022	65			65		
22/01226/FULM	Land at the car park, Wellstones	Redevelopment of the existing car park and construction of a part 5, part 6, part 7, part 8 storey building comprising 89 self contained flats (Class C) and a flexible non-residential unit at ground floor, associated roof top plant, private and communal amenity space, landscaping, refuse storage, cycle and car parking.	24/05/2024	89					89
24/00057/FUL	41, Aldenham Road, Watford, WD23 2NB	Demolition of existing property to provide 2 no. two bedroom dwellings and 7 no. one bedroom	08/03/2024	9					9

¹² For simplicity, all planning references refer to the original application. There may have been subsequent variations. Where a variation has amended the total number of dwellings, the latest approved total expected dwellings has been used.

		dwelling with associated landscaping.							
23/00211/FUL	136, High Street, Watford, WD17 2EN	Conversion of first floor restaurant into 8 no. residential units and alterations, including cutting back the existing roof in line with the existing second floor residential roof terraces.	11/05/2023	8					8
17/00186/FUL	83B, Tolpits Lane, Watford, WD18 6NT	Demolition of the existing doctors surgery (Class E), erection of a replacement doctors surgery (Class E), a new dental surgery (Class E) and 8 residential flats.	18/11/2021	8					8
21/00581/FUL	9, Market Street, Watford, WD18 0PA	Erection of two additional set back storeys, extension to rear of second floor, in association with the part change of use of the 2nd floor from Gentleman's Club (Use Class Sui Generis) to residential (use class C3), providing 7 residential units (4 x 1bed and 3 x 1bed); new residential entrance and associated external alterations.	17/06/2021	7					7
23/00862/FUL	Christchurch Vicarage, Leggatts Way, Watford, WD24 5NQ	Demolition and replacement of existing vicarage and erection of seven new residential dwellings with associated new road, hard and soft landscaping.	16/01/2024	8			8		
22/00983/FUL	91-93, King Georges Avenue, Watford, WD18 7QE	Proposed demolition of no.91 and no.93 and the erection of an apartment block consisting of 9 flats and associated car parking and landscaping. Second floor rear dwelling removed and ground floor front dwelling	07/12/2022	9					7

		subdivided into two dwellings.							
23/00745/AAP A	Block Of Flats At 1-9 And Block Of Flats At 10-18 Biskra, Langley Road, Watford, WD17 4PF	Construction of an additional storey above each of the existing blocks to provide a total of 6no. residential flats (Class C3), and associated storage (amended description)	01/11/2023	6					6
22/00567/FUL	211 Sheepcot Lane, Watford, WD25 7DD	Demolition of existing detached dwelling and erection of three storey building comprising of 5 flats including gardens and off street parking for 5 vehicles and cycle store	22/06/2022	5		5			
20/00684/FUL	133, Vicarage Road, Watford, WD18 0HA	Conversion of existing 2 no. flats back into a single dwelling	13/04/2021	1	1				
21/01079/FUL	Land adjacent to 5 Gladstone Road, Watford, WD17 2QZ	The development proposed is the construction of 4 x 2 bedroom flats.	15/08/2023	4		4			
21/01306/FUL	53 Upper Paddock Road, Watford, WD19 4DY	Demolition of existing detached bungalow. Demolition of existing front and flank boundary walls within area of front garden. Erection of a replacement single detached dwelling house. Replacement front and flank boundary walls within area of front garden.	22/10/2021	1		1			
21/01682/FUL	96, Parkside Drive, Watford, WD17 3BB	Demolition of existing bungalow, erection of new detached dwelling house.	14/01/2022	1		1			
21/01694/FUL	Rear Of 76 High Road, Watford, WD25 7LJ	Proposed construction of two pairs of semi-detached chalet bungalows including associated landscaping, parking, bin and cycle storage.	18/01/2022	4		4			
21/01727/FUL	13 Acorn Place, Chestnut Walk,	Proposed conversion of existing double storey side extension to form a new	24/01/2022	1		1			

	Watford, WD24 6NT	separate residential dwelling							
21/01796/FUL	land adj 1, Willow Lane, Watford, WD18 0JA	Proposed three storey 113 sqm 2 bedroom eco-house (C3 use class) with 52.3 sqm of amenity garden space and 135sqm of communal garden space for 6 existing flats within the curtilage of the site. The house is supported by the Passivhaus Trust and proposed to the highest achievable carbon-neutral standards. Variation to planning permission 20/01089/FUL to introduce a basement which will allow the property to become a two bedroom house and alteration of living space with mezzanine level.	03/02/2022	1		1			
22/00026/COU	171, Rickmansworth Road, Watford, WD18 7FH	Change of use from dwelling (Use Class C3) to House of Multiple Occupation (Use Class C4)	11/04/2022	1		1			
22/00518/FUL	Land R/O, 63 Lower Paddock Road, Watford, WD19 4GU	Subdivision of the site involving the erection of 1 no. 1 bedroom unit with separate access from Avenue Terrace, off road parking, associated amenity and landscaping.	14/06/2022	1		1			
22/00706/FUL	19 Glen Way, Watford, WD17 3HL	Demolition of existing dwellinghouse and erection of new dwellinghouse over three floors to match previously approved scheme (21/01462/FULH)	25/07/2022	1		1			
22/00775/FUL	418 St Albans Road, Watford, WD24 6PJ	Conversion of existing shop and storage areas to two residential units	05/08/2022	2		2			
22/00953/FUL	304A Lower High Street, Watford, WD17 2JE	Change of use from Class E1 to two residential units - C3 with external	21/10/2022	2		2			

		extensions and modifications.							
22/01202/FUL	140, Pinner Road, Watford, WD19 4EN	Demolition of side extension, proposed construction of infill rear extension and new side extension to existing bungalow to provide 2 no of 2 bedroom semi-detached bungalows	09/12/2022	2		2			
22/01236/FUL	46, Orchard Drive, Watford, WD17 3DY	Replacement dwelling, visually identical to approved extended existing dwelling under planning permission ref. 21/01736/FULH	08/12/2022	1		1			
22/01283/FUL	19-21, Chalk Hill, Watford	Proposed existing basement extension and conversion into 2 no. 1 bed flats.	20/12/2022	2		2			
22/01313/FUL	45, Cassiobury Drive, Watford, WD17 3AA	Demolition of existing 2 storey house and reconstruction of new 2 storey house	19/12/2022	1		1			
22/01402/FUL	Palace View, 38 High Street, Watford, WD17 2BS	Erection of roof/third floor extension to form one residential unit (1 x 2 bedroom), including external terrace and alterations to the existing building for new bicycle storage	30/01/2023	1		1			
22/01429/FULH	First floor flat, 150 High Street, Watford, WD17 2EN	Replacement of existing structure at first floor to extend existing flat to provide a studio flat (1 bed 1 person) to meet the nationally described space standard.	23/01/2023	1		1			
22/01431/FUL	Land At 2 Farm Field, Watford, WD17 3DF	Erection of one 4 bedroom detached dwelling house.	08/02/2023	1		1			
23/00001/FUL	47A Aldenham Road, Watford, WD23 2NB	Conversion of 2 no. maisonettes at 47A and 47B Aldenham Road into 3 no. 1 bedroom units and 1 no. 2 bedroom unit	10/03/2023	4		4			

23/00046/LDC	236 Whippendell Road, Watford, WD18 7NL	Lawful Development Certificate for: Change of Use from a Dwelling House (C3) to a Six Bedroom House in Multiple Occupation (C4) Creation of two dormers on the rear elevation, alterations to windows and doors at ground floor rear and the installation of two front rooflights	10/03/2023	1		1			
23/00052/FUL	118 Mildred Avenue, Watford, WD18 7DX	Erection of double and single side and rear extensions and convert into x3 flats and x1 house	10/03/2023	4		4			
23/00291/FUL	197, Sandringham Road, Watford, WD24 7BH	Erection of a detached contemporary, single storey 1 bedroom, 2-person, dwelling house (Use class C3) on undeveloped land adjoining, and between, No. 195 and No. 197 Sandringham Road, including associated landscaping works.	25/05/2023	1		1			
23/00300/FUL	22, Valley Rise, Watford, WD25 7EZ	Change of use from a single dwelling house to use as two dwelling houses	06/06/2023	2		2			
23/00306/FUL	Land Adjacent To 132, Estcourt Road, Watford, WD17 2PZ	Demolition of workshop and erection of 2 storey building comprising 2 x 1 bedroom flats.	14/08/2023	2		2			
23/00489/FUL	72, Malden Road, Watford, WD17 4EW	Planning application seeking consent for the existing use of 72 Malden Road as a Large House in Multiple Occupation (HMO) under the Sui Generis classification - 9 no. occupants.	21/07/2023	1		1			
23/00614/FUL	Garage To The Rear Of 113, St Albans Road, Watford, WD17 1RD	Demolition of existing garage and construction of new two storey 2 bedroom dwelling house.	05/10/2023	1		1			

23/00801/FUL	22 Briar Road Watford, WD25 0HN	Erection of Part Single, Part Two Storey Side and Rear Extensions to create a Self Contained Dwelling Creation of Hardstanding Area and Installation of Dropped Kerb	20/11/202 3	1		1			
23/00856/FUL	11 And 15 Orbital Crescent, Watford, WD25 0HB	Conversion of two first floor flats at Nos. 11 and 15 into three separate flats.	24/11/202 3	3	1	2			
23/00875/FUL	Rose Barn, Hempstead Road, Watford, WD17 3NL	Demolition of existing dwelling and erection of replacement dwelling	05/01/202 4	1		1			
23/00889/CTR	33A Church Road, Watford, WD17 4PY	Notification of Change of Use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)	21/11/202 3	1		1			
23/00990/FUL	15, Glen Way, Watford, WD17 3HL	Conversion of garage into a habitable room and subdivide dwelling into 1 No 4 bedroom dwelling and 1 No 1 Bedroom dwelling.	02/01/202 4	2		2			
23/01007/FUL	350, Cassiobury Drive, Watford, WD17 3AW	Part retrospective application for the demolition of existing dwelling house and erection of a replacement dwelling house (amended drawings received - single storey element amendment at the rear).	10/01/202 4	1		1			
23/01039/FUL	146A, High Street, Watford, WD17 2EN	Proposed erection of first and second floors to provide one self-contained residential unit. New entrance door within existing shopfront.	26/02/202 4	1		1			
23/01083/FUL	40, Stratford Road, Watford, WD17 4NZ	Erection of 3 detached dwellings following demolition of the existing building on site. AMENDED DRAWINGS	06/03/202 4	3		3			

23/01091/FUL	93, Hempstead Road, Watford, WD17 3HE	Demolition of existing property and replace with a new build dwelling with a basement, new driveway, front driveway wall with gate, rear patio with new relandscaping	29/01/2024	1		1			
23/01096/CTR	First Floor 35B, Chalk Hill, Watford, WD19 4BL	Notification of a change of use from office use into a 1 bedroom flat.	01/03/2024	1		1			
23/01116/FUL	113, Cecil Street, Watford, WD24 5AS	Conversion and extension of the existing building to form three dwellings (amalgamation of permissions 23/00638/FUL, 23/00845/FUL and 23/00851/CTR)	26/01/2024	3		3			
23/01120/FUL	Land Adjacent To 58, Radlett Road, Watford, WD24 4LL	Demolition of existing buildings and erection of two 3 storey, 3 bedroom, semi-detached houses	23/02/2024	2		2			
23/01135/FUL	209, Queens Road, Watford, WD17 2QH	Construction of a new one bedroom first floor dwelling	05/02/2024	1		1			
24/00051/FUL	134, Woodmere Avenue, Watford, WD24 7LW	Demolition of the existing bungalow and construction of a pair of semi-detached houses. Each of the new semi-detached houses will comprise of a 3-bed dwelling over two storeys with a shared driveway and respective private rear gardens with associated refuse and cycle storages.	28/03/2024	2		2			
24/00079/FUL	16, Wigenhall Road, Watford, WD18 0AL	Conversion of a single dwelling house into 2no. 3 bed family dwellings including double storey extension, external and internal alterations and associated amenity space	13/03/2024	2		2			
23/00376/FUL	26-28 Flat 1, Aldenham Road, Watford, WD19 4AA	Erection of an inset rooftop extension to provide 2 residential units (Use Class C3),	21/07/2023	2		2			

		solar panels & associated works							
23/00650/FUL	Land To Rear Of 156 And 158, High Street Watford	Construction of three x two storey houses	13/12/2023	3		3			
Total					2	78	73	124	257

Appendix 4: Site allocations to be delivered by 2028/29, unless there are extant planning permissions within the allocation

Site allocation reference	Site name	Number of units
HS02	Land and Buildings at 275 Sheepcot Lane	21
HS03	Land and Garages adjacent to Lavinia Avenue	5
HS05	Land at the Badger Public House	9
HS06	Land at Russell Lane*	54
HS08	Land at Longspring Car Park	17
HS09	Land and buildings at 420-420a St Albans Road	9
HS10	Land at Balmoral Road	6
HS13	Corner of Park Avenue and Rickmansworth Road	9
HS17	120-122 Exchange Road	5
HS20	Land at Lower Derby Road	59
HS22	Land and Buildings at 252-272 Lower High Street	110
HS23	Land and Buildings at 247 Lower High Street	31
HS24	Land between 41 and 61 Brightwell Road	5
HS26	Land and Garages to the rear of 2-24 Elfrida Road	8
HS27	Land at Croxley View	77
MU02	Land at 501 St Albans Road	13
MU04	453 St Albans Road	18
MU06	Land at Watford Junction	250
MU09	Land at Watford Police Station*	314
MU11	23-37 The Parade*	141
MU15	Land at 18 Watford Field Road	19
MU19	Land To East of Ascot Road	27
MU20	Land at Riverwell**	220
Total units		1,427

* These allocated sites have a resolution to grant planning permission subject to Section 106 agreement. They have therefore been included in the allocations table rather than being reported in the extant planning permissions table. For the purposes of the yield figure above however, the planning permission yield has been used in place of the Local Plan yield. This has resulted in an increase relative to the Local Plan yield in all cases other than HS06 Land at Russell Lane which has a decreased yield.

** This is a phase of the Riverwell development that has outline planning permission but does not yet have detailed full planning permission. Phases of Riverwell that have full planning permission have been reported in the commitments tables.

Appendix 5: Evolution of housing requirements

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- **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 was 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 2018, the annual housing requirement for Watford is **793** dwellings per year.
 - **2018** The [Housing Delivery Test](#) was introduced. This 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.
 - **2021** The [affordability ratio](#) is updated annually by the Office for National Statistics. This affects the housing requirement calculated using the standard method. As 31 March 2021, this means the annual housing requirement using the standard method is **784** dwellings per year.
 - **2021** Watford Borough Council did not meet the requirements of the Housing Delivery Test and was required to apply a 20% buffer to its five year housing supply, and the presumption in favour of sustainable development is applied. The housing target was **944** dwellings per year.
 - **2022** Watford Borough Council adopted a new Local Plan which set an annual housing target of **784** dwellings per year.
 - **2023** NPPF produced which removed the requirement for local authorities with an up to date Local Plan to annually demonstrate a five year supply of housing
 - **2024** New NPPF that reversed the above change and the requirement on all local authorities to demonstrate a five year supply of deliverable housing sites was restored.
 - **2024** Watford Borough Council achieved 97% of its Housing Delivery Test and as a result moved out of the presumption in favour of sustainable development.