

Land Availability Assessment (LAA) Methodology

October 2024



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1. Introduction

- 1.1 The East Hampshire District Council Land Availability Assessment (LAA) is a high-level assessment of the availability, suitability and achievability of land to meet the identified need for different development uses over a plan period. This includes, but not limited to, housing and economic development. The National Planning Policy Framework (NPPF) confirms that local planning authorities should have a clear understanding of the land available in its area through preparing its LAA and from this, planning policies should be able to identify a sufficient supply and mix of sites by taking into account their availability, suitability and likely economic viability¹. The LAA only relates to the part of the East Hampshire District that falls outside the South Downs National Park (SDNP) area.

2. What is a LAA?

- 2.1 The LAA is an evidence base document only. It lists all possible sites that have been put forward for development and provides an assessment of the potential of those sites for development. Once completed, it forms part of the planning policy evidence base for the Council's Local Plan.
- 2.2 The role of the LAA is to provide information on the range of sites which are available to meet housing and employment needs in the District (excluding the SDNP area). It is not a statement of Council policy and the document does not allocate land for development. It is for the Local Plan process itself to determine which of those sites are the most suitable to meet the identified needs.
- 2.3 In short, the LAA provides a high-level assessment of sites submitted for particular uses, including whether they are considered suitable for development and outlines prospective timescales for a site's potential development. The inclusion of land in the LAA does not guarantee that the Council will grant planning permission for development or allocate the land for development in the Local Plan. All planning applications must, and will continue to be, determined against the development plan and material planning considerations.
- 2.4 For economic development sites, the LAA will need to demonstrate whether or not there is a sufficient supply of suitable economic development sites within East Hampshire District to meet identified needs for employment use.
- 2.5 If it is found that there is insufficient suitable housing and employment sites to meet the identified needs of the district, then all such suitable sites will be reassessed through the LAA in particular those sites that are currently unavailable and may become available or where site capacity could be increased.
- 2.6 To reflect the Planning Practice Guidance (PPG), the LAA will also consider the availability of land for other uses, including, but not limited to, gypsy, traveller and

¹ NPPF Paragraph 69

travelling showpeople accommodation; specialised accommodation for older persons; open space and Suitable Alternative Natural Greenspace (SANG).

- 2.7 The LAA will be updated annually with a cut-off date of 31st March. Sites can be submitted at any time using the site submission form on the Council’s website, these will be added to the next iteration of the LAA.

3. Methodology

- 3.1 The methodology used in preparation of the 2024 LAA (and any future updates) is based upon the approach set out in the PPG. The PPG states that plan makers should have regard to this guidance in preparing their assessments, and that where they depart from the guidance, the reasons for doing so should be set out. The PPG confirms that there is a five-stage approach that should be followed to achieve a robust LAA. These stages are set out in Figure 1 below.

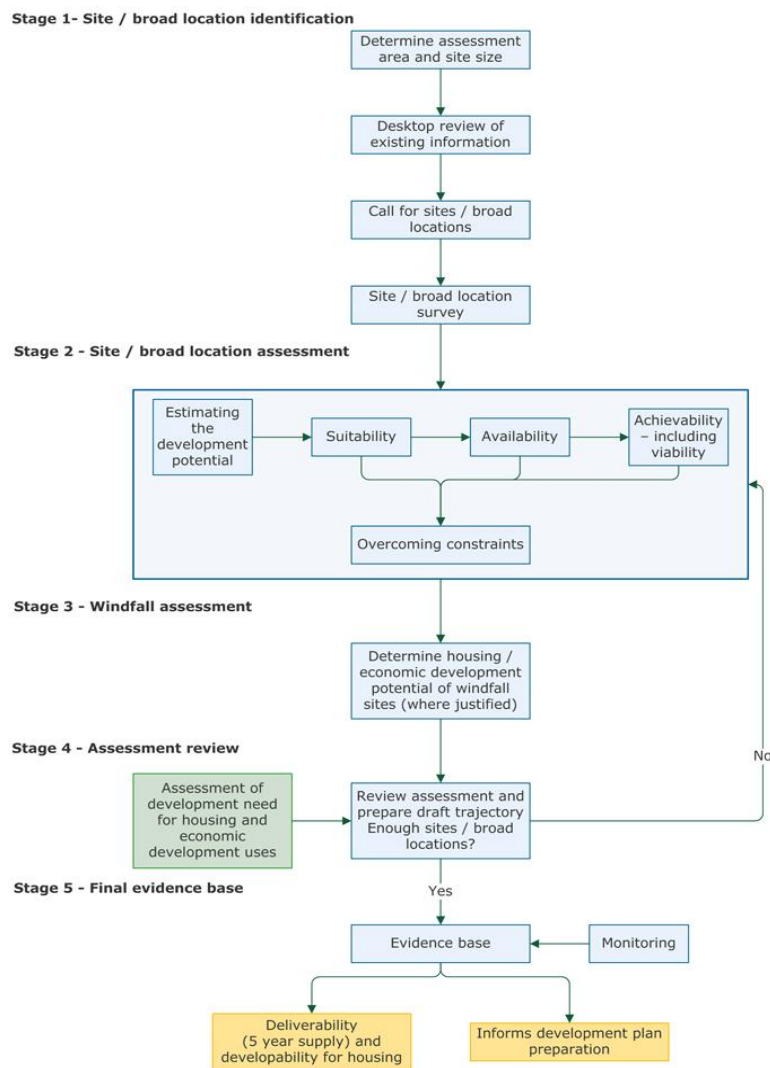


Figure 1: Planning Practice Guidance Land Availability Assessment Flowchart

- 3.2 It should be noted that although the tasks detailed above have been presented in chronological order, they may not necessarily be conducted sequentially. The stages identified above will now be considered in further detail below.

4. National Policy and Guidance

- 4.1 The NPPF (2023) and the accompanying Planning Practice Guidance (PPG) identifies that the Government wants to use the planning system to significantly boost the supply of housing and support sustainable economic growth and productivity. 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.
- 4.2 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 NPPF². 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.
- 4.3 The PPG³ 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 suitability;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 4.4 This advice has determined the East Hampshire LAA 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.
- 4.5 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

² NPPF Paragraph 69

³ Paragraph: 001 Reference ID: 3-001-20190722

with a reasonable prospect that they will be available and could be viably developed at the point envisaged”.

5. Stage 1 – Site/Broad Location Identification

Determine assessment area and site size

- 5.1 The PPG states that the assessment should cover the plan making area⁴.
- 5.2 East Hampshire District is split between two local planning authorities. East Hampshire District Council as local planning authority covers those parts of the district that lie outside the South Downs National Park (SDNP). Therefore, the LAA will only consider sites that fall within the East Hampshire District Local Planning Authority boundary. Figure 2 below shows the different areas.

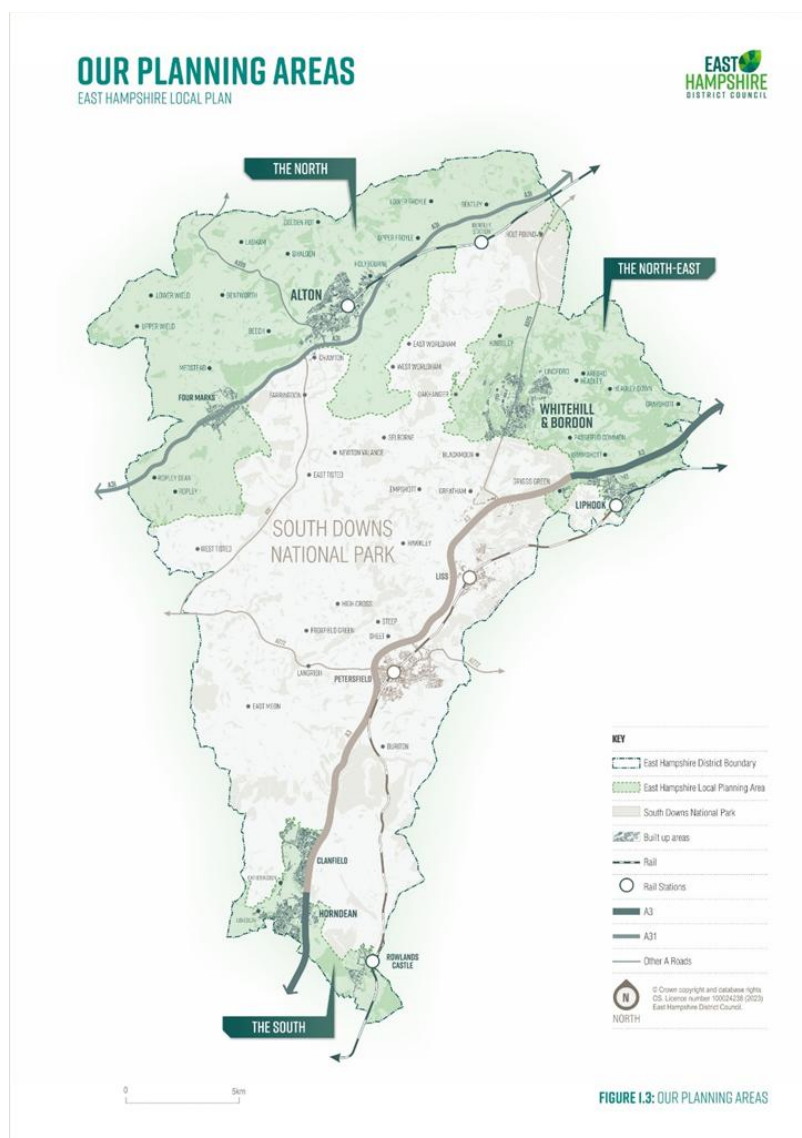


Figure 2: Map of East Hampshire District

⁴ Paragraph: 006 Reference ID: 3-006-20190722

- 5.3 In line with standard guidance, thresholds of five or more dwellings or 0.25 hectares/500 sqm. of floorspace have been applied. Sites that fall below these thresholds may still come forward for development but will be considered as windfall.

Desktop review of existing information

- 5.4 In accordance with the PPG, the Council will consider a comprehensive range of sources in order to establish the best available information to identify and assess potential sites. The full list of potential data sources of sites for consideration is listed in the PPG⁵ and has been followed. The Council will seek to consider and review these potential sources of supply fully in order to accurately identify all existing sources of supply and their current status.

Call for sites/ broad locations

- 5.5 The Council carried out an initial Call for Sites in 2018 which informed the first version of the LAA. Further sites were submitted through Regulation 18 consultations (2019 and 2024) and the Large Sites Consultation (2019). The Site Submission Form remains on the Council's website, with a cut-off date of 31 March, sites submitted are then assessed in the corresponding LAA. A further Call for Sites, specifically for Brownfield Land, Gypsy and Traveller Accommodation and Biodiversity Net Gain (BNG) was carried out in July 2024. The sites submitted through this Call for Sites feature in the 2024 version of the LAA.
- 5.6 Furthermore, the Council will continue to actively seek to identify sites and broad locations that may have a part to play in meeting needs for all types of land-uses through the desktop review process.
- 5.7 This comprehensive set of sites will then be assessed against national policies and designations (see table 1) to establish which have reasonable potential for development and should be included in the detailed site survey. The Council will undertake a selection process so that only sites that have realistic potential are assessed in more detail. This approach is in line with the PPG which states that initial site surveys should be proportionate, with more detailed assessment at Stage 2.

Site/Broad location survey

Rejected sites

- 5.8 In accordance with the PPG, sites submitted that are judged by the Council to accommodate less than 5 dwellings or economic development on sites less than 0.25 hectares (or 500sqm net additional floorspace) are not suitable for further consideration through the LAA and will therefore be recorded as 'Rejected Sites'. A list of the 'Rejected sites' will be included in the LAA results document so that the Council's decision making in relation to them is transparent. Where sites are rejected due to size, it is not necessarily suggested such sites are unsuitable for development. Any planning applications submitted would be assessed on their own merits against current planning policies. Sites submitted or identified for Traveller Accommodation will not be rejected due to site size, unless too small to occupy one pitch or plot.

⁵ Paragraph: 011 Reference ID: 3-011-20190722

- 5.9 The LAA only assesses sites within the East Hampshire District local planning authority area. Although sites that straddle local planning authority areas will be taken into consideration, those that fall entirely outside of East Hampshire (LPA) will be passed on to the relevant authority.

Sites not assessed

- 5.10 Sites with planning permission will not be assessed through the LAA process, these sites will have been fully assessed through the planning application process. They will be shown on the interactive map in yellow.

Excluded sites – residential

- 5.11 In addition to sites falling below the defined site size threshold, the initial assessment may consider sites unsuitable for development taking into account national policy and designations. These sites will be identified as ‘Excluded Sites’ where it would not be appropriate to carry out further detailed assessments.
- 5.12 Excluded sites will be listed in the LAA document and shown on the interactive map with a red outline. The associated attribute table for the excluded sites will contain the reason for exclusion.
- 5.13 Across the district, the following policy constraints will automatically result in a site being treated as an ‘Excluded Site’ for the purposes of residential development.

Table 1 – Site Exclusion Criteria	
Site Exclusion Criteria	Justification
Site lying wholly within an International designated site or majority of site lying within a European Nature Conservation Site (i.e. the Wealden Heaths Phase II Special Protection Area (SPA), Shortheath Common Special Area of Conservation (SAC), Woolmer Forest SAC and Thames Basin Heaths SPA.	Natural England advises that it is not possible to prevent harm arising from residential development within the SPAs and SACs. It has been confirmed by Natural England that this position is unlikely to change as it is protected by European Law. The Habitats Directive is enshrined into UK law through the Habitats Regulations and will remain regardless of the UK’s membership of the European Union.
Site lying wholly within or the majority within a Site of Special Scientific Interest (SSSI)	National nature designation projected by law. This position is unlikely to change.
Site lying wholly within or the majority within the 400 metre buffer zone of the Wealden Heaths Phase II Special Protection Area and/or the Thames Basin Heaths Special Protection Area, Shortheath Common SAC and Woolmer Forest SAC unless it has specifically been promoted by the land owner for a high dependency C2 Care Home and this	Natural England advises that it is not possible to prevent harm arising from residential development within the Wealden Heaths Phase II SPA, Shortheath Common SAC, Woolmer Forest SAC and the Thames Basin Heaths SPA 400 metre buffer zones. It has been confirmed by Natural England

will be assessed on a case by case basis. In such cases the Council will liaise with Natural England to assess suitability.	that this position is unlikely to change. The Habitats Directive is enshrined into UK law through the Habitats Regulations and will remain regardless of the UK's membership of the European Union.
Sites lying wholly or the majority within flood zone 2 or 3 Access to the site lying within Flood Zone 3.	Functional flood zone is not developable as set out in the PPG ⁶
Sites wholly within or the majority within designated Local Green Space	Once a Local Green Space has been designated through a Local Plan or Neighbourhood Plan, the NPPF ⁷ confirms that they should be capable of enduring beyond the end of the plan period and Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Excluded sites – economic and other use types

- 5.14 Some of the above constraints will also be applicable in assessing sites that might accommodate economic or uses other than residential. This is likely to be dependent on the specific use type, as well as the location of a site and will therefore be assessed on a case-by-case basis.

Reasons for exclusion

- 5.15 A large area of the district lies within the 5km buffer zone of the Wealden Heaths Phase II Special Protection Area and a number of settlements specifically lie within its 400-metre buffer zone. An area of the district, north east of the settlement of Bentley, also lies within the 5-7km buffer zone of the Thames Basin Heaths Special Protection Area. These heathlands are home to three species of rare birds; Nightjar, Dartford Warbler and Woodlark. These birds are endangered and European Law protects their habitat. Further advice is available from Natural England and can be found at: <http://publications.naturalengland.org.uk/publication/5729030657540096>
- 5.16 Flood zones are designated by the Environment Agency and published in the form of flood maps. Sites for more vulnerable and highly vulnerable uses entirely within Flood Zone 3 will be excluded. Sites for highly vulnerable uses entirely within Flood Zone 2 will be excluded. Where the majority (over 50%) of such a site lies within Flood Zones 2 or 3, or the remainder of the site does not meet the minimum site size requirements these sites will also be excluded, to comply with the NPPF and sequential test. The NPPF states that new development should be steered to areas with the lowest probability of flooding. Flood Zones 2 and 3 should only be developed where there are insufficient appropriate sites available to accommodate the identified need in Flood Zone 1. The Environment Agency flood maps are updated periodically. The LAA constraints maps will be based on the flood maps which are available at the time the report is prepared.

⁶ [National Planning Practice Guidance: Flood Risk and Coastal Change](#)

⁷ NPPF paragraphs 99-101

- 5.17 The PPG highlights the need for safe access and escape routes for developments in flood risk areas. Some areas within Flood Zone 1 are surrounded by areas at a higher risk of flooding i.e. Flood Zone 2 and 3. These can present hazards to public safety and therefore these sites are treated in the same way as sites within Flood Zone 2 and 3. Further information can be found at <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.
- 5.18 Development is not suitable on Sites of Special Scientific Interest (SSSI). Local planning authorities have a statutory duty (under Section 28G of the Wildlife and Countryside Act) not only to avoid damage to SSSIs but to further their conservation and enhancement. In addition, there is protection at the National Policy Level in the NPPF. The Framework sets out that planning permission should not normally be granted for proposed developments on land inside or outside a SSSI if the development is likely to have an adverse effect on the SSSI.
- 5.19 Alongside the Wealden Heaths Phase II Special Protection Areas, Woolmer Forest and Shortheath Common Special Areas of Conservation (SACs) are also internationally recognised designated sites of importance for biodiversity and are given the same protection. A number of settlements lie within their 400-metre buffer zone and the NPPF recognises their importance and the need to protect and enhance these heathland sites.

Remaining Sites

- 5.20 Sites and broad locations that are not rejected, have planning permission, or excluded for the reasons set out above will remain in the process and carried forward for further assessment in Stage 2. These sites will be subject to further detailed site surveys, including desktop reviews and site visits, if deemed necessary. Additional sites may be excluded at this stage, the reason for exclusion will be included in the attribute table in the interactive map.

6. Stage 2 - Site/Broad Location Assessment

Estimating the development potential

Residential

- 6.1 With regards to housing, the LAA will not set a mix of homes for a given site. We will estimate the overall number of new homes on the sites on a case-by-case basis using a methodology. The methodology includes considering site individual site characteristics, using density mapping produced by Hampshire County Council and using a gross to net ratio calculator based on the site size. We will then calculate an average site capacity for all residential sites. Certain sites may be suitable for higher density development, perhaps due to a central location, or taking into account the density of adjacent development. For other sites, specific constraints may exist (e.g. Ancient Woodland) which reduce the developable area of the site.
- 6.2 The housing densities provided by the LAA are indicative for the future development of a site. The LAA does not pre-empt or prejudice any decision the Council may make in the future on any specific site and the assumptions made on densities should not be considered as fixed.

Economic Development

- 6.3 With regards to land for employment, we will use information on standard ratios for employment floorspace and additional sources (see below) to identify how much and what type of employment use each site could accommodate as part of the assessment exercise. We will estimate the amount of employment land that could be accommodated using the following information:
- land constraints
 - planning history
 - land ownership
 - character of the area, and
 - consideration of the site by planning officers.

Traveller Sites (Gypsy, Traveller and Travelling Showpeople Sites)

- 6.4 For planning purposes, the term 'Traveller' refers to Gypsy, Traveller and Travelling Showpeople.
- 6.5 Sites submitted to the Council or identified through the desktop exercise for possible use as Traveller accommodation will be assessed separately to those promoted for residential or other uses. This is in recognition of the level of need and standalone national planning policy in the form of Planning Policy for Traveller Sites (PPTS).
- 6.6 Each site considered for Traveller accommodation will be assessed on its own merits, taking account of previous planning history, constraints and guidance in PPTS. The key constraints in Table 1 apply to Traveller accommodation. In addition, the constraint regarding flood risk is even greater for Traveller accommodation, as mobile homes are categorised as a highly vulnerable use in flood risk terms. This further limits potential land for this use.

Suitability

- 6.7 In short, a site or broad location can be considered suitable if it provides an appropriate location for development when considered against the relevant constraints and their potential to be mitigated. This is a high-level assumption. The PPG⁸ states that when local planning authorities consider constraints, they may wish to consider the information collected as part of the initial site survey, as well as other relevant information such as:
- national policy;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas; and
 - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.

⁸ PPG Paragraph: 018 Reference ID: 3-018-20190722

6.8 At this stage, further sites may be excluded if not deemed suitable and will also be outlined in red on the interactive mapping. The reasons for exclusion are set out in the table below and will be included in the associated attribute table on the interactive map.

Category	Reason
Sites entirely or in the majority comprising irreplaceable habitats (such as Ancient Woodland)	Irreplaceable habitat protected by legislation and the NPPF ⁹ . Development resulting in the loss or deterioration of irreplaceable habitats should only take place in wholly exceptional circumstances.
Sites that wholly or predominantly contain heritage assets of the highest significance where substantial harm to or loss of Ancient Scheduled Monuments, grade I and II* Listed Buildings and grade I and II* registered parks and gardens is possible.	In addition to protection through legislation, the NPPF ¹⁰ confirms that substantial harm to or loss of such heritage assets should be wholly exceptional.
Sites that are wholly or predominately within Designated Open Spaces	As stated in the NPPF ¹¹ , existing open space, sports and recreational buildings and land, including playing fields should not be built on.
Sites entirely or the majority subject to Tree Preservation Orders	Trees may be protected under the Town and Country Planning Act by a Tree Preservation Order (TPO). A TPO makes it an offence to wilfully damage or destroy a protected tree.
Other sources of flooding	Sites known to be wholly or partially affected by or at particular risk from other sources of flooding other than fluvial, such as groundwater or surface water flooding may be considered unsuitable for certain types of development. Such sites would be subject to a Flood Risk Assessment which will need to demonstrate that any proposed development will be safe over its lifetime, does not increase flooding elsewhere and reduced flood risk overall.
Unknown access to site	Sites with no clear and viable means of access will be discounted, including physical barriers such as roads and railways if there is unlikely to be an opportunity in principle to form a safe crossing point and associated footways.
Utilities and other constraints	Uses such as high pressure gas pipes, oil pipelines, high voltage power lines and major hazard sites may preclude development depending on the extent to which it affects the site.

9 NPPF paragraph 175c. Stage 1 exclusion is also in accordance with specific advice from Natural England

10 NPPF Paragraph 194

11 NPPF Paragraph 97

- 6.9 It is noted that there are a number of other significant constraints within the district, such as other heritage assets, Local Nature Reserves (LNRs), Sites of Importance Nature Conservation (SINC) and proximity to the South Downs National Park. In the future this may also include the Surrey Hills Area of Outstanding Natural Beauty that is proposed to extend into East Hampshire. The Council will consider constraints and whether they are mitigatable as part of the assessment process and whether sites continue to be viable where mitigation is required. This will also be assessed as part of the achievability assessment detailed below.

Availability

- 6.10 A site can be considered available for development, when, on the best information available to the local planning authority, there is confidence that there are no legal or ownership impediments to development. Given the significant role of the LAA in terms of enabling the Council to establish a robust housing land supply for future development over a Plan period, if there is no reasonable prospect that the site will become available over the lifetime of the plan, then it cannot be included as a realistic option for development.
- 6.11 In submitting sites to the Council, landowners and site promoters are asked to indicate the following information:
- details of land ownership/land interests;
 - what the current and proposed uses are for the site;
 - details of when the site is expected to become available for development; and
 - whether there are any known constraints that could restrict the development of the land.
- 6.12 The Council will then make a judgement based on the information submitted by the landowner/site promoter as to whether the site is available, and when it may be able to deliver the proposed development. The Council may communicate further with the landowner/site promoter to supplement the information already provided or to clarify matters of ownership as part of the process. If potential issues are identified, the Council will make an assessment as to how and when those issues can realistically be overcome.
- 6.13 Sites which have no reasonable prospect of becoming available over the plan period, or the Council has not received confirmation of the availability of the land from the landowner, will be excluded from the assessment and outlined in red on the interactive map.

Achievability

- 6.14 The PPG¹² confirms that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. In effect, this is a judgement about the economic viability of a site and the capacity of the developer to complete, and then let or sell the development over the plan period.
- 6.15 It is considered impractical to undertake detailed viability assessments of all sites and broad locations. However, as part of the Local Plan process, the Council will be undertaking a 'whole plan' viability assessment that will take account of such factors as the Council's Community Infrastructure Levy (CIL), S106 agreements and planning obligations (i.e. affordable housing), and other standards that can affect development viability within the Council's emerging Local Plan (such as design and space standards). This viability assessment should ensure that the majority of new development within the district will be financially viable at the time when development is envisaged to take place.
- 6.16 Utilising the 'whole plan' viability assessment, a more general approach will be taken on specific sites to determine achievability. Where information is known about the general marketability of the site, potential abnormal development costs, and any land ownership issues that may constrain deliverability, the site may be deemed unachievable or achievability unknown. Where this is the case, sites will be concluded as 'undevelopable' from the assessment and outlined in red on the interactive map.

Included Sites

- 6.17 Those sites that are not excluded for the reasons set out above, are deemed to be available and achievable, are categorised as 'Included Sites' and will be displayed on the interactive map in green, with the following information in the associated attribute table:
- LAA Reference
 - Site Name
 - Parish
 - Site Size (ha)
 - Potential Use of Site
 - Potential Site Capacity
 - Suitability
 - Availability
 - Achievability
 - Potential Timescale
 - Conclusion

Deliverability and Developability

- 6.18 The conclusions on the suitability, availability and achievability of sites and broad locations have been used to inform a judgement as to whether a site can be considered 'deliverable' or 'developable' over the plan period.
- 6.19 Using the NPPF definition, to be considered deliverable, sites need to be available now and offer a suitable location for development. To be considered achievable, there needs

¹² PPG Paragraph 020 Reference ID: 3-020-20190722

to be a realistic and viable prospect of development within the first five years. This includes all non-major sites; less than 10 dwellings, sites with detailed planning permission unless there are longer term phasing plans, and allocated sites if there is clear evidence that housing completions will begin on site within five years.

- 6.20 To be considered developable under the NPPF, sites should be in a location suitable for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. This applies to sites that are estimated to deliver development in years six onwards.
- 6.21 Within the LAA, suitability matters have been assessed in a “policy off” approach in order to consider all potential options for future development. This is to reflect the stage of preparation of the Local Plan in order to meet local housing and economic needs. As a result, the categorisations of “deliverable” and “developable” in the LAA do not necessarily consider current local policy constraints. This therefore does not pre-judge how the development strategy may change to respond to current and future needs and related evidence studies. Instead, conclusions on deliverability and developability for the purposes of the LAA relate only to considerations of land availability, viability and site size on a site-by-site basis.

Overcoming constraints

- 6.22 The Council encourages the submission of any evidence from site promoters that has been gathered relating to development constraints of sites to help inform this part of the assessment and support the submission of their site suggestion. If it is unknown if a site constraint can be overcome, it may be deemed as not being deliverable/developable until further information becomes available.
- 6.23 Information on suitability, availability, achievability and constraints will be used to assess the timescale within which each site is capable of development.

7. Stage 3 – Windfall Assessment

- 7.1 Windfall sites are defined in the NPPF as “*sites not specifically identified in the development plan*”. Local authorities are allowed to make an allowance for windfall sites as part of anticipated supply. However, local authorities may only make an allowance for windfall if they have “*compelling evidence that they will provide a reliable source of supply*”. In addition to this, any windfall allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 7.2 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 2024 proposes a full small site windfall allowance of 54 dwellings per annum from year four onwards. Additionally, a large site windfall allowance of 61 dwellings per annum will be made from year eleven

onwards. As of 1st April 2024, this amounts to a total of 1,068 dwellings (702 on small sites, 366 on large sites) remaining across the residual emerging plan period (2024-2040).

- 7.3 A separate [“Windfall Allowance: Methodology Paper”](#) will be published annually alongside the LAA, justifying the inclusion of a windfall allowance within East Hampshire (outside the SDNP).

8. Stage 4 – Assessment Review

- 8.1 The PPG¹³ confirms that once all the sites and broad locations have been assessed, the development potential of those included sites can be collected to produce an indicative trajectory. This should set out how much housing development and the amount of economic development that can be provided over the Plan period and at what point in the future (i.e. 1-5 years, 6-10 years, or 11 years and beyond). However, as discussed previously, all such sites submitted to the LAA and found to be suitable, available and achievable will still need to be considered through the plan-making process and specifically the Integrated Impact Assessment (IIA), amongst other evidence base, as well as the emerging policies of the Local Plan. The LAA is therefore the starting point to identify deliverable sites. A housing trajectory will be included as part of the emerging Local Plan.
- 8.2 The PPG is clear that if insufficient sites are identified to meet objectively assessed need, the assessment will need to be revisited:

“It may be concluded that insufficient sites / broad locations have been identified to meet objectively assessed needs, including the identified local housing need.

In the first instance, strategic policy-making authorities will need to revisit their assessment, for example to carry out a further call for sites, or changing assumptions about the development potential of particular sites to ensure these make the most efficient use of land. This may include applying a range of densities that reflect the accessibility and potential of different areas, especially for sites in town and city centres, and other locations that are well served by public transport.

If insufficient land remains, then it will be necessary to investigate how this shortfall can best be planned for. If there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate.”¹⁴

¹³ PPG Paragraph: 024 Reference ID: 3-024-20190722

¹⁴ PPG Paragraph: 025 Reference ID: 3-025-20190722

9. Stage 5 – Final Evidence Base

Core outputs

- 9.1 The following core outputs will be 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;
 - High-level assessments of included sites including the suitability, availability and deliverability, as well as the reasoning for exclusion, where applicable;
 - An assessment of the potential type and quantity of development that could be delivered on each included site/broad location; and,
 - An indicative trajectory of anticipated development (table form).

Monitoring and Review

- 9.2 As mentioned previously, the Council has continued to accept new sites for the LAA throughout the assessment process and will continue to do so. Any new sites received after 31 March each year or updates to existing sites received after this time will be considered in the subsequent review. The receipt of new sites and updated information will be regularly monitored in order to inform the next LAA update.

Use of the LAA

- 9.3 The LAA is an important component of the evidence base for the emerging Local Plan. It will be used alongside a suite of relevant technical reports and analysis, to inform the revised development strategy for the plan area and subsequently, to inform the site selection process and formation of policy criteria.
- 9.4 In relation to neighbourhood planning, the PPG confirms that neighbourhood planning bodies may also make use of existing site assessments prepared by the local planning authority as a starting point when identifying sites to allocate within a Neighbourhood Plan.