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September 2021

Land Availability Assessment (LAA)

Based dated 1st April 2021

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Disclaimer

The Council does not accept liability for any factual inaccuracies or omissions within the Land Availability Assessment ('LAA'). The information within the LAA represents the best information available at the base date of 1st April 2021. Information received since 1st April 2021 has been included where necessary to provide an accurate assessment.

Readers of this document are advised that additional constraints, which may have not been considered or listed, may apply to the identified sites and that planning applications will continue to be determined on their own merits, rather than on the information contained within this study. Issues may arise during the planning application process that could not have been foreseen in the preparation of the LAA. Landowners and applicants are advised to carry out their own analysis of site constraints for planning applications.

1. Introduction

- 1.1 The East Hampshire Land Availability Assessment (LAA) is a technical study which informs the emerging East Hampshire District Local Plan. It helps to inform future plan-making by identifying sites and broad locations, then assessing this land for its development potential. From this assessment, sites can be chosen for further assessment, which can be subsequently included in the Development Plan to help meet objectively assessed needs. It does not in itself determine whether a site should be allocated for development but is the first step in the process.
- 1.2 The Council has produced this report in accordance with the published Land Availability Assessment Methodology (September 2021) which is available to view on the Council's website. It closely follows the recommended process set out in the Government Planning Practice Guidance (PPG)¹. Guidance states where a standard methodology is followed correctly, *"a local planning authority should not need to justify the methodology used in preparing its Assessment, including at independent examination"*.
- 1.3 The assessment of land availability identifies land that is suitable, available and achievable for housing and economic development over the plan period. Some uses are subject to a national policy requirement to identify objectively assessed needs and respond to that need in the Local Plan (for example, new homes, retail and employment land). However, the need for other uses (such as cultural, education, etc.) is identified through the collection of evidence in relation to infrastructure provision, local knowledge, consultation and responding to the individual needs of large development sites. This is also dependent on the availability of land for such uses. The benefit of a wider assessment of land uses is that it ensures that all land is assessed together to consider all possible uses.
- 1.4 The LAA should be viewed as a wide-ranging collection of sites to inform possible choices for development plan documents. It is an aid to plan-making only, presenting the facts about available development land. It is the Development Plan that identifies the quantum of development being planned for and its spatial distribution. It is not a statement of Council policy and does not rank or compare sites. It does not allocate land, pre-empt or prejudice any decision the Council may make in the future on any particular site or settlement and does not alter any existing policies or land use designations as set out in the Development Plan.
- 1.5 This LAA is base dated 1st April 2021. It includes all sites submitted up until 31st March 2021 and includes all information known at this point in time (which includes data on completions and outstanding planning permissions – the latest available).

Format of this document

- 1.6 This LAA represents a significant change from the SHLAA (2014) and LAA (2018) previously published. It is a new type of document both in terms of content and format. The LAA has been prepared using the methodology set out in the East Hampshire LAA Methodology (2021) document on the Council's website. A brief overview of this

¹ PPG (See [Housing and economic land availability assessment](#))

methodology can be found in section 3. It is recommended that this document is read alongside the detailed LAA methodology in the PPG.

- 1.7 It should be noted that the LAA is presented by site, rather than land use. This avoids the repetition of sites, as some sites can accommodate more than one land use. Each site has an individual reference code and is mapped on the interactive mapping with details of suitability, availability and achievability of the site, with constraint layers available. The boundary of each site is marked along with an initial conclusion regarding the suitability, availability and achievability of sites.
- 1.8 All sites are categorised as either 'included' (Sites that are deliverable or developable), or 'excluded' (sites that are considered undevelopable). All included sites will subsequently be collated as a long list of nominated sites, that will be considered further through the Sustainability Appraisal and any other relevant Site Selection papers. Included sites will be outlined in green on the interactive map. Those sites that are excluded are outlined in red on the interactive map, along with reasoning within the associated attribute table. Those sites that have planning permission are outlined in yellow on the interactive map.
- 1.9 Whilst the LAA forms part of the evidence base that informs the preparation of Development Plan documents, the Sustainability Appraisal, as well as a Site Selection Paper will identify which sites are suitable for allocation. It is the role of Sustainability Appraisal and Site Selection Paper to provide a more detailed assessment of the sites set out in the LAA. It will look in more detail at constraints and opportunity of sites and provide a more detailed assessment of delivery timescales.
- 1.10 This report is an update to the report published in 2018. The 2018 report provided the collection of sites for the commencement of work on the Draft Local Plan (Regulation 18), which was consulted on during February and March 2019. The Council operates a 'rolling' call for sites, so that details of sites can be submitted at any time. However, after 31st March each year no further sites would be added into the LAA until the update the following year. This will enable technical work to be undertaken on sites.
- 1.11 This report should be read in conjunction with East Hampshire District Council's Windfall Allowance: Methodology Paper (2021) and Five-Year Housing Land Supply Position Statement (2021). It should be noted that the LAA only covers those parts of East Hampshire that fall outside the South Downs National Park (SDNP).

2. Policy Context

National Policy and Guidance

- 2.1 The NPPF (2021) and the accompanying PPG identifies that the Government wants to use the planning system to significantly boost the supply of housing² and support sustainable economic growth and productivity³. In order to facilitate this, assessing the development needs of the district (outside the SDNP) and identifying specific and deliverable sites is a critical aspect of the Local Plan process.
- 2.2 Specifically, the requirement for local authorities to produce a strategic land availability assessment which enables realistic assumptions about the availability, suitability and likely economic viability of land to meet identified development needs for the duration of the plan period is set out within the NPPF⁴. It identifies the advantages of carrying out land assessments for housing and economic development in tandem, to ensure that sites can be considered for the most appropriate use.
- 2.3 The PPG provides advice on how to undertake LAAs. Simply put, the advice states that a LAA 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).
- 2.4 This advice has determined the East Hampshire LAA Methodology (2021) and undertaking the site assessments. It should be noted that the NPPF 'Glossary' defines the definition of a deliverable site as a site which *"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"*. This is supplemented by the following:
- 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).
 - 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.
- 2.5 The definition of a 'developable' site is less onerous, with the NPPF stating *"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 NPPF – Paragraph 60

³ NPPF – Paragraph 81

⁴ NPPF - Paragraph 68

Local Policies

- 2.6 East Hampshire District Council's local planning policies are set out in the Joint Core Strategy (2014), Employment and Allocations Site Plan (2016), as well as the saved policies from the Second Review Local Plan (2006). There are also a number of 'made' Neighbourhood Plans that cover certain parts of the district. These documents continue to be used in determining planning applications.
- 2.7 The Council are currently preparing a new Local Plan which will meet the needs of the district over the plan period 2017 to 2038. Once adopted the new Local Plan will replace some of the policies in the documents outlined above.
- 2.8 It should be noted that sites and broad locations assessed as part of the LAA process are done in a 'policy-off' manner, in that they are not judged in detail against current local planning policies the way a planning application would be, although regard may be had to current policies to provide appropriate context.

Emerging Local Plan

- 2.9 The latest adopted housing requirement for East Hampshire District is contained within the Joint Core Strategy (2014) under policy CP10 (Spatial Strategy for Housing) for the provision of a minimum increase of 10,060 dwellings in the period 2011 to 2028, which equates 592 dwellings per annum (dpa). It should be noted that the Joint Core Strategy (JCS) covered the whole of East Hampshire District, including that part within the South Downs National Park (SDNP). The South Downs National Park Authority adopted its own Local Plan in July 2019, which superseded all the JCS policies within that part of the National Park that fall within East Hampshire District. As stated above, the Council is now in the process of drafting a new Local Plan that will replace the JCS and will therefore update the housing requirement for the district (outside the SDNP).
- 2.10 The NPPF confirms that to determine the minimum number of homes needed within the local authority area, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.
- 2.11 At the time of writing, the new housing requirement for East Hampshire District under the 'standard methodology' equates to 598 dpa, totalling 12,558 dwellings over the Plan period (2017-2038). It should be noted that the requirement derived from the standard method is presented for East Hampshire district as a whole and does not make a distinction between the South Downs National Park area (accounting for 57% of East Hampshire) and the remainder of district. This is important as EHDC is not the local planning authority for the National Park. Whilst not offering a clear solution, the PPG⁵ notes that where strategic policy-making authorities do not align with local authority boundaries, such as National Parks, an alternative approach will have to be used. However, the PPG is clear that any alternative method will still need to consider the best available information on anticipated changes in households as well as local affordability ratios.

⁵ PPG (Paragraph: 014 Reference ID: 2a-014-20190220)

- 2.12 In collaboration with the South Downs National Park Authority (SDNPA), housing delivery within the National Park part of East Hampshire should be taken into consideration when determining the local housing need figures for those areas outside the National Park. Based on the Statement of Common Ground (SoCG) published in March 2021, between the two local planning authorities, and more recently the Council's updated five-year housing land supply update (2021) it is expected some 138 dpa are expected to be delivered in the National Park part of East Hampshire between 2017-2027, with only 24 dpa expected in subsequent years. As a result, the housing requirement for East Hampshire (outside the SDNP) is 460 dpa between 2017-2027 and 574 dpa between 2027-2038. This equates to 10,917 dwellings needed over the emerging Local Plan period (2017-2038). The PPG⁶ confirms that this housing requirement needs to be kept under review and revised where appropriate, as the housing needs figure generated using the 'standard method' may change as the inputs are variable.
- 2.13 Table 1 below shows the residual housing requirement for the new Local Plan period if housing completions (net) for the 2017-21 period and planning commitments (i.e. sites with planning permission and/or being built) as of 1st April 2021 are removed from the overall housing requirement.

Table 1: Draft Residual Housing Requirement for emerging Local Plan

Draft Housing Requirement for 2017-2038 plan period for East Hampshire District (outside the SDNP)	Housing Completions (net) for 2017-2021 monitoring periods	Commitments as 1st April 2021	Windfall	Existing Allocations	Draft Residual Housing Requirement for 2017-2038 plan period for East Hampshire District (outside the SDNP)
10,917	2,725	3,679	1,296	1,037 (800)	2,417 (2,180)

- 2.14 In practical terms, the Council's LAA (including an assessment of windfall provision) will therefore need to identify sufficient housing sites that are suitable, available and achievable (at the time period envisaged) to at least equal and preferably exceed the residual housing requirement for the emerging Local Plan identified above. This will provide the Council with site options to assess through the plan-making process and specifically the SA/SEA.
- 2.15 In terms of economic development, the Council will be seeking to review its Interim Housing and Economic Development Study (HEDNA) that was published in December 2018 to ensure that a new requirement for economic uses is established for the emerging Local Plan period. The LAA will aim to identify all sites that are suitable, available, and achievable (at the time point envisaged) for economic development to at least equal the requirement for employment floorspace identified over the emerging Local Plan period.

⁶ PPG (Paragraph: 008 Reference ID: 2a-008-20190220)

- 2.16 In regard to other development needs, this is identified through other evidence base documents, such as out in the Housing and Economic Development Needs Assessment (2018), the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2020); Retail Needs Study (2018); Community Facilities Study (2021); and Open Space, Sport and Recreation Needs and Opportunities Assessment (2018); or subsequent updates to these assessments.

3. Methodology (in brief)

- 3.1 This Report follows the LAA Methodology (2021), which is available to view on the Council's website. It closely follows the recommended process set out in the PPG, which confirms that there is a five-stage approach that should be followed to achieve a robust LAA, namely:
- Stage 1 – Site/broad location identification
 - Stage 2 – Site/broad location assessment
 - Stage 3 – Windfall assessment
 - Stage 4 – Assessment review
 - Stage 5 – Final evidence base
- 3.2 As outlined in the LAA Methodology (2021), this LAA only considers sites that fall within the East Hampshire District Local Planning Authority boundary. Only sites that can accommodate five or more dwellings or 0.25 hectares/500 sqm. of floorspace will be considered as part of Stage 1 of the assessment.
- 3.3 The LAA is presented by site, rather than land use. This avoids the repetition of sites, as some sites can accommodate more than one land use. Each site that is assessed has an individual reference code related to the parish it resides and is mapped on the interactive mapping with constraint layers available. Sites considered unsuitable for development in Stage 1 (based on National policy and designations) are identified as 'excluded sites', shown on the interactive map with a red outline and the reason for exclusion included in the associated attribute table for the site. Remaining sites are then carried through to Stage 2 of the assessment process for more detailed analysis.
- 3.4 Stage 2 assesses the suitability, availability and achievability of sites and makes a judgement as to whether a site can be considered deliverable, developable or undevelopable over the plan period (2017-2038). Sites deemed undevelopable are excluded along with those sites identified in Stage 1, outlined in red on the interactive mapping and the reasoning shown in the associated attribute table.
- 3.5 Once all the sites have been assessed, the development potential of included sites (deliverable and developable), along with likely windfall, has been collated to produce an indicative trajectory. This sets out how much housing and economic development can be provided over the plan period and at what point in time (i.e. 1-5 years, 6-10 years, or 11 years and beyond). If insufficient sites are identified to meet objectively assessed need, the assessment will need to be revisited.
- 3.6 The included sites that have development potential will then be considered through the plan-making process and specifically the SA and SEA, as well as the emerging policies of the Local Plan.
- 3.7 The Council has a 'rolling' call for sites programme whereby land can be submitted at any point for consideration. The Council will, however, put in place a deadline for submission to facilitate the management and assessment process, enabling the LAA to be published on an annual basis. The deadline for submitting sites for this version of the LAA was 31st March 2021. Any additional sites and supporting information received after this period and up to the point of publishing the report will be considered through the next review of the LAA.

4. Assessment review

Potential Sites

- 4.1 There is a total of 385 sites that feature in this 2021 version of the LAA. A total of 301 were submitted for housing, 28 for employment, and 143 for other uses including Gypsy and Traveller accommodation. Many sites were submitted for multiple uses, but as a result of this assessment, some have been discounted for residential uses. All sites are mapped with summary details of their status, which is included in the interactive mapping.

Stage 1

- 4.2 From the analysis of the sites, 64 sites were 'rejected' as they did not meet the site size of capacity threshold or were located outside of East Hampshire (LPA). These are listed in Appendix A.
- 4.3 20 sites had planning permission. These sites were not assessed through the LAA process, these sites will have been fully assessed through the planning application process. A list of large and small site commitments is set out in the separate [Five-Year Housing Land Supply Position Statement \(2021\)](#). The list of sites with planning permission are listed in Appendix B.
- 4.4 As part of the initial identification of sites, 30 sites were 'excluded', and no further detailed assessments were carried out. These sites are identified with a red outline on the interactive map and the reasons for exclusion is shown in the associated attribute table.

Stage 2

- 4.5 A total of 271 remaining sites were carried through into Stage 2 of the assessment process and assessed in greater detail to determine their development potential. From this process a further 42 sites were deemed 'undevelopable' due to their suitability, availability or achievability and categorised as 'excluded' sites along with those identified during Stage 1. These sites are also identified with a red outline on the interactive map and the reasons for exclusion is shown on the associated attribute table.
- 4.6 Following the Stage 2 assessment a total of 229 sites are considered deliverable or developable over the plan period. These sites are identified with a green outline on the interactive map and a potential timescale for delivery acknowledged to inform the indicative housing trajectory, along with an estimated yield based on the LAA Methodology (2021).
- 4.7 Whitehill and Bordon was initially made up of several individual LAA sites that were submitted as part of the Call for Sites in 2018. However, as part of the Large Development Sites Consultation in 2019, a large site, encompassing all the individual sites was submitted and will be used for the purposes of the LAA. The site includes land within the existing hybrid planning permission, these areas have been put forward for intensification of residential development. The site also includes areas beyond the existing planning permission for new

residential development. The LAA reference for this is LAA/WHI-020 and can be found on the included sites layer, shown in green, on the interactive map. The site also includes new employment land at Building 84, which has planning permission.

Stage 3

- 4.8 A [windfall study](#) and information relating to [housing land supply](#) are published separately to this assessment. It demonstrates that based on historic windfall rates, windfall sites have consistently come available within East Hampshire (outside the SDNP) even during a time of economic recession. As a result, the windfall study proposes a full small site windfall allowance of 59 dwellings per annum from year three onwards. Additionally, a large site windfall allowance of 63 dwellings per annum will be made from year eleven onwards. As of 1st April 2021, this amounts to a total of 1,296 dwellings (885 on small sites, 441 on large sites) remaining across the residual emerging plan period (2021-2038).

Stage 4

- 4.9 There was a total of 385 sites considered within the LAA. Each site identified in Stage 1 and 2 was assessed to determine if it had any development potential and, if so, when it could be brought forward. All details of candidate sites are available on the interactive mapping with detailed information in the associated attribute table.

Housing

Potential Housing Supply identified in the LAA

- 4.10 Table 1 (below) sets out the number of dwellings that could reasonably be expected to be delivered in East Hampshire (outside the SDNP) as identified in the LAA (without planning permission).

Table 1: Potential number of dwellings per delivery period identified in the LAA

Source (location)	Number of dwellings (net) per delivery period		
	1-5 years (2021-26)	6-15 years (2026-38)	Total (2021-38)
Within SPB	331	1,582	1,913
Outside SPB	220	13,667	13,887
Small site Windfall	171	684	855
Large site Windfall	0	441	441
Total	722	16,374	17,096

- 4.11 Insufficient land has been identified to meet development needs on land entirely within existing settlements (within SPB). The assessment is therefore reviewed to also consider land within the countryside, whereby the site is within walking distance (800m) of an existing SPB. When combined with the windfall allowance established in the separate [‘Windfall Allowance: Methodology Paper’](#) (2021) there is potential housing supply for some 17,335 dwellings across East Hampshire (outside the SDNP).

Outstanding Capacity

- 4.12 In addition to the potential number of dwellings to be delivered as outlined in Table 1, the total number of homes expected to be delivered on sites with outstanding planning permission is 3,679 throughout the plan period.

Total Potential Housing Supply

- 4.13 Since the start of the emerging plan period (2017), 2,725 homes have been completed. This makes a total potential supply over the plan period of 23,760 homes, as demonstrated in Table 2 below.

Table 2: Total number of dwellings per delivery period identified in the LAA

Source	Number of dwellings (net) per delivery period			
	Completed	1-5 years (2021-26)	6-15 years (2026-38)	Total (2021-38)
LAA Total		551	15,249	15,800
Windfall (large & small)		171	1,125	1,296
Completions	2,725			2,725
Outstanding Capacity (sites with detailed and outline planning permissions)		2,194	1,485	3,679
Total	2,725	2,916	17,859	23,500

- 4.14 As identified in section 2, the housing requirement for East Hampshire (outside the SDNP) is 460 dpa between 2017-2027 and 574 dpa between 2027-2038. This equates to 10,917 dwellings over the emerging Local Plan period (2017-2038).
- 4.15 The total identified potential housing supply is therefore greater than the residual requirement remaining in relation to the standard method when expected housing delivery in the National Park is taken into account. However, this flexibility is not overprovision; instead, it is necessary to ensure that the total residual local housing requirement derived from the standard method can be met and that a robust five-year housing land supply can be maintained, particularly in the early years. More details specifically related to five-year housing land supply is available on the Council's [website](#).

Employment and other uses

- 4.16 In relation to other uses, the LAA has identified deliverable and developable land that can accommodate the following:

Use Class	Quantum	LAA site reference
Traveller accommodation	11 Traveller pitches	BEN-014, FM-022, FM-023, FM-010, FM-024, KIN-001, KIN-007
	9 Travelling Showpeople plots	HEA-011

Employment (Use Class E(g))	Approx. 35.72 hectares of land	BIN-011, CHA-002, CHA-006, LIP-024, LIP-025, BEN-007, RC-009, FM-031, AL-034, WHI-019
Assembly and Leisure facilities (Use Class E(d) and F2(c-d))	2 community facilities (approx. 2.7 hectares of land)	FM-027, FM-031
Cultural and non-residential institutions (Use Class E(e-f) and F1)	2 facilities (4.11 hectares of land)	LIP-044, AL-054
Hotel (Use Class C1)	1 hotel (7.2 hectares of land)	FM-001
Retail (Use Class E(a,b,c))	Not quantified	AL-032, RC-009, BEN-007, CHA-005
SANG	2 opportunities for SANG	HEA-018, WHI-020
Doctors Surgery (Use Class E(e))	3 opportunities for expansion of existing GP surgeries	AL-037, AL-040, FM-032

- 4.17 As set out in the table above, the LAA has identified enough land to meet most uses, except traveller accommodation. The Gypsy and Traveller Accommodation Assessment (GTAA) identifies a need of 66 Gypsy and Traveller pitches in East Hampshire to 2036. There is also a need for 47 Travelling Showpeople plots by 2036. Further work associated with the emerging Local Plan will explore more opportunities to meet the traveller accommodation needs.

Stage 5

- 4.18 In line with the LAA Methodology (2021), the following core outputs have been produced as part of the assessment:
- An interactive map showing the included and excluded sites with the option to view constraints and other GIS layers;
 - A concluding LAA document including a list of rejected sites, and sites with planning permission;
 - Detailed assessments of included sites including the suitability, availability and deliverability;
 - An assessment of the potential type and quantity of development that could be delivered on each site/broad location, and,
 - An indicative trajectory of anticipated development.

5. Conclusion

- 5.1 The scale of the housing requirement for the district (outside the SDNP) over the emerging plan period (2017-2038) is determined through a standard methodology set by Government – the ‘local housing need assessment’. As shown in Section 2 of this report, the requirement

during this period is 10,917 dwellings when taken into account the anticipated housing delivery of the National Park. Various other needs are established in other evidence base documents.

- 5.2 In response to these requirements, the LAA provides a 'long list' of theoretical sites that have been identified for potential future development. However, the number of sites that have been identified in the LAA is far in excess of what is likely to be required in the emerging Local Plan (for most uses). However, the only exception being land for Traveller accommodation, whereby further work is needed to meet the identified needs of East Hampshire.
- 5.3 It is extremely important to reiterate that at this stage in the process that any sites which have been categorised as 'included' are considered deliverable or developable for the purposes of the LAA and require further assessment to warrant allocation in the emerging Local Plan. Also, any site would subsequently also require planning permission and their inclusion within this document does not imply either that a site will be allocated in the Local Plan or that permission will be granted. The next stages of the Local Plan site selection process, in conjunction with the Sustainability Appraisal and Habitats Regulations Assessment will help the Council to identify which sites should be allocated for development in the emerging Local Plan.

Next Steps

- 5.4 The assessment was produced with the best information available as at 1st April 2021. The LAA is an iterative process and as such, any future reviews will incorporate any new information available to the Council. This will include any new sites and additional information about the existing identified sites. Further consideration will also be given to windfalls and if necessary, non-implementation rates.
- 5.5 The Council intends to update the LAA annually to take account of new information. Given that new information may be submitted to, and considered by, the Council at any time, conclusions on the suitability, availability and achievability of the identified sites may be subject to change, as are assumptions on whether sites are deliverable or developable over the emerging plan period.

Appendix A – Rejected Sites

LAA Reference	Site Name	Parish	Site size (ha)	Promoted use of site	Estimated site capacity
LAA/AL-008	Small Site - Howards Lane, Holybourne	Alton	0.9	Residential	2
LAA/AL-026	Land at Thornton End	Alton	0.12	Residential	4
LAA/AL-036	The Hop Poles	Alton	0.07	Residential	1
LAA/AL-049	Land at Mill Lane	Alton	0.05	Residential	2
LAA/BEE-003	Land rear of 76 Wellhouse Road, Beech	Beech	0.52	Residential/Mobile Homes/G&T/Self build	2
LAA/BEE-004	Beech Copse, Beech	Beech	1.01	Residential/Older persons/Self build	4
LAA/BEE-006	Thedden Grange, Beech	Beech	0.25	Residential/Older persons/Self build/Leisure	1
LAA/BEN-001	Land north of Bay Tree Cottage	Bentley	0.15	Residential/Older persons/Self build/Employment	1
LAA/BEN-002	Land at Hole Lane, Bentley	Bentley	0.18	Residential	1
LAA/BEN-016	Green Farm Nursery, The Drift	Bentley	0.39	Residential	2
LAA/BIN-001	Holt Pound House	Binsted	0.35	Self-build	2
LAA/BIN-003	Pin Shan, Rowledge	Binsted	0.31	Residential	3
LAA/BIN-004	Binsted Mede, Binsted	Binsted	0.49	Residential/Self build	2
LAA/BTW-003	The Homestead	Bentworth	0.45	Residential	2
LAA/BTW-004	Crossways, Trinity Road	Bentworth	0.95	Residential	4
LAA/BTW-005	Park Lodge	Bentworth	1	Residential	4
LAA/CL-004	Land at Redwing Road	Clanfield	0.15	Residential	3
LAA/CL-006	Manor Farm	Clanfield	0.91	Residential	4
LAA/CL-007	Charity farm	Clanfield	0.96	Residential	4
LAA/FM-003	The Paddock, south of Brislands Lane	Four Marks	0.81	Residential	4
LAA/FM-006	Land at Lymington Bottom	Four Marks	0.76	Many	3

LAA/FM-007	Land at Uplands Lane	Four Marks	0.21	Residential	1
LAA/FM-009	The Pines, The Shrave, Four Marks	Four Marks	0.3	Residential/Older persons/Self build/Doctor	3
LAA/FM-014	Little Kitfield, Four Marks	Four Marks	0.63	Residential/Self build	3
LAA/FM-017	Woodland at The Shrave, Four Marks	Four Marks	0.89	Residential	4
LAA/FM-019	Reynards Retreat, Four Marks	Four Marks	0.21	Mobile Homes/Self build	1
LAA/FM-034	Virginia, Lymington Bottom Road	Four Marks	0.33	Residential	3
LAA/GRY-002	Bede Cottage, Headley Road	Grayshott	0.34	Residential/self build/any other uses	2
LAA/GRY-003	Pinewood Lodge, Grayshott	Grayshott	0.79	Residential	4
LAA/HD-003	Swan's View, New Road, Lovedean	Horndean	0.09	Residential	1
LAA/HD-007	Field east of Four Winds	Horndean	0.76	Many	3
LAA/HD-028	62 Downhouse Road, Catherington	Horndean	0.65	Residential	3
LAA/HD-035	Teagus Farm	Horndean	0.17	Residential	2
LAA/HD-037	Stables at Frogmore Lane	Horndean	0.17	Residential	2
LAA/HD-038	Land at Glamorgan Road	Horndean	0.37	Residential	3
LAA/HD-039	Ring and Bring Scrapyard	Horndean	0.34	Residential	3
LAA/HD-040	Horndean Library	Horndean	0.11		4
LAA/HEA-001	Onahill, Arford Common	Headley	0.07	Residential/Older persons/Self build	1
LAA/HEA-002	Land south of Headley Road	Headley	0.24	Residential	1
LAA/HEA-006	Leighswood Cottage, Headley Fields	Headley	0.89	Residential	4
LAA/HEA-014	Land south west of May Close, Headley	Headley	0.18	Residential	1
LAA/HEA-015	Northern parcel land at Chenies	Headley	0.88	Residential	4
LAA/HEA-016	Northern parcel land at Westwood	Headley	0.48	Residential	2
LAA/HEA-017	Land south east of Mill Lane	Headley	1.27	Residential	4
LAA/LAS-002	Part of land north of Lasham Hill Lane	Lasham	0.32	Residential	2
LAA/LAS-003	The Old Coal Yard	Lasham	0.37	Residential	2
LAA/LIP-001	Holly Cottage	Liphook	0.28	Self-build	1
LAA/LIP-004	Land at Church Road, Bramshott	Liphook	0.23	Residential/Older persons/Self build	2

LAA/LIP-007	Westerfield, Weavers Down	Liphook	0.57	Residential	3
LAA/LIP-013	Land west of Church Lane, Bramshott	Liphook	0.77	Residential	3
LAA/LIP-016	Orange Lodge, 105 Midhurst Road	Liphook	0.35	Residential	2
LAA/LIP-046	Land at Station Road	Liphook	0.05	Residential	3
LAA/LIP-047	Land north of Church Lane	Liphook	0.99	Residential	4
LAA/RC-008	Land at Manor Lodge Road	Rowlands Castle	0.78	Residential	3
LAA/ROP-001	Startergate Farm	Ropley	0.14	Residential	1
LAA/ROP-003	Winton Cottage, Hammonds Lane	Ropley	0.4	Residential/Self build	2
LAA/ROP-004	Land at Gilbert Street, Ropley	Ropley	0.19	Residential	2
LAA/ROP-014	Land off Winchester Road	Ropley	0.43	Residential	2
LAA/ROP-019	Land to the east of Longwood House	Ropley	0.73	Residential	3
LAA/ROP-022	The Gatehouse, Ropley	Ropley	0.11	Residential	1
LAA/ROP-025	Land between Homeview and Wykeham House	Ropley	0.23	Self-build	4
LAA/WHI-018	Land on the east side of Holywater Road	Whitehill & Bordon	0.12	Residential	2
LAA/WIE-002	Church Farm	Wield	0.48	Residential/Self build	2
LAA/WOR-001	Former Village Hall, West Worldham	Worldham	0.06	Residential	1

Appendix B – Sites with Planning permission

LAA Site Reference	Planning application reference	Site Address	Parish	Permitted
LAA/AL-006	30021/066	Land at Lord Mayor Treloar Hospital	Alton	279 dwellings
LAA/AL-015	25050/059	Former Coors Brewery, Alton	Alton	220 dwellings
LAA/AL-016	55638/001	Land off Wilsom Road	Alton	9 dwellings
LAA/AL-022	30021/065	Land east of Selborne Road, Alton	Alton	249 dwellings
LAA/AL-025	22387/067	Lord Mayor Treloar School	Alton	Infrastructure
LAA/AL-027	56420/003	Alton Magistrates Court	Alton	43 retirement apartments
LAA/AL-052	55428/004	Land at Cadnam Farm	Alton	275 dwellings
LAA/AL-053	55222/010	Land at Will Hall Farm	Alton	180 dwellings
LAA/BIN-008	49776/004	Land at Lynch Hill	Binsted	Employment
LAA/CL-005	20729/032	Classic Car showroom, 33 South Lane	Clanfield	6 dwellings
LAA/FM-010	29336/008	Janeland, Willis Lane, Four Marks	Four Marks	5 gypsy pitches
LAA/FM-024	58000/002	Land between Coombe Dell and Teazles, Alton Lane	Four Marks	2 gypsy pitches
LAA/HEA-004	20772/009	Land at Headley Nurseries	Headley	9 dwellings
LAA/HEA-012	24934/020	Former Whiteleys Restaurant, Headley	Headley	6 dwellings
LAA/HD-017	25288/004	Land north of 102 Downhouse Road	Horndean	29 dwellings
LAA/HD-019	54139/001	Reserve Housing Site, Lovedean Lane	Horndean	49 dwellings
LAA/LIP-032	52747/015	Hill Top Stables, Devils Lane, Liphook	Liphook	3 gypsy pitches
LAA/LIP-035	57957	Land adjacent to Heathcroft, Queens Road, Liphook	Liphook	5 gypsy pitches
LAA/WHI-015	55587/094	Building 84	Whitehill & Bordon	Employment