

Three Rivers District Council

**Strategic Housing and Employment Land
Availability Assessment Report**

February 2026



**THREE RIVERS
DISTRICT COUNCIL**

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1 Introduction

- 1.1 The Strategic Housing and Economic Land Availability Assessment (SHELAA) is a study to quantify the future supply of housing and employment land in line with the National Planning Practice Guidance on the MHCLG website:

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

It does this through:

- Identifying sites and broad locations with potential for development
 - Assessing their development potential
 - Assessing their suitability for development, and their availability and achievability (the likelihood of development coming forward)
- 1.2 The SHELAA provides an up-to-date assessment of land supply in the district, helps to ensure that sufficient land is identified for new housing and employment uses for the period up to 2041 and will inform decisions on allocations in the new Local Plan.
- 1.3 The SHELAA is a key component of the evidence base for the Local Plan but is not a statement of policy and does not allocate sites for development. This is the role of the Three Rivers Local Plan.
- 1.4 The identification of potential development sites within the SHELAA as deliverable does not mean that the council will grant planning permission for development. All planning applications will continue to be considered against the appropriate policies in the Local Plan and any other material considerations.

2 Policy Context

- 2.1 The National Planning Policy Framework (NPPF) (2024) requires Local Planning Authorities to prepare a SHELAA to establish realistic assumptions about the availability, suitability and achievability (the likely economic viability) of land to meet the identified need for housing (and other uses such as employment and education) over the plan period.
- 2.2 The suitability, availability and achievability of a potential site will inform whether the site is considered deliverable/developable. The NPPF defines deliverable and developable as the following:

Deliverable: 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. In particular:

- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- 2.3 In accordance with the NPPF local planning authorities can make an allowance for windfall sites in the SHELAA if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. However, any allowance should be realistic having regard to historic windfall delivery rates and expected future trends and should not include residential gardens (paragraph 75).
- 2.4 The National Planning Practice Guidance (PPG) sets out the methodology for assessing housing and economic land availability in the context of guidance contained in the NPPF centred on five stages:
- Stage 1 Sites/broad locations identification
 - Stage 2 Sites/broad location assessments
 - Stage 3 Windfall assessment
 - Stage 4 Assessment review
 - Stage 5 Final evidence base
- 2.5 Consistent with the NPPF, the PPG acknowledges the advantages of carrying out land assessments for housing and economic development as part of the same exercise so that sites may be allocated for the use considered to be most appropriate. The PPG states that land availability assessment should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential; and
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.6 In line with the Duty to Cooperate (DtC), the PPG requires local planning authorities to work with other local planning authorities within the relevant housing market area or functional economic market area when assessing availability of land. Key stakeholders should be involved from the earliest stages of preparation including, amongst others: developers, land promoters, local property agents and local communities.
- 2.7 The PPG requires plan makers to be proactive in identifying as wide a range of sites as possible, including existing sites that could be improved, intensified or changed. Sites that have particular policy constraints should also be included. However, constraints should be clearly set out and tested, with conclusions drawn on whether constraints can be overcome.
- 2.8 The assessment of suitability of sites for development should be guided by the adopted Development Plan, emerging Local Plan and national policy, as well as market and industry requirements. The PPG notes that when assessing sites against the adopted Development Plan, regard should be had to how up to date the plan policies are. Sites in existing Development Plans, or with planning permission, will

generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability.

- 2.9 Regarding availability, the PPG states that: A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.
- 2.10 In terms of achievability, consideration should be given to the delivery record of developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. In this regard a judgment would need to be made on whether there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. Essentially this is a judgment based on economic viability of the site and the capacity of the developer to complete and let or sell the development over a certain period.
- 2.11 Once potential sites and broad locations have been assessed the PPG requires information to be collected to produce an indicative housing trajectory, to enable the preparation of an overall risk assessment. To ensure consistency, accessibility and transparency across assessment the PPG specifically requires the following:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development based on the evidence available.

3 Methodology

- 3.1 The process followed for the SHELAA closely aligns with the methodology set out in the PPG. The PPG sets out five main stages to preparing a SHELAA:
- **Stage 1 Identification of sites and broad locations**
 - **Stage 2 Site/broad location assessment**
 - **Stage 3 Windfall assessment**
 - **Stage 4 Assessment review**
 - **Stage 5 Final evidence base**

Stage 1: Identification of sites and broad locations

Geographical area covered

- 3.2 The assessment covers the whole of the Three Rivers District, which lies within the South West Hertfordshire Strategic Housing and Functional Economic Market Areas.

Other parties involved

- 3.3 In line with the Duty to Cooperate, other local planning authorities in the South West Hertfordshire Strategic Housing and Functional Economic Market Areas were invited to comment on the methodology and have been engaged in the SHELAA process.

- 3.4 The following bodies have also been engaged in the SHELAA process:

- Developers, land owners and promoters of land
- Local property agents
- Local Economic/Enterprise Partnership (now known as Hertfordshire Futures)
- Local interest groups
- Businesses and business representative organisations
- Neighbouring Parish Councils
- Other public and statutory bodies

Size of site and broad locations and types of site

- 3.5 Only sites and broad locations capable of delivering five or more dwellings or 0.25ha/500 sq m of economic, retail or mixed use development have been considered for inclusion in the SHELAA.

- 3.6 The NPPF expects a minimum of 10% of the Council's housing requirement to be delivered on sites no larger than 1 hectare, unless there are strong reasons this cannot be achieved. Sites below the 1 hectare threshold have been considered through the SHELAA process as long as they are capable of delivering five or more dwellings. If an assessment of the site within the SHELAA has indicated that the site could not support five or more dwellings, the site has been assessed as unsuitable.

- 3.7 Sites that can accommodate 500 dwellings or more are considered to be strategic sites. These sites, if considered deliverable/developable, would be required to provide indicative masterplans demonstrating the infrastructure and community benefits the site would be providing. Sites have not been excluded from the assessment process based on size (providing they could support five or more dwellings as a minimum threshold).

- 3.8 In line with the guidance in the PPG, sites with policy constraints were included in the initial list of those to be considered for inclusion in the SHELAA. Only a very limited number of policy constraints lead to exclusion of sites from consideration prior to Stage 2 site/broad location assessment (for example, SSSIs). However, it was concluded that detailed site assessments would be undertaken for sites falling within these areas of constraints for consistency, demonstrating that all sites had been considered fully.

- 3.9 In identifying the list of sites/locations to be considered for assessment account has been taken of the guidance in the PPG, and where relevant sites in the following categories have been considered:

- Existing Local Plan allocations without planning permission
- Sites on the Brownfield Register
- Sites identified through the Site Allocations consultation process but not included in the current Local Plan
- Sites submitted through multiple Call for Sites exercises
- Development Briefs/Masterplans without planning permission
- Previous planning applications and enquiries
- Land in Local Authority ownership or subject to the plans of Hertfordshire County Council, Government, NHS, police, fire, utilities providers, statutory undertakers (as indicated through the Call for Sites)
- Surplus public sector land
- Vacant and derelict land and buildings
- Additional opportunities in established uses e.g. under-used garage blocks
- Sites in rural areas
- Large scale redevelopment of existing residential or economic areas
- Urban extensions
- Free standing settlements
- Any other sites as judged appropriate by council officers

3.10 Where sites already have planning permission or Prior Approval, including those that have commenced (otherwise known as commitments) they will be included in the list of sites and trajectory table (Appendix 1), but further detailed site assessments are not considered necessary unless other information suggests this to be required.

3.11 The majority of the sites on the Council's Brownfield Land Register are adopted allocations in the current Local Plan or sites which have been promoted through the Council's Call for Sites exercises. In order to avoid duplication in the trajectory, existing allocations and promoted sites were included rather than the sites on the Brownfield Land Register (as often promoted/allocated areas are larger in size than the Brownfield Register boundary). Brownfield Land Register sites which are the subject of a permission were included as commitments only (rather than Brownfield Land Register sites) in order to reflect a more accurate dwelling number (i.e. the number of dwellings permissioned).

Call for Sites

3.12 Stakeholder input plays a key role in the delivery of a robust SHELAA evidence base. Numerous Call for Sites (CfS) have been undertaken throughout the various stages of the new local plan process (including in 2017 and 2018). The most recent ones were undertaken in 2023, which focussed on the search for brownfield sites, a general CfS in January 2025 and a Gypsy and Traveller specific CfS in July 2025. These were publicised on the council's website and in press releases. As part of the CfS process, notifications are sent to everyone relevant on the Local Plan consultee database, which is made up of wide range of organisations and individuals including those identified in paragraph 3.4 above, inviting them to submit sites for assessment.

3.13 A Call for Sites submission form was produced for those submitting sites for consideration, requiring a site plan to be submitted together with a brief description of the site. A copy of the form used is attached at Appendix 2.

3.14 The PPG sets out that at the first stage there may be some sites where, when taking into account national policy and designations, it will not be appropriate to carry out

more detailed assessments, where it is clear that they will not be suitable for development.

- 3.15 The NPPF sets out that the application of policies in the Framework that protect areas or assets of particular importance can restrict the overall scale, type or distribution of development in the plan area if there are strong reasons for doing so.

Footnote 7 of the NPPF is as follows:

- The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change
- 3.16 Sites where these designations applied were not excluded at this stage so as to provide consistency through the site assessment process. This provided the opportunity to reconsider boundaries of sites that partially included these absolute constraints. If the sites were wholly within these areas of constraint the site would ultimately have been assessed as unsuitable for development.
- 3.17 Sites and broad locations were not excluded at this stage (and proceeded to Stage 2) on the grounds of being located within the Green Belt, within Flood Zone 2 and 3 or National Landscape. This is because;
- Green Belt: given the quantum of new development required in the next 15 years there was a need to identify sites that are currently in the Green Belt for development, particularly given the limited amount of urban brownfield land in the district. The council undertook Green Belt Reviews used to inform the suitability of sites located within the Green Belt. The SHELAA pro-forma is only one part of the site assessment process and pertains to a more technical assessment of a site (for example policy, environmental and physical constraints and whether the site is available, achievable and suitable). Whilst allocated sites which are located in the Green Belt are categorised as being unsuitable in the SHELAA pro-formas due to their Green Belt designation, it is not to say that these sites should be omitted from the Local Plan process due to the consideration of national policies¹. The council has examined fully all other reasonable options for meeting its identified need for development, so it is considered that exceptional circumstances exist to release Green Belt land for development and allocate appropriate sites in the Green Belt (even if categorised as “unsuitable” on Green Belt grounds in the SHELAA pro-formas). The pro-formas set out whether a site falls within a fundamental area

¹ NPPF has stated that “Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans” (Paragraph 145 of NPPF). It also outlines that exceptional circumstances include when an authority cannot meet its identified need for homes, commercial or other development through other means (such as prioritising brownfield and underutilised land; optimising density of development and discussing with neighbouring authorities about whether they could accommodate some of the identified need for development) (Paragraph 146 of NPPF). Furthermore, it further sets out that “where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations” (Paragraph 148 of NPPF).

of importance as investigated during the Stage 4 Green Belt Review. The SHELAA process included consideration of whether the site is grey belt, to ensure that where appropriate, the sequential test set out in national policy was followed (i.e. prioritising sustainable grey belt land).

- Flooding: The council undertook a Level 2 SFRA (2026) which looked at site specific mediation which could be undertaken (such as location of development, planning application requirements) to make development at the respective site feasible, despite its higher flood zone categorisation. Additionally, exception and sequential tests were carried out to justify the inclusion of sites with higher flood zone categorisations.
- National Landscape: Landscape Sensitivity Assessments have been undertaken (various addendums) with sites scored on their sensitivity to built development. The assessments included suggested recommendations and mitigation (such as submission of a LVIA during a planning application or location of development within the site) for sites with higher sensitivity scores. Subject to the measures mentioned above, some sites within the National Landscape are deemed to be acceptable for development (notwithstanding other planning matters).

3.18 All the sites were mapped to aid assessment and eliminate duplicates.

Stage 2: Site/broad location assessment

3.19 To enable a preliminary judgement to be made about whether a site or broad location can be considered deliverable or developable over the plan period, its *suitability*, *availability* and *achievability* were assessed. For those sites/areas judged to be suitable, available and achievable, an assessment of their development potential enabled their contribution to meeting housing and employment land needs over the plan period to be identified.

3.20 Where sites already had planning permission, site assessments were not considered necessary as planning permissions provide a high degree of certainty in terms of yield. Sites were taken as being suitable, available, and achievable unless other information suggests that they should be reassessed.

3.21 A site assessment pro-forma was produced. An example template is attached at Appendix 3. The SHELAA sites have been assessed using this pro-forma.

3.22 The site assessments included recording/checking the following information:

- Site size
- Site boundaries
- Site location
- Current land use(s)
- Surrounding land use(s)
- Character of surrounding area
- If the site is within an SSSI, National Landscapes, LNR or Local Wildlife Site (LWS)
- Physical constraints (e.g. access and egress, watercourses and evidence of flooding, natural features of significance, pylons, trees)
- Potential environmental constraints
- Policy constraints (e.g. Green Belt, Heritage Assets)

- Review site's relationship to existing settlements and, where relevant, that settlement's position within the settlement hierarchy
- Potential for the site to deliver infrastructure (e.g. education, community facilities) based on discussions with infrastructure providers, draft master plans where it could be supported by the quantum of development
- For strategic sites (over 500 dwellings) and other large non-strategic sites, master plans where produced by the developers / land owners
- Development progress (e.g. number of homes started and number of homes completed)
- Initial assessment of whether the site is suitable for a specific use or a mixed-use development.

3.23 As well as ensuring that up-to-date information had been captured, the site assessments assisted with:

- Confirming appropriate type/scale of development
- Confirming deliverability, any barriers and how to overcome them
- Identifying any further sites nearby with potential for development

Assessing Suitability

3.24 Suitability was guided by:

- Existing and emerging Local Plan policy² and national policy. Policy restrictions which may affect the amount of development that a particular site can deliver
- Where there was a clear prospect that relevant policies in the new Local Plan may change and affect the status of the site/location in policy terms
- Potential issues such as access, surrounding infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
- Potential impacts including the effect on landscape features, nature and heritage conservation
- Appropriateness of the type of development proposed
- Environmental impacts experienced by potential occupiers and neighbours
- Location of the site in terms of the spatial strategy/settlement hierarchy and its sustainability (including access to services, public transport infrastructure and active travel infrastructure)

3.25 When assessing the suitability of sites, consideration was given to the site's position within the Spatial Strategy. Priority was given to brownfield sites and sites within the urban area and then to sites at the edges of higher tier settlements³ and finally, limited development at the edge of villages within the Green Belt. The settlement hierarchy can be found in Appendix 4. An Edge of Settlement and New Settlement Scoping Study (2020) has been produced outside of the SHELAA process.

3.26 It should be noted that the 'settlement' included in the assessment form is purely for location purposes and refers to the nearest settlement rather than referring to the settlement hierarchy, and as such may not be within the boundary of the settlement

² This may include emerging and up-to-date evidence based documents

³ Higher tier settlements are the Principal Town, Small Towns/Large Urban Settlements/Large Villages/Urban Settlements

itself. The 'Further Constraints/Considerations' section of the assessment form contains the site's relationship to the settlement hierarchy.

- 3.27 Sites not at the edge of higher tier settlements or within or adjacent to villages washed over by the Green Belt were not considered suitable for development. It has been decided that no further settlements are to be inset through the plan process. These sites will be covered by the council's Rural Exception Site policy. This policy allows for small scale proposals delivering 100% affordable housing in perpetuity within and immediately adjacent to village core areas.

Assessing Availability

- 3.28 An available site is one where on the best information available there is confidence that there are no legal or ownership problems e.g. multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is owned by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Where problems are identified an assessment has been made as to how and when they can realistically be overcome. The delivery record of the developer or landowner concerned, and planning history of the site may also be taken into account in assessing availability.

Assessing Achievability

- 3.29 An achievable site is one where there is a reasonable prospect that the type of development proposed will be developed at a particular point in time. This means that:
- It should be economically viable, and
 - The developer has capacity to complete or let or sell the development quickly

Constraints

- 3.30 Where constraints are identified, and not considered to be a barrier to overall delivery of the site, the action needed to remove or mitigate them was also assessed. This enabled a realistic assessment to be made of the potential type and quantity of development that could be delivered on each site/broad location and in what timescale.
- 3.31 Actions needed to enable sites to be delivered were considered. These included:
- Consolidating ownerships
 - Investment in infrastructure
 - Environmental improvement
 - Changes to emerging local plan policies
 - Removal of land from the Green Belt
 - Revising site boundaries to remove constraints from site area
 - Requirements at a planning application stage (such as noise reports, Heritage Impact Assessments etc)
- 3.32 The vast majority of potential sites are located in the Green Belt and as such would not be considered suitable for development under existing policy. The council contacted its neighbouring authorities to ascertain whether they could take any of Three Rivers' housing need. All of the authorities responded negatively. It is therefore necessary for development to take place within the Green Belt for objectively

assessed need to be met. The council considers the exceptional circumstances for Green Belt removal through the Local Plan process to have been met.

Timescale – Deliverable/Developable

- 3.33 The following information was used to estimate the timescale within which each site/location is likely to be developed:
- Suitability, availability, achievability and constraints
 - Lead-in times for development proposed
 - Build-out rates for development proposed
- 3.34 To be considered deliverable, sites 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 5 years and in particular that development of the site is viable (NPPF Glossary).
- 3.35 To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged (NPPF Glossary).

Estimated development potential (capacity)

- 3.36 For those sites considered to be suitable, available and achievable within the Plan period, and estimate of the site's capacity/development potential was made.
- 3.37 The draft Housing Density Policy sets out that new housing should be provided at a target density responding to the site, its context and the housing need with densities generally of at least 50 dwellings per hectare within the developable area. In areas well served by public transport, services and facilities higher densities were expected.
- 3.38 This policy was used to set the baseline, however there were occasions where a lower density of development was more appropriate with regard to a site and its context. This approach was applied in estimating the development potential of sites.
- 3.39 Where the estimated development potential of a site is less than that assumed by a landowner making a submission, the viability, and hence achievability of a site may be affected and have to be re-visited. The council's assessment of density and dwelling numbers for the site were also re-visited to ascertain whether a lower density may be more appropriate for the site.
- 3.40 For economic development sites floor space densities and other measures used to assess employment land requirements are set out in the South West Herts Economic Study 2024. It provides the total requirement of floor space by use class. Any relevant planning history or submissions from owners were used as a guide to assessing development potential.
- 3.41 Sites only capable of delivering less than five residential units were excluded and will be accounted for in the windfall allowance.
- 3.42 Developments that had been refused planning permission were not excluded; for example, if the development was supported in principle and was considered likely that an amended version of the proposal could be pursued and may subsequently obtain planning permission.

Stage 3: Windfall Assessment

- 3.43 An allowance for likely housing delivery from windfall sites is included. Windfall sites are those which have not been specifically identified as available through the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available. The National Planning Policy Framework and Planning Practice Guidance enables Local Planning Authorities to make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. There is evidence that windfall sites have historically formed a significant part of the housing supply in Three Rivers. However, an allowance for future windfall provision has not been included in the SHELAA for years 0-5 to avoid issues of double counting.

Stage 4: Assessment Review

- 3.44 The capacity, availability, suitability and achievability of all sites, together with phasing details (i.e. 0-5 years, 6-10 years, 11-15 years) were collated. An overall risk assessment as to whether sites will come forward as anticipated was undertaken. An indicative housing trajectory was then produced.
- 3.45 A shortfall against objectively assessed need was identified and therefore there was the need to revisit the assessments and consider whether any further sites/locations could be identified or capacities reviewed. Further work was undertaken to meet objectively assessed needs. This included an Urban Capacity Study and more recently, three call for sites, as referenced previously. Land identified as being unsuitable for development within the SHELAA pro-forma due to Green Belt policy was still considered (in line with the approach set out in paragraph 3.17), given the exceptional circumstances test to release Green Belt land for development being met. An Edge of Settlement and New Settlement Scoping Report was also produced in order to identify additional land for development.

Stage 5: Final Evidence Base

- 3.46 The outputs from the SHELAA include:
- A list of all sites or broad locations considered, cross-referenced to their locations on maps
 - An assessment of each site in terms of its suitability, availability and achievability to determine whether it is realistically expected to be developed including evidence justifying reasons why any sites were discounted.
 - Further detail for strategic sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons.
 - The potential type and quantity of development that could be delivered on each site/location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when, and
 - An indicative trajectory of anticipated development.

4 Summary of results

4.1 This section of the SHELAA report sets out summary results of the study. The results are displayed by the settlement site category⁴ and include the number of sites identified in each site category, the total housing capacity across all sites and the expected delivery timescale of the development, from adoption of the Plan. The housing potential is set out as a trajectory across the plan period.

4.2 The number of sites assessed within each category are listed below:*

Site Category	No. of sites assessed
Call for Sites	100
Additional Call for Sites	21
Potential Call for Sites	28
Previously Considered Sites	34
Other Sites Put Forward	9
Urban Capacity Sites	71
Refused and Withdrawn Application Sites	14
Edge of Settlement Sites	22
Existing Allocation Sites	15
Brownfield Land Register Sites	1
Newly Submitted Sites	22
New Call for Sites	35
Gypsies and Travellers Site	2
	374

4.3 Housing sites and employment⁵ sites were assessed as part of the SHELAA (Appendix 5 and Appendix 6). A detailed set of results for each site in the form of proformas, which includes the evidence on site suitability, availability and achievability which informed the site assessments is set out in Appendix 7.

4.4 From all sites assessed, 56 housing sites and 13 employment⁶ sites were found to be deliverable or developable, equating to a total of 69 sites (although some of the employment and education allocations were carried over from the 2014 SALDD, as shown in Appendix 8).

⁴ 'Site category' refers to the source of each site i.e. if a site was sourced through the Call for Sites exercise, from the Urban Capacity or Edge of Settlement Studies, from the list of extant Existing Allocations, etc.

⁵ Sites proposed for other uses including education, motorway services, retail and for Leavesden Studios are included for employment sites. Proposed uses per site are stated in Appendix 7.

⁶ Education site and sites for expansion of Leavesden Studios are included as employment land

- 4.5 A list of the deliverable/developable sites (allocated within the Local Plan) is shown in Appendix 8; to avoid double counting this list excludes smaller sites located within larger sites which may also have been assessed as deliverable/developable.
- 4.6 The total housing capacity of these sites is estimated to be 4849 dwellings over the 15 year period following adoption of the Local Plan. The total employment land⁷ to be provided is estimated to be approximately 83.48ha (although a significant portion of this may be ancillary land such or green space).
- 4.7 There is evidence that windfall sites have historically formed a significant part of the housing supply in Three Rivers. However, an allowance for future windfall provision has not been included in the SHELAA for years 0-5 to avoid issues of double counting. The amount of housing that is expected to be delivered annually through windfall is 66 dwellings; therefore the total over the following 10 year period would be 660 dwellings.
- 4.8 Sites with planning permission and under construction will bring forward a further 1,508 dwellings in the 0-5 year period (Appendix 1).
- 4.9 The total potential housing capacity for the 15 years following adoption, including an allowance for windfall and including sites with planning permission and under construction is therefore 7,017 dwellings.
- 4.10 The appendices to the SHELAA report include the following:
- Sites with planning permission and prior approval (Appendix 1)
 - Call for Sites submission form (2017) (Appendix 2)
 - Site assessment proforma (Appendix 3)
 - Settlement Hierarchy (Appendix 4)
 - List of all sites considered (Appendix 5)
 - Maps of all sites considered (Appendix 6)
 - Detailed site assessments (Appendix 7)
 - List of deliverable / developable sites (Appendix 8)
 - Indicative trajectory (Appendix 9)

⁷ Total employment land includes the additional employment sites, but excludes the existing Local Plan allocations from the 2014 SALDD, as highlighted within Appendix 8.