

Three Rivers District Council Core Strategy

Statement in Response to Matter 2: Housing Supply and Delivery (CP2, Tables 2, 3, Fig 6, Appendix 2) and Housing Mix and Density (CP3)

Housing Supply and Delivery *CP2, Tables 2, 3, Fig 6, Appendix 2*

2.1 The Submission Core Strategy Track Changes (Feb 2011) (CD04) proposes a housing supply which departs from the adopted RS. Is there sufficient local evidence, in addition to the intention to revoke the RS, to outweigh this departure from the adopted development plan?

2.1.1 Yes.

2.1.2 Core Strategy Background Paper: Targets for Housing (May 2011) [DL02] sets out full details of the local evidence that supports the proposed housing supply target in accordance with PPS3 requirements for determining levels of housing provision.

2.1.3 In summary, the proposed housing target is supported by:

- Consultation responses to the Core Strategy showing a strong preference for housing growth to take place within the urban area, desire to protect the Green Belt and character of the area, and highlighting concerns over the ability of infrastructure to support development.
- Acceptance by the East of England Plan that development in Three Rivers should take place within the urban area (as the target was based on an assessment of urban capacity), and that it would not be appropriate to meet all housing needs within the District.
- The most recent evidence from the Strategic Housing Land Availability Assessment Update (2010) [EB19] that the assessment of urban capacity informing the East of England Plan was too high and that there is a very limited supply of previously developed land for housing in the District.
- The heavily constrained nature of the District as a result of environmental designations and therefore the limited potential for housing development to take place without negative impacts on designated areas and the environment.
- Concerns about the capacity of infrastructure in the District, as highlighted by consultation responses, the Hertfordshire Infrastructure and Investment Strategy (2009) [EB20] and the South West Herts Transport Plan Review and Action Plan (2008) [SD20].

2.1.4 This local evidence is considered significant and sufficient to outweigh the departure from the East of England Plan, which is not considered to be a material departure in any event. The Council considers that providing 4,500 dwellings between 2001 and 2026 is the most appropriate level of growth taking into account housing needs, the availability of land in the District, environmental and infrastructure constraints and the results of previous public consultations.

2.1.5 Whilst it is acknowledged that the East of England Plan is currently part of the adopted development plan for the District, the Government's intention to revoke Regional Strategies is a material consideration, and the Council

considers that the weight to be given to this should increase as the Localism Bill progresses through Parliament.

- 2.1.6 The housing target in the submitted Core Strategy reflects the Government's intention to revoke the Regional Strategy, and is justified by robust local evidence. It is considered to be the most appropriate strategy for Three Rivers when considered against alternatives, including the alternative of the East of England Plan target.

2.2 Based on the CS target of 180 dwellings per year throughout the plan period are there sufficient deliverable sites for the first five years?

2.2.1 Yes.

2.2.2 In accordance with PPS3, the Annual Monitoring Report 2009/10 [SD10] included an assessment of whether the Council had a five year supply of deliverable sites for housing, and demonstrated that there were sufficient deliverable sites to meet the Core Strategy target of 180 dwellings per year between 1 April 2011 and 31 March 2016.

2.2.3 The assessment has been updated at April 2011 and is attached as Appendix 1. It is based on information from the Strategic Housing Land Availability Assessment Update (2010) [EB19], information from landowners and developers and information from Development Management. The assessment demonstrates that there are sufficient deliverable sites for the five year period 1 April 2012 to 31 March 2017.

2.3 Does the CS take account of the recent changes to PPS3 in assessing the level of housing to be delivered in the urban areas?

2.3.1 Yes.

2.3.2 The potential impact of changes to PPS3 on the assessment of the level of housing to be delivered in the urban areas has been considered, however no changes to the Core Strategy were considered to be required.

2.3.3 While the changes to PPS3 affect whether a site is classified as previously developed land or not, the location of the site determines whether the site is within an urban area (or is on the edge of existing settlements).

2.3.4 The level of housing provision to be delivered in the urban areas is based on evidence from the Strategic Housing Land Availability Assessment Update (2010) [EB19] and monitoring information.

2.3.5 Past completions in the urban area are not affected by the changes to PPS3.

2.3.6 The SHLAA includes 116 dwellings assessed as deliverable and phased for development within the plan period on sites which are no longer classified as previously developed land following the changes to PPS3.

2.3.7 60 of these dwellings have already been granted planning permission.

- 2.3.8 The change in status of the remaining 56 dwellings is not considered to affect their deliverability in any way. The change from previously developed land to non-previously developed land does not prevent the sites from contributing to housing supply where they would still meet policy objectives. The SHLAA has assessed the suitability of each site individually and did not assume that sites on previously developed land were necessarily deliverable. It is therefore not considered that the changes to PPS3 alter the levels of housing assessed as deliverable in existing urban areas. In addition, the target for 60% of new and converted dwellings to be on previously developed land set out in Appendix 7 should still be met.
- 2.3.9 Changes to PPS3 also resulted in the removal of the national indicative density target of 30dph. The dwelling capacities of sites identified by the SHLAA are based on design case studies which recognise the characteristics of the surrounding areas, rather than on standard densities and are therefore not affected by the deletion of the national indicative minimum density.
- 2.3.10 The changes to PPS3 are therefore not considered to lead to any changes to the assessment of the level of housing to be delivered in urban areas.

2.4 Are there sufficient specific, developable sites for years 6-10?

- 2.4.1 Yes.
- 2.4.2 The Strategic Housing Land Availability Assessment Update (2010) [EB19] identifies sufficient developable capacity for years 6-10 (2,621 dwellings which far exceeds the target, although over 80% of these are greenfield).
- 2.4.3 In addition, the Council has previously carried out public consultation on housing sites in the District [SD03 and SD01]. This consultation has been used to produce a housing trajectory in the Annual Monitoring Report 2009/10 [SD10] which identifies specific and sufficient housing sites for years 6-10.

2.5 Can the reliance on windfall sites in the later years of the plan period be justified?

- 2.5.1 Yes.
- 2.5.2 PPS3 states that allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. The Core Strategy does not include a windfall allowance in the first 10 years of supply, although it is acknowledged that they will make a contribution to housing supply. It is therefore consistent with the requirements of PPS3.
- 2.5.3 Beyond 2021, a windfall allowance has been included. The Core Strategy states that this reflects the difficulty of identifying suitable land for development within the District which is highly constrained. If a windfall allowance were not included, there would be a greater requirement to identify greenfield/Green Belt sites for development in the District, contrary to the Core Strategy Vision, Objectives and Spatial Strategy.

- 2.5.4 As set out in the Strategic Housing Land Availability Assessment Update (2010) [EB19], there is a much reduced identified housing capacity beyond the first 10 years of supply, and in particular very little urban capacity in years 11-15 and 16-20. This lack of capacity would lead to problems in meeting targets for development on previously developed land. It also reflects the difficulty of identifying longer term opportunities for the re-use of previously developed land, the difficulty of identifying longer term opportunities for the development of small sites, and the approach of the SHLAA to testing sites for deliverability which was not part of Urban Capacity Studies. There are therefore considered to be genuine local circumstances justifying the inclusion of a windfall allowance beyond the first 10 years of supply.
- 2.5.5 Where a windfall allowance is justified, the Strategic Housing Land Availability Assessment Practice Guidance¹ states that this should be based on an estimate of the amount of housing that could be delivered on land that has not been identified in the list of deliverable/developable sites or as part of broad locations for housing development.
- 2.5.6 The SHLAA Update identifies that sources of windfalls expected to contribute to housing supply are redevelopment of between one and four dwellings to flats or houses, and new build or conversion/redevelopment from non-residential uses to provide between one and four dwellings. Although larger windfall sites have come forward for development in the past, and may occur in future, these are much more difficult to predict and therefore, the SHLAA Update does not propose an allowance for larger windfall sites.
- 2.5.7 Monitoring information set out in the SHLAA Update shows that an average of 38 dwellings per year have been completed from the identified sources of windfalls. Supply from windfalls has come from across the whole District, and it was therefore not possible for the SHLAA Update to identify broad locations where the supply is likely to continue, further than 'within the urban area'.
- 2.5.8 Given very high house prices in the District which are expected to remain strong as a result of the District's location on the edge of London and the Green Belt, pattern of development and character of the District, it is anticipated that patterns and rates of development from these sources will continue at approximately the same rate across the plan period.
- 2.5.9 The windfall allowance of 38 dwellings per year beyond the first 10 years of supply is therefore considered to be justified.
- 2.5.10 As set out in the Core Strategy, the windfall allowance will be monitored annually and revised as appropriate through the Annual Monitoring Report and housing trajectory updates.

2.6 Does the housing trajectory indicate when Green Belt or greenfield land will be needed to meet the CS housing supply?

- 2.6.1 Yes.

¹ CLG (2007) *Strategic Housing Land Availability Assessment: Practice Guidance*
<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>

2.6.2 The Three Rivers Housing Trajectory at April 2010 (Table 2 of the Core Strategy) shows that sites on the edge of existing settlements (greenfield and Green Belt sites) are anticipated to be required from 2014/15.

2.7 Is the approximate percentage of sites for housing supply split between the urban area and the edge of existing settlements justified by evidence?

2.7.1 Yes.

2.7.2 Policy CP2 sets out that housing provision will be made primarily from within the existing urban area (approximately 75% of total housing development between 2001-2026) and also from housing sites at the most sustainable locations on the edge of existing settlements (approximately 25% of total supply between 2001-2026).

2.7.3 The approximate percentages are based on evidence from monitoring information, and from the Strategic Housing Land Availability Assessment Update (2010) [EB19].

2.7.4 The figures underlying the approximate percentages are shown in Table 1.

Table 1: Housing Provision in existing urban areas

	Dwellings Within Existing Urban Area	Dwellings Outside Existing Urban Area
Completions 2001-2011	2,013	68
Commitments at April 2011	489	13
Outstanding Deliverable SHLAA Sites	964	2,363
Total	3,466	2,444

2.7.5 3,466 dwellings are expected from within the existing urban area. The main emphasis for future development as clearly set out in the Core Strategy is to continue to focus development within the existing urban area.

2.7.6 Therefore the capacity within the urban area has been prioritised, and the 3,466 dwellings within existing urban areas represent 77.0% of the 4,500 dwelling housing target. Rounding this percentage gives the 75% set out in Policy CP2.

2.8 Do Policy CP2 and Appendix 2 together provide a clear and co-ordinated strategy for the release of Green Belt sites?

2.8.1 Yes.

2.8.2 Policy CP2 and the supporting text set out that specific sites for housing will be identified through the Site Allocations Development Plan Document. The identification of sites will be in accordance with the policies and parameters set out in the Core Strategy, including the Spatial Strategy and Place Shaping Policies and will be informed by the evidence base, the results of

public consultation, and the detailed criteria for the selection of housing sites set out at Appendix 2.

- 2.8.3 The Spatial Strategy states that development sites will be identified having regard to a criteria-based approach and that more detailed criteria for the selection of future housing sites are listed in Appendix 2.
- 2.8.4 Policy CP2 sets out that the phasing of individual sites (to be included in the Site Allocations DPD) will take into account the sustainability of each site, the deliverability of housing on the site, and likely infrastructure requirements.
- 2.8.5 As identified in the Spatial Strategy, the Appendix 2 criteria will contribute to the assessment of the sustainability element of the phasing strategy. As set out in Appendix 2, the general approach is that those sites which score highest against the criteria will be considered as those with the most potential for future housing development. This would therefore suggest an earlier phasing for the site where there are no deliverability or infrastructure requirement issues.
- 2.8.6 Based on these phasing considerations, the Site Allocations DPD will set out an indicative phasing strategy for the development of housing sites, which will guide the release of sites.
- 2.8.7 However, as set out in Policy CP2, the phasing of individual sites may be altered with regard to monitoring information and up-to-date information on the delivery of specific sites. The phasing of sites will be reviewed through the Annual Monitoring Report.
- 2.8.8 Policy CP2 clearly sets out the criteria that will be used to assess proposals for the earlier release of Green Belt sites than phased.
- 2.8.9 Policy CP2 is therefore considered to provide a clear and co-ordinated strategy for the release of Green Belt sites through their identification in the Site Allocations DPD and subsequent reviews of their phasing through the Annual Monitoring Report. Appendix 2 is one of the elements that will contribute to decisions on the phasing of individual sites.
- 2.8.10 The Council does not consider that it is necessary to repeat the relationship to Appendix 2 within Policy CP2 itself as the Spatial Strategy and supporting text to CP2 already make the association clear.

Housing Mix and Density *CP3*

2.9 Why does Policy CP3 refer to the SHMA rather than including within the policy the size and type of dwellings sought?

- 2.9.1 The SHMA (2010) [EB15] findings are set out at paragraph 5.22. These figures are a snapshot at a particular point in time, and as set out in paragraph 5.23, the proportions form the basis for the housing mix of development proposals and provision across the District. However, it is recognised that the proportions may need to be adjusted for specific schemes to take account of market information, housing needs and preferences and specific site factors.

- 2.9.2 It was not considered necessary to include the mix in CP3 as this would be less flexible and would not reflect the most up to date information, for example following future updates of the SHMA.
- 2.9.3 The Design SPD will provide more detailed guidance on the size and types of dwellings to be provided.

- 2.10 Reference to average density of 30dph has been removed from the policy but remains in the monitoring framework (Appendix 7)?**
- 2.10.1 The reference in the monitoring framework is an error.
- 2.10.2 Appendix 7 target should be amended to 'No specific target- density will be monitored'. This is put forward as a minor amendment to be considered by the Inspector.

APPENDIX 1: DEMONSTRATING A FIVE YEAR SUPPLY OF DELIVERABLE SITES FOR HOUSING MAY 2011

1 INTRODUCTION

- 1.1 Planning Policy Statement (PPS) 3: Housing requires Local Planning Authorities to assess and demonstrate the extent to which there is a rolling five year supply of deliverable land for housing. PPS3 states that

'where Local Planning Authorities cannot demonstrate an up to date 5-year supply of deliverable sites...they should consider favourably planning applications for housing, having regard to the policies in this PPS' [paragraph 71]

- 1.2 It is therefore necessary to establish whether a five year supply can be demonstrated to provide a context for the consideration of planning applications.

2 GUIDANCE

- 2.1 Guidance on demonstrating a five year supply of housing is provided in PPS3: Housing (2006), Strategic Housing Land Availability Assessment Practice Guidance (2007), and advice provided by CLG '*demonstrating a five-year supply of deliverable sites*' (no date) and '*Land Supply Assessment Checks*' (2009). These documents have been used to inform the production of this five year supply assessment.

3 FIVE YEAR PERIOD

- 3.1 The demonstration of a five year supply should initially cover the period 1 April 2007 to 31 March 2012, and should be updated annually thereafter. This report covers the period 1 April 2012 to 31 March 2017.

4 FIVE YEAR HOUSING REQUIREMENT

- 4.1 The Core Strategy submitted to the Government in February 2011 includes a housing target of 4,500 dwellings 2001 to 2026, an average of 180 dwellings per year. This equates to a requirement of 900 dwellings over a five year period.

- 4.2 However, this figure may be adjusted to take account of housing which has already been delivered. 2,081 dwellings have been delivered in Three Rivers 2001-2011, leaving a residual target of 2,419 dwellings to 2026. This gives an adjusted annual target of 161 dwellings per year. Therefore the five year housing requirement for the period from 1 April 2012 to 31 March 2017 is **805 dwellings**.

5 FIVE YEAR HOUSING SUPPLY

- 5.1 In order to meet the five year housing requirement, a supply of deliverable housing is required. To be considered deliverable, PPS3 states that sites should:

- *Be available- the site is available now*

- *Be suitable- the site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities*
- *Be achievable- there is reasonable prospect that housing will be delivered on the site within five years [paragraph 54]*

5.2 Sites considered to have potential to provide deliverable housing during the five year period are: sites allocated for housing in Development Plans; sites with planning permission (outline or full) including those under construction; and specific, unallocated brownfield sites with the potential to make a significant contribution to housing delivery during the five year period as indicated by inclusion in LDF consultations on housing supply.

5.3 The deliverability of these potential sites has been assessed for deliverability against the criteria in Table 1, having regard to PPS3 and subsequent advice contained in DCLG guidance (*Demonstrating a five-year supply of deliverable sites and Land Supply Assessment Checks*).

Table 1: Assessing Deliverability

Available	For a site to be considered available, it should be available for development and there should be no legal or ownership problems preventing the site from coming forward. Information that supports either the allocation of a site in an up-to-date plan, or the granting of a planning permission, should clearly indicate that the site is available now. Where information on availability is not sufficient, further up to date information has been gathered through discussion with relevant landowners/ developers.
Suitable	For a site to be considered suitable, it should offer a suitable location for development which would contribute to the creation of sustainable mixed communities. Sites that are allocated or have planning permission may normally be regarded as being suitable, but it may be necessary to assess whether circumstances have changed (e.g. since a site was allocated) that would alter the suitability of the site for housing. Suitability will include consideration of policy restrictions, physical problems or limitations, and potential impacts and environmental conditions that could be experienced by prospective residents.
Achievable	For a site to be considered achievable, there should be a reasonable prospect that housing will be developed on the site within the five year period. Achievability depends on a judgement of the economic viability of the site and the capacity of developers to complete and sell housing. It will therefore require an assessment of market conditions, costs of bringing a site forwards, and any other factors which may influence how/ when a site is developed. Dialogue with landowners/ developers and analysis of current housing market conditions assists in making informed judgement on achievability.

6 ASSESSING DELIVERABILITY OF HOUSING SUPPLY

- 6.1 In order to inform assessment the deliverability of housing sites of more than 5 dwellings, landowners and developers were contacted and asked to complete a pro-forma (shown in Appendix A) on their housing sites, setting out information on the availability, suitability and achievability of the site, and expected phasing of completions.
- 6.2 It was not possible to contact landowners/ developers for all sites of less than 5 dwellings, however deliverability was based on assessment of site circumstances against the criteria set out in Table 1 and in many cases information was also available from the Development Control process. Monitoring data shows that in Three Rivers, historically non-implementation rates of planning applications has been very low². Therefore it was considered that assessment of each individual site would be a better approach than applying a flat 'non-implementation' allowance across all sites.
- 6.3 The results of the assessment of deliverability of potential housing supply are shown in Table 2.

Table 2: Potential Housing Sites. **Source:** TRDC monitoring data.

² Of 2,066 dwellings (net) that have been granted planning permission since 1 April 2001 and have not been superseded, just 36 have lapsed to 31 March 2011 (1.7%).

THREE RIVERS CS/M2a/TRDC

SITE	REF	NET DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
SITES UNDER CONSTRUCTION												
Old Merchant Taylors, CG	05/1382	130	y	y	y	66	34	30	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Imperial Machine Co, Harvey Road, CG	09/0701	28	y	y	y	28	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
3-3a High Street, RW	10/1276	42	y	y	y	-	42	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
5-29 Gade View Gardens, AL	10/1687	34	y	y	y	34	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Clitheroe Gardens, SO	09/0204	22	y	y	y	14	-3	17	-	-	-	Site is under construction. Information from Housing and progress indicates completion within 5 year period.
Durrants Club, Lincoln Way, CG	05/1383	23	y	y	y	-	-3	26	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Breakspeare PH, School Mead, AL	09/2039	13	y	y	y	13	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Valency House, Batchworth Lane, NW	09/0911	12	y	y	y	6	6	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Former Cross PH, Denham Way, MC	10/1816	11	y	y	y	-	11	-	-	-	-	Site is under construction. Information from developer and progress indicates completion within 5 year period.
253 Watford Road, CG	09/1341	10	y	y	y	-	10	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
28 Eastbury Avenue, NW	09/1567	8	y	y	y	-	8	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
55 Lower Road, CW	09/1987	5	y	y	y	5	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
31 Trowley Rise, AL	09/1617	4	y	y	y	4	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Water Lane, KL	08/0360	4	y	y	y	-	4	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
RO 1 and 3 Upland Court, NW	09/0297	4	y	y	y	4	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Happy Man PH, RW	10/0329	4	y	y	y	4	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Heatherley, Quickley Rise, CW	10/0398	3	y	y	y	3	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
81 Quickley Lane, CW	10/0065	3	y	y	y	-	3	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

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			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
143 Abbots Road, AL	09/0789	2	y	y	y	2	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Rondavels, Rickmansworth Road, CW	10/2139	2	y	y	y	-	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
RO Tweedside & Woodlands, The Green, CG	09/0073	2	y	y	y	2	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Wynthrop, Chorleywood Road, RW	08/1374	2	y	y	y	2	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
128 Valley Road, RW	07/1708	2	y	y	y	-	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
3 Coppermill Court, Coppermill Lane, WH	09/1224	2	y	y	y	-	2	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
15 Hazelwood Lane, AL	07/1594	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
RO 71-73 St Georges Drive, CP	10/1140	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
RO Pinewood, Fir Tree Hill, CC	10/0108	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
The Apiary, Chandlers Lane, CC	09/0835	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
77 Green Street, CW	09/1157	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Adj Pindari, Quickley Rise, CW	08/1481	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
The Walnut Orchard, Chenies Road, CW	07/1247	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Adj 134 Quickley Lane, CW	10/1770	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Firtree Cottage, 53 Heronsgate Road, CW	10/0391	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
The Garden House, Woodland Lane, CW	09/1677	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Dew Pond House, Common Road, CW	09/1250	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Adj Fir Trees, Quickley Rise, CW	10/0596	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Adj Shire House, Shire Lane, CW	10/1004	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
The Cottage, Homefield Road, CW	10/2424	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

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			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
Woodlands, The Green, CG	10/1165	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
48 Bucknalls Lane, G	09/1334	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
The Orchard, Harthall Lane, KL	06/1873	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
RO 58 Harthall Lane, KL	07/1318	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Adj 14 Horseleys, MC	10/1059	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
18 Longmore Close, MC	06/2271	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Plot 6, Old Gannon Close, MP	92/0479	1	y	y	y	-	-	1	-	-	-	Site is under construction and progress indicates completion within 5 year period.
19 Russell Road, MP	07/1603	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
30 Astons Road, MP	09/1731	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
8a Pembroke Road, MP	09/1726	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Adj 41 Bourne End Road, NW	10/1530	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
21 Sandy Lodge Way, NW	07/2213	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
RO Waterlane House, Sandy Lane, NW	08/0609	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
RO Valency Lodge, Sandy Lane, NW	08/0641	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
28 Astons Road, MP	10/0352	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
9 Bourne End Road, NW	10/0975	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
98 The Drive, RW	08/0552	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Adj 138 The Drive, RW	07/1949	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
2 Moneyhill Parade, Uxbridge Road, RW	08/1788	1	y	y	y	-	1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
58 Pheasants Way, RW	08/1793	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.

THREE RIVERS CS/M2a/TRDC

SITE	REF	NET DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
Adj Marstone Lodge, RW	10/1320	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Adj 180 Coates Way, G	09/1127	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
Greenville, Bucks Hill, SA	07/1080	1	y	y	y	1	-	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
153 High Street, RW	09/1399	-1	y	y	y	-	-1	-	-	-	-	Site is under construction and progress indicates completion within 5 year period.
40-42 Valley Walk, CG	98/0751	1	y	y	n	-	-	-	-	-	-	Outstanding units unlikely to be completed
Tudor Manor Gardens, G	87/0855	2	y	y	n	-	-	-	-	-	-	Outstanding units unlikely to be completed
SITES UNDER CONSTRUCTION SUB-TOTAL						213	127	74	0	0	0	
SITES WITH FULL PLANNING PERMISSION												
Delta Gain, CP	10/1425	31	y	y	y	-	11	20	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Charnwood and Ridge House, High View, CW	10/0538	14	y	y	y	-	-	-	14	-	-	Site is available and planning permission granted so is suitable. Developer indicates site achievable within 5 year period.
1 High Street, RW	08/1479	14	y	y	y	-	-	14	-	-	-	Site is available and planning permission granted so is suitable. Developer indicates site achievable within 5 year period.
331 Uxbridge Road, RW	10/1713	9	y	y	y	-	-	9	-	-	-	Site is available and planning permission granted so is suitable. Landowner indicates site is achievable within 5 year period.
189-191 Watford Road, CG	08/2239	7	y	y	y	-	-	7	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
RO and 18-20 Ebury Road, RW	10/0412	6	y	y	y	-	-	6	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
RO 163 High Street, RW	08/1958	5	y	y	y	-	5	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Maple Lodge Close, MC	10/1807	4	y	y	y	-	4	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

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SITE	REF	NET DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
Cedars Village, Dog Kennel Lane, CW	09/1843	3	y	y	y	-	3	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Hilltop Farm, Hilltop Road, KL	09/0025	3	y	y	y	-	-	3	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
White House, Watford Road, NW	09/0085	3	y	y	y	-	3	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Briery Court, Briery Field, CW	10/1486	2	y	y	y	-	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
22 Lower Road, CW	10/2367	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Regal House, 45 Lower Rd, CW	11/0272	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
RO 6 Hunton Bridge Hill, HB	10/2231	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
81 and 81a Hornhill Road, MC	09/1958	2	y	y	y	-	-	2	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
4-6 Station Road, RW	09/1776	2	y	y	y	-	2	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
163 High Street, RW	10/1514	2	y	y	y	-	-	-	2	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
The Courtyard, Church Lane, S	09/0362	2	y	y	y	-	-	-	2	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
6 Greenfield Avenue, CP	08/2045	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Garages RO Bullsland Hall, CW	08/0411	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

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SITE	REF	NET DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
Walled Garden, Dog Kennel Lane, CW	09/0830	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 7 Capell Avenue, CW	09/2082	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj Tumblewood, South Park Avenue, CW	10/0054	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
19 Grovewood Close, CW	10/0346	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Stubbs Farm, Green Street, CW	10/2263	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
The Downs, South park Avenue, CW	11/0096	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 20 Copthorne Road, CG	09/1581	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
The Grove, Little Green Lane, CG	08/2183	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Applegarth, Parrots Close, CG	10/1080	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Loudwater Farm, Loudwater Lane, LO	08/1908	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Walnut Burrow, Loudwater Drive, LO	09/1388	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
152 The Drive, RW	07/2612	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
61 Harefield Road, RW	07/0863	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.

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SITE	REF	NET DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
6 Aldbury Road, Mill End, RW	08/1574	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Entrance Lodge, Chorleywood House, RW	09/1733	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
90 Springwell Avenue, RW	10/0124	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
140 Berry Lane, RW	09/2107	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 1 Fotherley Road, RW	10/1109	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
68 High Street, RW	10/1996	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
22 The Drive, RW	10/2319	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Newhall Farm, Dawes Lane, S	07/1409	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 2 Blackford Road, SO	08/1150	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
10 Prestwick Road, SO	09/0128	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
1 Bramshot Way, SO	10/0287	1	y	y	y	-	-	1	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
Adj 1 Lauderdale Road, HB	10/2422	1	y	y	y	-	1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
3 The Rose Gardens, LO	07/2325	-1	y	y	y	-	-1	-	-	-	-	Site is available and planning permission granted so is suitable. Considered that site is achievable within 5 year period.
SITES WITH FULL PLANNING PERMISSION SUB-TOTAL						0	39	84	18	0	0	

SITE	REF	NET DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
SITES WITH OUTLINE PLANNING PERMISSION												
Windrush & The Cottage, R	08/1401	10	y	y	y	-	-	-	10	-	-	Site available and has outline planning permission so suitable. Considered that site is achievable within 5 year period.
Adj Hilltop, 41 Stag Lane, CW	09/0168	1	y	y	y	-	-	-	1	-	-	Site available and has outline planning permission so suitable. Considered that site is achievable within 5 year period.
RO 9-13 Batchworth Lane, NW	09/0742	1	y	y	y	-	-	-	1	-	-	Site available and has outline planning permission so suitable. Considered that site is achievable within 5 year period.
SITES WITH OUTLINE PLANNING PERMISSION SUB-TOTAL						0	0	0	12	0	0	
LOCAL PLAN ALLOCATIONS												
The Swillet Reservoir, CW	H28	30	n	y	n	-	-	-	-	-	-	Site is not available for development within 5 year period
Bridge Motors, R	H33	10	n	y	n	-	-	-	-	-	-	Landowner indicates site is not available for development and not likely to be within 5 year period
Gas Works, Wharf Lane, R	H36	22	y	y	y	-	-	22	-	-	-	Allocation in Local Plan and Core Strategy indicates site is suitable. Landowner indicates site is achievable within 5 years.
143-149 Watford Road, CG	H31	25	n	y	n	-	-	-	-	-	-	Site is not available for development within 5 year period
Talbot Road Car Park, R	H32	10	n	y	n	-	-	-	-	-	-	Site is required for parking, no longer available for development
LOCAL PLAN ALLOCATIONS SUB-TOTAL						0	0	22	0	0	0	
SPECIFIC BROWNFIELD SITES												
Leavesden Aerodrome, AL		425	y	y	y (part)	-	-	65	87	64	35	Landowners indicate site is available, draft allocation indicates site is suitable, and landowners indicate site is achievable within 5 years. Council has resolved to grant outline planning permission.
South Oxhey Town Centre Regeneration, SO		200	y	y	n	-	-	-	-	-	-	Draft allocation indicates site is suitable, however multiple ownerships and need to reprovide services mean site unlikely to be delivered within 5 years
Kings Langley Employment, KL		180	y (part)	y	y (part)	-	-	-	-	10	20	Landowners indicate part of area is currently available. Draft allocation means site is suitable, and landowner indicates part of site may be delivered within 5 year period.

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SITE	REF	NET DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
Little Furze School, SO		100	y	y	y	-	-	-	50	52	-	Landowners indicate site is available, draft allocation indicates site is suitable, and landowners indicate site is achievable within 5 years. Planning application anticipated.
Langleybury House/ School		75	y	y	n	-	-	-	-	-	-	Draft allocation indicates site is suitable, and site is available, however unlikely to be achievable within 5 year period.
Depot, Stockers Farm Road		60	n	y	n	-	-	-	-	-	-	Draft allocation indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Long Island Exchange, R		50	y	y	y	-	-	-	30	20	-	Draft allocation indicates site is suitable, developer interest in bringing site forward, completion considered achievable within 5 years.
Croxley Green Station, CG		35	y	y	n	-	-	-	-	-	-	Draft allocation means site is suitable, however delivery of site depends on implementation of Croxley Rail Link which is unlikely to be completed within 5 year period, therefore site is not achievable within 5 years.
Hill Farm Avenue, LV		30	y	y	y (part)						20	Draft allocation indicates site is suitable, landowner interest in bringing site forward and considered some completions achievable within 5 years.
The Fairway, Oxhey Hall		25	n	y	y (part)	-	-	-	-	-	15	Landowners indicate site is available, draft allocation indicates site is suitable, and landowners indicate site is achievable within 5 years. Site will become available on development of Little Furze School site, so considered some completions achievable within 5 years.
Depot, Harefield Road, R		25	n	y	n	-	-	-	-	-	-	Draft allocation indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
West of 10 Toms Lane, KL		22	y	y	y	-	-	-	-	-	22	Landowners indicate site is available, draft allocation indicates site is suitable, and landowners indicate site is achievable within 5 years.
Police Station, R		20	y	y	y	-	-	-	-	20	-	Draft allocation indicates site is suitable, site expected to become available within 5 years and considered achievable within 5 years.
Three Acres, Toms Lane		20	y	y	n	-	-	-	-	-	-	Draft allocation indicates site is suitable, and site is available, but unlikely to be achievable within 5 year period.

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Grapevine PH, SO		20	n	y	n	-	-	-	-	-	-	Draft allocation indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Crescent Club, SO		17	y	y	y	-	-	-	7	10	-	Site is available and suitable for development. Draft allocation means site is suitable. Landowner indicates site may be developed within 5 years so site is achievable.
33 Baldwins Lane, CG		15	y	y	y					15		Site is available, draft allocation indicates site is suitable, and considered site is achievable within 5 years. Planning application anticipated.
Furtherfield Depot, AL		15	n	y	n	-	-	-	-	-	-	Draft allocation indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Former Hospital Gas Works, LV		15	y	y	y	-	-	-	-	-	15	Landowners indicate site is available, draft allocation indicates site is suitable, and landowners indicate site is achievable within 5 years.
65 Toms Lane, KL		15	y	y	n	-	-	-	-	-	-	Draft allocation indicates site is suitable, and site is available, but unlikely to be achievable within 5 year period.
Langwood House, R		15	y	y	y	-	-	-	15	-	-	Draft allocation indicates site is suitable, landowners indicate site is deliverable within 5 years.
Kings Head PH, AL		10	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Jet PH, SO		10	y	y	y	-	-	-	10	-	-	Site is available and suitable for development. Draft allocation means site is suitable. Landowner indicates site may be developed within 5 years so site is achievable.
50-52 New Road, CG		10	n	y	n	-	-	-	-	-	-	Draft allocation indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Royal British Legion, Sarratt		10	y	y	y	-	-	-	-	10	-	Site is available and draft allocation means site is suitable. Considered that site may be developed within 5 years therefore site is achievable.
Royal British Legion, R		5	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Yorke Road School		5	y	y	y	-	-	-	5	-	-	Landowners indicate site is available, allocation in Core Strategy indicates site is suitable, and considered site is achievable within 5 years. Planning application anticipated.

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SITE	REF	NET DWGS O/S	DELIVERABILITY			ASSUMED PHASING						COMMENTS
			AVAIL-ABLE	SUIT-ABLE	ACHIEV-ABLE	11/12	12/13	13/14	14/15	15/16	16/17	
Arnett Close, R		5	y	y	y	-	-	-	-	-	5	Draft allocation indicates site is suitable, developer interest in bringing site forward, completion considered achievable within 5 years.
Garages RO West Way, R		3	n	y	n	-	-	-	-	-	-	Allocation in Core Strategy indicates site is suitable, site not currently available and unlikely to be achievable within 5 year period.
Adj 17 Scots Hill, CG	06/1267	3	y	y	y	-	-	-	-	3	-	Site available and had outline planning permission. Anticipated to be renewed and considered that site is achievable within 5 year period.
SPECIFIC BROWNFIELD SITES SUB-TOTAL						0	0	65	204	204	132	

7 SUMMARY

7.1 The assessment of housing sites indicates that Three Rivers has a supply of 930 dwellings, deliverable over the five year period. This supply is made up as shown in Table 3.

Table 3: Three Rivers Deliverable Dwelling Supply 2012/13 to 2016/17

Sites under construction	201
Sites with unimplemented full planning permissions	141
Sites with unimplemented outline planning permissions	12
Allocated sites	22
Specific brownfield sites	605
Total	981

7.2 This therefore demonstrates that Three Rivers does have a five year supply of deliverable sites according to the requirements of PPS3, since the 981 dwellings identified supply represents 122% of the 805 dwelling target.

7.3 As set out at paragraph 6.2, a non-implementation rate has not been applied, as historically rates have been very low. However, even if a non-implementation rate of 5% were applied to all dwellings not already under construction (more than double the historic rate), there would still be 942 deliverable dwellings, exceeding the target³.

7.4 The assessment of five year supply does not include an allowance for windfalls which monitoring data shows has made a contribution of approximately 40 dwellings per year to housing supply in Three Rivers. Therefore the five year housing supply identified of 985 dwellings is likely to be further exceeded in practice.

8 CONCLUSIONS AND FUTURE UPDATES

8.1 Since Three Rivers is currently able to demonstrate a five year supply of deliverable sites, planning applications will be considered with regard to PPS3, existing Three Rivers planning policies and other material considerations.

8.2 This report will be updated at 1 April 2012 to reflect changes in provision and identified supply over the 5-year period 1 April 2013 to 31 March 2018, and on an annual basis thereafter.

ANNEX A: DEVELOPER PRO-FORMA

³ 780 dwellings are not already under construction. 5% non implementation allowance = 39 dwellings.

Site Address	
Your Name	
Your Address	
Your Email	

Please indicate your involvement in the site

Landowner	<input type="checkbox"/>	Developer	<input type="checkbox"/>	Other (please specify)	<input type="text"/>
No longer involved in the development of this site (Please provide details of the new landowner/ developer if known)				<input type="text"/>	

Is the site available for development now? (i.e. there are no ownership or legal issues preventing the site from coming forwards)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	Explanation			
<input type="text"/>				

Have there been any changes in circumstances which mean that the site is no longer suitable for housing development?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	Explanation			
<input type="text"/>				

Is development anticipated to begin on site before 31 March 2017?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	Explanation			
<input type="text"/>				

If development is expected to begin on site before 31 March 2017, please provide indication of how many dwelling completions are considered **achievable** in each year

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	post-2017
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you have any further comments on the site or about its deliverability?

Thank you for your assistance. Please return completed forms by email to trldf@threerivers.gov.uk or by post to: