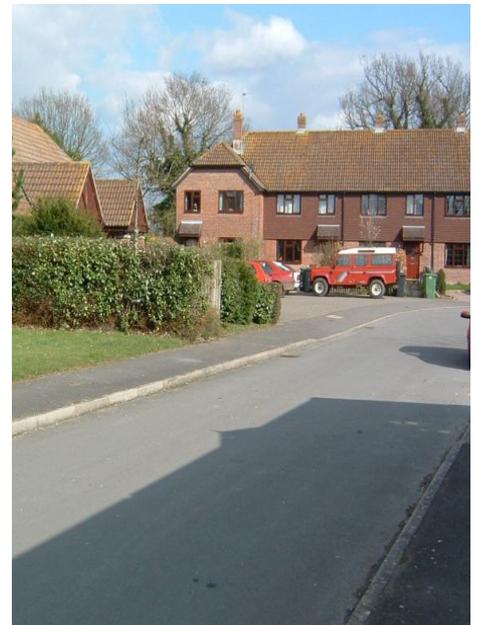


Strategic Housing Land Availability Assessment (SHLAA)



September 2014
(Revised October 2014)

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1. Introduction

The National Planning Policy Framework (NPPF, para.159), requires Planning Authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to demonstrate that a sufficient number of suitable sites would be available to meet the identified need for housing over the plan period.

The SHLAA is used to establish realistic assumptions about the availability, suitability and economic viability of land to meet the housing need of the District. Preparation of the SHLAA ensures a constant supply of land over the plan period.

The primary role of the SHLAA is:

- To inform the Council's strategy for the provision of housing to meet the housing target for the District through the Joint Core Strategy (JCS), up to 2028.
- To identify potential sites for new housing development and assess their suitability, availability and achievability.
- To inform the subsequent allocation of sites for housing in the Local Plan Part 2: Allocations.
- To inform the plan, monitor and manage the approach for the provision of housing land and the Council's assessment of a five year supply of deliverable sites as required by the NPPF.

The SHLAA helps to inform future planning policy by assessing land for its housing potential. It is important to note that inclusion in the SHLAA does not mean the Council will grant planning permission for housing development. Planning applications will continue to be treated on their own merits at the time of the planning application.

The SHLAA is a systematic study of land in the District which is likely to be available for housing development in the period up to 2028. This report sets out how East Hampshire's SHLAA has been carried out and presents the findings of the assessment. The SHLAA forms part of the background evidence for the East Hampshire Local Plan Part 2: Site Allocations. The sites identified show the potential choices available to meet the need and demand for housing as identified in the Joint Core Strategy. The SHLAA is an evolving study that will continue to be updated as new information becomes available.

It must be noted that from 1st April 2013 the South Downs National Park Authority (SDNPA) will assess all sites within the National Park. This assessment will only consider sites within East Hampshire that fall outside the SDNPA.

2. Background

One of the NPPF objectives is to ensure that the planning system significantly increases the supply of housing. To meet this objective, local planning authorities are required to identify broad locations and specific sites that will enable a continuous delivery of housing for at least 15 years from the date of adoption of the Local Plan. The East Hampshire District Local Plan: Joint Core Strategy was adopted in June 2014 by East Hampshire District Council (EHDC) and South Downs National Park Authority (SDNPA).

Local planning authorities are expected to provide robust information in the form of a SHLAA, which will form a key component of the Local Plan Part 2 evidence base. This evidence is needed to help support the delivery of sufficient land for housing to meet the District's housing requirements.

The NPPF (para. 159) highlights that LPAs should have a clear understanding of housing needs in their area. To achieve this they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs. On this basis a revised SHMA was carried out in conjunction with the South Downs National Park Authority (SDNPA) in 2013 to support the Joint Core Strategy (JCS). The SHMA analysed the current housing markets that affect the District to determine the need for housing that should be met within the District (both within and outside the South Downs National Park). The objectively assessed housing requirement for the District over the plan period (2011 to 2028) is 10,060 dwellings. This breaks down into 8,366 dwellings (492 d.p.a) in the East Hampshire local planning authority area and 1,694 dwellings (100 d.p.a) within the SDNPA.

The primary aim of the assessment is to identify as many sites with housing potential in and around as many settlements as possible, so that:

- East Hampshire's housing requirements (outside the SDNPA) as determined by the JCS can be met
- A continuous, flexible and responsive supply of housing can be provided
- Certainty can be provided to the house building industry by identifying sites with housing potential
- Choices are available to meet the need and demand for more housing
- An evidence base is provided for making decisions about how to shape places and allocate sites within the Local Plan Part 2: Allocations

The intention is to continuously review the information within the SHLAA and formally update it on an annual basis, with a base date of 1st April through to 31st March. This annual review will determine if there have been any changes in the sites identified, such as granting of planning permissions or more up-to-date evidence supporting sites. The results will be included in the Authority Monitoring Report (AMR) which will include details on the housing trajectory taken from the SHLAA. This particular version of the SHLAA was revised again in October to take account of new sites submitted outside the formal 'call for sites' period. This was in order for the SHLAA to be as up-to-date as possible when informing the Draft Local Plan Part 2: Allocations, which will undergo consultation in January 2015.

3. Methodology

In July 2007, the 'Strategic Housing Land Availability Assessments, Practice Guidance' was published by the Department for Communities and Local Government. This document set out proposals for how the assessment would be undertaken by breaking down the methodology into ten different stages. This approach was consistently followed by East Hampshire District Council since the production of the District's first SHLAA in 2009. However, this guidance has been superseded by new National Planning Practice Guidance (NPPG) launched in March 2014.

The new guidance on land availability assessments is broadly based on the original, however, the methodology is now separated into five stages as demonstrated by the flow chart in Appendix A. This updated SHLAA will follow the new guidance and this methodology will explain the process in more detail. The SHLAA has been undertaken by officers of East Hampshire District Council as an in-house study. Officers from various sections of the District Council have been involved in the decisions made and the production of reports and updates. These include officers from Planning Policy, Development Management, and the Heritage Team.

Stage 1 – Site / Broad Location Identification

The initial stage of the process involves four main components:

A. Determine assessment area and site size

The NPPG states that the area selected for the assessment should be the housing market area. This could be the local planning authority area or a different area such as two or more local authority areas or areas covered by the Local Enterprise Partnership. Despite initial intentions to carry out the original 2009 SHLAA as a piece of joint work with Winchester City Council the timing of the two respective Local Development Frameworks meant this was not possible. However, early work on preparing the original methodology and an initial stakeholder meeting was held in conjunction with Winchester City Council. The stakeholder group included representatives of other local authorities, housing developers and agents, housing associations and other bodies. A further meeting of the group was held in July 2009 to discuss the draft outcomes of the study. No further stakeholder meetings have been held and all subsequent work has been carried out in-house, involving consultation with colleagues in neighbouring authorities as and when required.

In previous versions of the SHLAA, the whole area of East Hampshire District Council was considered for potential development sites. However, from 1st April 2013 the South Downs National Park Authority directly receive and assess all sites within the National Park. Therefore, this SHLAA document will only consider sites that fall outside the SDNPA boundary. The three distinct areas of the District are north of the South Downs National Park, the Southern Parishes, as well as Whitehill and Bordon.

Following the guidance, this assessment identifies all sites and broad locations regardless of the amount of development needed to provide an audit of available land. The process of the

assessment will, however, provide the information to enable an identification of sites and locations suitable for the required development in the Local Plan Part 2: Allocations. Therefore, the most sustainable locations should be the most appropriate for development. An analysis of the facilities and accessibility of towns and villages across the District was provided as part of the adopted Joint Core Strategy, which identified a settlement hierarchy. This emphasis is followed when looking at potential sites to ensure that housing is developed in the larger settlements, which have a range of services and infrastructure.

Plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. This document will only consider sites of a minimum size of 0.2 hectares or a minimum of 5 units. This is a strategic level document that will be used as evidence for the authority to plan the delivery of future housing identified through the JCS and therefore should focus on sites that are large enough to make a notable contribution to housing supply. These thresholds were considered as an appropriate minimum number to identify as many sites as possible, without the problem of attempting to consider very small sites where it is difficult to assess delivery. Where sites have been excluded due to size, it is not necessarily suggested such sites are unsuitable for development. Any planning application submitted would be assessed on its own merits against current planning policies.

B. Desktop review of existing information

The potential housing sites were originally taken from a number of different sources, which included; existing local plan allocations (baseline and reserve); outstanding planning permissions; lapsed residential planning permissions; refused planning permissions but development acceptable in principal, urban capacity studies; National Land Use Database sites; vacant and derelict land; surplus public sector land; preliminary enquiries; sites put forward by landowners and/or developers; non rural land and rural exception sites. This 2014 updated SHLAA is mostly based on sites submitted by landowners and/or developers. All submitted sites were logged on a database and mapped on GIS. The GIS system was used to carry out desktop research to identify key constraints and location factors such as distance to settlements and services.

The NPPG states that when authorities take out the desktop review, a proactive approach should be taken in identifying as wide a range of sites as possible for potential development. Sites, which have particular policy constraints, should be included in the assessment for the sake of comprehensiveness but these constraints must be set out clearly, including where they severely restrict development. An important part of the desktop review, however, is to test again the appropriateness of other previously defined constraints, rather than simply to accept them. This updated SHLAA has reconsidered and reassessed all previous sites, including those that were excluded in previous versions of the document.

C. Call for sites / broad locations

National guidance states that local authorities should prepare land availability assessments to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. A comprehensive first

assessment is generally required and then updating as part of the monitoring process. In terms of the East Hants SHLAA, this was originally done in 2009 and updated in annual tranches. The original SHLAA involved a call for potential sites and broad locations for development, which was combined to those sites mentioned previously, then assessed. The call for sites was aimed at a wide audience, that wasn't limited to those involved in property development, to allow all possible options to be explored. This included parish councils, neighbourhood forums, landowners, developers, businesses, local interest groups, as well as local notification and publicity.

Since the original call for sites in 2008 and the first production of the SHLAA in 2009, the Council have welcomed new submissions, which have in turn been assessed and been appraised in subsequent updates to the SHLAA produced on an annual basis. This particular update has seen some changes made to allow the Council to gain a more comprehensive picture of all potential housing sites. It was felt that as there is not currently a five year land supply within the District and there is a growing need for a Site Allocations Plan, a more substantial review is required. This involved another formal 'call for sites' which allowed any new sites to be assessed and also to update information on sites currently held and in turn the information will be used to inform the basis for the Local Plan Part 2: Allocations.

Similar to the original call for sites, all interested parties were invited to put forward potential development sites. In order to submit a site, the interested parties had to complete a Site Submission Pro-Forma (attached at Appendix B) accompanied by a location plan clearly identifying the site boundary. This enabled officers to gather some key baseline data on sites and gauge the potential timeframes for delivery of the sites. An important aspect of the formal call for sites was to gather updated information on sites already held in the existing database.

In summary, this formal 'call for sites' was needed to:

- identify further sites with potential for development that were not identified through data sources or previous call for sites;
- ratify any inconsistent information gathered through previous submissions and desk assessment;
- get an up to date view on development progress;
- a better understanding of what type and scale of development may be appropriate;
- gain a more detailed understanding of deliverability, any barriers and how they could be overcome.

The Site Submission Pro-Forma (Appendix B) was redesigned for this update in order to gather more comprehensive information in order to assess sites. The Pro-Forma allowed the council to gain key details from respondents, which included the site location; the potential type of housing; the scale of development; and the constraints to development.

D. Site / broad location survey

Once all the existing and newly submitted sites were mapped on GIS and recorded on an internal database, a survey of the sites was conducted. Existing submissions were thoroughly checked in order to clarify that information held was correct. The initial phase of the survey was to fully utilise the 'Site Submission Pro-Forma' and perform a desktop assessment of the site. The desk based research allowed a considerable amount of information to be gathered from an early stage, primarily using GIS mapping to determine the various constraints related to the site as well as some of the sustainability credentials associated with the site, such as distances to retail, health and education facilities. The main characteristics recorded as part of this process were:

- Site size, boundaries, and location;
- Current land use and character;
- Land uses and character of surrounding area;
- Physical constraints (e.g. access, contamination, flooding, natural features of significance, location of infrastructure / utilities);
- potential environmental constraints;
- where relevant, development progress (e.g. ground works completed, number of units started, number of units completed);
- initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

The desktop review allowed the Council to establish which sites have reasonable potential for development and should be included in the site survey. In line with the guidance, these detailed surveys should be proportionate to the detail required for a robust appraisal. For example, the assessment needed to be more detailed where sites are considered to be realistic candidates for development.

When conducting both the desktop and location based surveys, a scoring system was not used when assessing sites. It was considered that using a scoring system could lead to misleading results as for example a physical constraint could make a site unviable for development but high scores in other areas may create a positive impression of a site. Although the Site Submission Pro-Forma provides many of the key details, in itself it would not be sufficient to assess the site and a more pragmatic and a user friendly approach was required.

The most appropriate way of doing this was to design a Site Assessment Form (Appendix C). Due to criticism in the past regarding inconsistencies with the appraisal of submitted sites and the need for confidence in the robustness of the SHLAA at this critical stage in relation to the forthcoming Local Plan Part 2: Allocations, the Site Submission Pro-Forma and subsequent Site Assessment Form was updated in 2014 to incorporate a traffic light system, in order to make site assessment clearer. The form is split into three main stages enabling the authority to discount sites that fail to meet the most essential criteria at an early stage. This ensures time is not wasted on analysing sites in more detail that have no realistic housing potential. Stage B focuses primarily on environmental and sustainability issues with availability and deliverability considered in Stage C.

Stage A will investigate the strategic constraints of the site, which is a filter for the minimum requirements for the site to be suitable. These constraints relate to potential flood risk, environmental designations and location factors in terms of the sites relationship with settlements. If sites are deemed a red light within Stage A, then the site will be discounted. Therefore, if a site raised major concerns in terms of flooding, environmental designations, or its strategic location, then it would be excluded from further assessment.

All remaining sites will be tested against Stages B and C, which will look at other possible constraints, as well the availability and achievability of the site. Where the judgement may be considered subjective as to where it would fall within the traffic light system, a decision will be made on the best available information. More details of the assessment process can be found in the Site Assessment Guidance Notes (Appendix D). It must be noted that due to the rural nature of the District, where a constraint was in relation to distance to services and facilities, it wasn't necessarily considered a reason for exclusion.

Following the desktop assessment, sites were visited where access could be gained. The survey team consisted of officers from both planning policy and development management, however, a small team was used to ensure that a consistent practice in identifying sites and recording information was followed. The site survey not only allowed further clarification of the accuracy of the desktop information gained, but also helped identify further factors that are important in determining the suitability of site development. This for example included topography, neighbouring uses, tree cover, land use, boundary treatment and access.

Stage 2 – Site / Broad Location Assessment

The second stage of the SHLAA methodology is to build upon the survey work and assess the actual housing potential of sites.

Estimating the Development Potential

In order to provide consistent and realistic estimates when estimating the potential for each site, discounts were made to take account of the likely infrastructure required. It was considered that on larger sites the amount of infrastructure required increases significantly, therefore calculations based on a higher percentage of the site area would be unrealistic. The net developable areas are identified below:

| Net Developable Areas | |
|------------------------------|----------------------------------|
| Site Size (ha) | Developable Areas of Site |
| Less than 0.4 | 100% |
| 0.4 to 2 | 85% |

| | |
|-------------|-----|
| More than 2 | 65% |
|-------------|-----|

Calculating the approximate capacity of sites is crucial to the accuracy and reliability of the SHLAA. In some instances the Council have simply used the figure suggested by those submitting sites, where this is supported by an indicative layout drawing or other detailed information identifying potential capacity. Although the Joint Core Strategy (JCS) does not identify density thresholds, there are policies related to design that require development to be in keeping with the surrounding area. In the majority of instances a density of 30 dwellings per hectare has been used. This was considered appropriate as the majority of the District is relatively low density and this figure is likely to provide a realistic number of potential dwellings as a high proportion of sites would be likely to achieve between 30 and 35 dwellings per hectare. In some locations the surrounding areas are even lower densities, and building at 30 dwellings per hectare would cause significant harm to the character and appearance of the locality. Where this is the case, sites have been looked at on its own merits and the densities have been reduced accordingly. It must be noted that developing a whole site in some settlements could still have impacts in terms of local character and may not be a true representation of the site's development potential. Therefore, although care has been made to give a realistic assumption of housing figures within the SHLAA, they are only estimates. In future publications of the SHLAA, site yields will be updated where applications or pre-application discussions have been supported by detailed drawings and master-plans.

Suitability, Availability, and Achievability

Assessing the suitability, availability and achievability of sites including whether the site is economically viable will provide the information on which the judgment can be made in the plan-making context as to whether a site can be considered deliverable over the plan period.

The information necessary to conduct an assessment of site suitability was gathered through the desktop surveys and site visits. The characteristics of each site were reviewed to determine the extent to which they could affect the suitability for development. Where significant constraints were identified that it was clear could not be overcome, the sites were excluded from the SHLAA. In some cases, sites were identified as having constraints which did not necessarily exclude them from the SHLAA, but for which extra information would be needed in order to further investigate their suitability. Where this was the case, issues were highlighted and the landowners were contacted and given the opportunity to provide the extra information. Any additional information was reviewed before making the final determination.

A site is considered available, when on the best information available, there is confidence that:

- There are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners
- It is controlled by housing developers who have expressed an intention to develop
- The land owner expressed an intention to sell
- If problems have been identified, could they realistically be overcome?

A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:

- Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential demand and projected rate of sales.
- Cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.
- Delivery factors – including the developer’s own phasing, the realistic build out rates on larger sites, whether there is single, or several developers offering different housing produces, and the size and capacity of the developer

The majority of sites considered through this assessment were promoted by landowners or developers in response to the ‘call for sites’ process, which aimed to ascertain which sites were available for development. In most cases the landowner or developer was identifiable and their intentions were made clear in the Site Submission Pro-Forma, which included a phasing table to identify when sites would be available for development and likely time frames for housing completions.

In any cases where site ownership and availability for development was unclear, attempts were made to clarify the situation but this was not always possible within the time frame. Where potential issues regarding land ownership were apparent but could not be resolved, the sites were removed as potential development sites.

Overcoming Constraints

A final site sift was carried out based on all information held, including any additional information provided by the landowner/developer. On a number of sites the potential for development was limited by a range of constraints. In some instances it was determined that these constraints may be overcome through either shifts in policy (e.g. review of Local Gaps) or by creation or improvement of infrastructure. If this was the case, then the site could be included in the SHLAA, subject to further review during the work for the Local Plan Part 2: Allocations.

In previous versions of the SHLAA, land in employment use (B class) has been excluded in most cases on the basis that there is insufficient evidence to justify the loss of individual employment sites at this stage. However, as this updated SHLAA has run coherently with an employment land assessment, some employment sites have been considered suitable for potential housing development.

Where constraints have been identified, further clarification is needed to establish whether the constraint would restrict any development. Those constraints that were deemed ‘red’, are unlikely to be overcome based on current information, and these sites were discounted. Where constraints were ‘amber’, it means there could be problems with the potential delivery of sites. However, there are possible mitigation measures that could be put in place that would satisfy

the criteria and alleviate the constraint, thus allowing the site to have the potential for housing development.

Once all possible constraints were investigated, the Council could conclude which sites had development potential, as well as those that were undeliverable. Based on the information on suitability, availability, achievability and the constraints associated with them, the Council can assess the timescale within which each site is capable of development. This may include indicative lead-in times and build-out rates for the development of different scales of sites. It must be noted that on the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year, and therefore a constant dialogue will be maintained for the most accurate data.

Stage 3 – Windfall Assessment

In line with paragraph 48 of the NPPF a windfall allowance may be justified within a local planning authority's five-year land supply. The NPPG goes further to state that local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area. The windfall allowance has regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens. Historically, windfalls have contributed a significant element of supply to the District and there is no evidence to suggest this notion will change in future. More details on how the Council determine housing potential of windfall sites can be found in 'Chapter Four: Study Findings'.

Stage 4 – Assessment Review

Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing can be provided, and at what point in the future. An overall risk assessment should be made as to whether sites will come forward as anticipated.

It was concluded that there were more than sufficient sites identified in relation to meeting the objectively assessed needs. However, if for any reason this was to change and it was deemed there were an insufficient number of sites, then the Council will need to revisit the assessment, for example changing the assumptions on the development potential on particular sites (including physical and policy constraints) including sites for possible new settlements. In line with the NPPG, if there are still insufficient sites after a review, then it will be necessary to investigate how this shortfall should best be planned for. If there is clear evidence that the needs cannot be met locally, it will be necessary to consider how needs might be met in adjoining areas in accordance with the duty to cooperate.

Stage 5 – Final Evidence Base

The last stage of the SHLAA methodology is to gather the final evidence base for housing in order to establish deliverability in terms of five-year land supply and Developability for housing.

This evidence informs development plan preparations, which in East Hampshire's case is the Local Plan Part 2: Allocations. Overall, the following set of standard outputs should be produced from the assessment to ensure consistency, accessibility and transparency:

- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- Contain more detail for those 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/broad location, 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 and consideration of associated risks.

Stemming from the previous stages of the SHLAA, the Council were able to assess the suitability, availability and achievability of sites, which provided the information as to whether a site can be considered deliverable, developable or not currently developable for housing.

Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgments on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome, then sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe. The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply.

As well as having sufficient sites to provide five years' worth of housing against the Council's housing requirements, East Hampshire District Council also need to identify a supply of specific developable sites or broad locations for growth in years 6-10 and where possible for years 11-15. Developable sites or broad locations are areas that are in a suitable location for housing development and have a reasonable prospect that the site or broad location is available and could be viably developed at the point envisaged. Local planning authorities will need to consider when in the plan period such sites or broad locations will come forward so that they can be identified on the development trajectory. These sites or broad locations may include large development opportunities such as urban extensions or new settlements.

The Council have considered it necessary to conduct a re-evaluation of all sites submitted to the SHLAA as well as conduct another formal 'call for sites'. This is due to the recent adoption of the Joint Core Strategy and the fact East Hampshire District Council is no longer able to demonstrate a five year supply of specific deliverable sites for housing.

As mentioned previously within the document, the main information collected as part of stage five is concerned with providing a robust evidence base to support deliverability and inform the forthcoming Local Plan Part 2: Allocations. The assessment of sites should be kept up-to-date as part of local authorities' monitoring report and should be updated yearly. In order to keep the evidence current and consistent, monitoring will be fundamental as the following information is recorded:

- Progress with delivery of development on allocated and sites with planning permission;
- Planning applications that have been submitted or approved on sites and broad locations identified by the assessment;
- Progress that has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
- Unforeseen constraints that have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed;
- Whether the windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.

4. Study Findings

Housing provision and supply for the period 1st April 2011 to 31st March 2028 is made up of a number of sources. These sources consist of:

- Sites within the planning process
 - Completions
 - Large Sites with Planning Permission
 - Small Sites with Planning Permission
 - Baseline and Reserve Sites
- Sites not currently in the planning process
 - Large Sites within Settlement Policy Boundaries (Large Urban Potential)
 - Small Site Windfall Development
 - Potential Housing Sites identified within the SHLAA

From the SHLAA assessment a number of sites were excluded for a variety of reasons. These sites are explained in more detail in part C of this section and a full schedule of these sites are identified in Appendix I.

Although since the 1st April 2013 the South Downs National Park Authority (SDNPA) produce their own SHLAA, this document will still include some figures within the SDNPA. This is for comprehensiveness and in order to compare results accumulated since 2011. However, sites are no longer assessed within the SHLAA that fall within the boundary of the Park.

A. Sites within the Planning Process

Housing Completions

Table 1 shows the number of dwellings built from 1st April 2011 (start of the plan period). Figures are for completions net of losses for each year between 1st April to 31st March. The figures include net dwellings from all sources, such as new build, conversion, redevelopment and subdivision. Table 2 breaks down these completions between settlements.

| Year | North of SDNP | South Hampshire | SDNP | EHDC Total | Overall Total |
|--------------|---------------|-----------------|------------|------------|---------------|
| 2011/12 | 225 | 39 | 71 | 264 | 335 |
| 2012/13 | 206 | 73 | 62 | 279 | 341 |
| 2013/14 | 141 | 184 | 38 | 325 | 363 |
| Total | 572 | 296 | 171 | 868 | 1039 |

| Settlement | Number of Completions | | | |
|--------------------------|-----------------------|---------|---------|-------|
| | 2011/12 | 2012/13 | 2013/14 | Total |
| North of SDNP | | | | |
| Alton | 102 | 55 | 87 | 244 |
| Liphook | 62 | 36 | 0 | 98 |
| Four Marks / S. Medstead | 58 | 44 | 17 | 119 |
| Grayshott | -15 | 18 | 12 | 15 |

| | | | | |
|------------------------|------------|------------|------------|------|
| Rest of North of SDNP | 8 | 23 | 24 | 55 |
| Whitehill & Bordon | 10 | 30 | 1 | 41 |
| Sub-total | 225 | 206 | 141 | 572 |
| South Hampshire | | | | |
| Horndean | 28 | 9 | 54 | 91 |
| Clanfield | 9 | 63 | 111 | 183 |
| Rowlands Castle | 2 | 1 | 19 | 22 |
| Sub-total | 39 | 73 | 184 | 296 |
| SDNP | | | | |
| Petersfield | 43 | 33 | 14 | 90 |
| Liss | 8 | 6 | 13 | 27 |
| Rest of SDNP | 20 | 23 | 11 | 54 |
| Sub-total | 71 | 62 | 38 | 171 |
| EHDC Total | 264 | 279 | 325 | 868 |
| Overall Total | 335 | 341 | 363 | 1039 |

Sites with Planning Permission

The following tables illustrate the number of dwellings within the housing supply that will come forward from both large (10 dwellings or more) and small sites with planning permission at 1st April 2014. Table 5 breaks these permissions down into settlements.

| Area | Large Sites | Unlikely to come forward | Total | 2014/15 - 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2027/28 |
|----------------------|-------------|--------------------------|-------|-------------------------|-------------------------|-------------------------|
| North of SDNP | 1002 | 53 | 949 | 949 | 0 | 0 |
| South Hampshire | 319 | 0 | 319 | 319 | 0 | 0 |
| SDNP | 72 | 11 | 61 | 61 | 0 | 0 |
| EHDC | 1321 | 53 | 1268 | 1268 | 0 | 0 |
| Overall Total | 1393 | 64 | 1329 | 1329 | 0 | 0 |

| Area | Small Sites | 10% Discount | Total |
|----------------------|-------------|--------------|-------|
| North of SDNP | 306 | 30.6 | 275.4 |
| South Hampshire | 44 | 4.4 | 39.6 |
| SDNP | 163 | 16.3 | 146.7 |
| EHDC | 350 | 35 | 315 |
| Overall Total | 513 | 51.3 | 461.7 |

| Table 5: Sites with planning permission by settlement and area | | | | | |
|---|--------------------|-----------------|--------------------|--------------------|-------------------------------|
| Settlement | Large Sites | | | Small Sites | |
| | Total | Unlikely | Large Total | Total Small | Including 10% Discount |
| North of SDNP | | | | | |
| Alton | 265 | 0 | 265 | 74 | 67 |
| Liphook | 370 | 0 | 370 | 27 | 24 |
| Four Marks / S. Medstead | 110 | 0 | 110 | 30 | 27 |
| Grayshott | 0 | 0 | 0 | 14 | 13 |
| Rest of North of SDNP | 193 | 0 | 193 | 115 | 104 |
| Whitehill & Bordon | 64 | 53 | 11 | 46 | 40 |
| Sub-total | 1002 | 53 | 949 | 306 | 275 |
| South Hampshire | | | | | |
| Horndean | 149 | 0 | 149 | 32 | 29 |
| Clanfield | 150 | 0 | 150 | 9 | 8 |
| Rowlands Castle | 20 | 0 | 20 | 3 | 3 |
| Sub-total | 319 | 0 | 319 | 44 | 40 |
| SDNP | | | | | |
| Petersfield | 10 | 0 | 10 | 59 | 53 |
| Liss | 31 | 0 | 31 | 29 | 26 |
| Rest of SDNP | 31 | 11 | 20 | 75 | 68 |
| Sub-total | 72 | 11 | 61 | 163 | 147 |
| EHDC Total | 1321 | 53 | 1268 | 350 | 315 |
| Overall Total | 1393 | 64 | 1329 | 513 | 462 |

Sites in order to be deliverable should be available, suitable and achievable. The large sites have been assessed, the views of the Council's Development Management section have been sought and, together with the views of developers of large housing sites and Hampshire County Council's Research and Intelligence Unit, a phasing schedule has been drawn up (Appendix E). This schedule is for large sites at 1st April 2014. Some of the sites included have been assessed as unlikely to come forward, although they have planning permission. The Hogmoor Road, Whitehill site for 53 dwellings is included in the 'unlikely to come forward' column for the North of the SDNP as it is included in the Strategic Allocation of 2725 dwellings for Whitehill & Bordon. These sites are therefore deleted from the totals in the above tables.

An assessment of the availability of small sites with planning permission is more difficult to undertake in view of the large numbers of sites and the different aspirations of landowners. For the most part, the small site developments come forward within Settlement Policy Boundaries (SPB). The granting of planning permissions for these sites have been in the light of the adopted planning policies with their emphasis on sustainability. However, in order to take a cautious approach and allow for the potential for some sites not to come forward the small site commitments are discounted by 10%.

Baseline and Reserve Sites

The adopted Local Plan baseline housing site (150 dwellings) at the former Lord Mayor Treloar Hospital, Alton has not got planning permission and is included in the figures in Table 6 below.

The previous Local Plan included a number of ‘reserve’ housing sites under Policy H2. These sites were originally identified to be released if annual monitoring by the County Council demonstrated a County-wide shortfall of housing provision. Previous monitoring by the Council against the housing provisions of the South East Plan showed that there was a shortfall in housing supply within that part of East Hampshire in the Southern Parishes. In line with the governments guidance, additional housing sites needed to be identified and brought forward for development within that area. The Council resolved, therefore, to bring forward as a matter of some urgency the reserve housing sites within the South Hampshire part of the District and as allocated in the East Hampshire District Local Plan: Second Review (2006). Those reserve sites which have not received planning permission are set out in Table 6 below.

| Table 6: Estimated Housing Yield from Baseline sites and remaining ‘South Hampshire’ Local Plan Reserve Sites at April 2014 | | | | |
|--|------------------------------|------------------------------|------------------------------|--------------|
| Site | 2014/15 - 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2027/28 | Total |
| Baseline | | | | |
| Lord Mayor Treloar Hospital, Alton | 0 | 150 | 0 | 150 |
| Reserve (South Hampshire) | | | | |
| Havant Road & Keydell Nursery, Horndean* | 40 | 0 | 0 | 40 |
| North of James Copse Close, Horndean | 85 | 0 | 0 | 85 |
| Total | 125 | 150 | 0 | 275 |

*The Havant Road Reserve Site has been granted planning permission. The total dwelling number for Keydell Nursery site has been assessed as being undeliverable (120 dwellings) and the number has been reduced to 40 dwellings.

The reserve sites in the area North of the SDNP have been granted planning permission; Brislands Lane, Four Marks (110 dwellings) and Lowsley Farm, Liphook (155 dwellings). The JCS proposes the deletion of the reserve sites in the SDNP from Policy H2 of the Local Plan: Second Review (Further proposed modifications FPM61). The reserve sites within the SDNP are not, therefore, included as part of land supply.

B. Sites not currently in the Planning Process

Large sites within Settlement Policy Boundaries (Large Urban Potential)

The assessment work has attempted to identify potential sites within Settlement Policy Boundaries (SPB), including those sites of five or more dwellings. The full list of sites inside the Settlement Policy can be found in Appendix F of this report. However, the smaller sites (between 5 and 9 dwellings) identified within Appendix F have been deleted from the total in Table 7 below as they are considered within the section on windfalls.

The sites have been assessed for their suitability, availability and achievability. In principle the redevelopment of such sites would be appropriate and the assessment has shown that a number of these sites will come forward in the period 2014 to 2019.

| Site Reference | 2014/15 - 2018/19 | 2019/20 - 2023/24 | 2024/25 - 2027/28 | Total |
|-----------------------|--------------------------|--------------------------|--------------------------|--------------|
| North of SDNP | 10 | 108 | 0 | 118 |
| South Hampshire | 43 | 0 | 0 | 43 |
| SDNP | 30 | 58 | 0 | 88 |
| EHDC | | | | |
| Total | 53 | 108 | 0 | 161 |
| Overall Total | 83 | 166 | 0 | 249 |

Small Site Windfall Development

The SHLAA includes sites of five or more dwellings. The assessment work has attempted to identify potential sites within settlement policy boundaries (see section above), including those sites of between 5 and 9 dwellings. The nature of these smaller sites (and of sites of less than 5) means that they are difficult to identify. They often involve the assembly of land already in residential use, the replacement of one or two existing dwellings with a larger number of houses or flats, or the redevelopment of a site in non-residential use.

Small site windfall development has traditionally made up a significant proportion of new housing provision in the District. Policies in the previous Local Plan have actively promoted housing development in suitable locations within the defined settlements as a means of securing additional housing in sustainable locations (outside of areas restricted by policy). The Local Plan: Joint Core Strategy retains this approach. It is important therefore that any realistic assessment of housing land availability in this District takes some account of the potential of small site development over the plan period. The SHLAA has assessed where and at what rate this is likely to take place. If not included, there is the potential that housing provision is underestimated to such a degree that it impacts on the Local Plan: Joint Core Strategy in terms of under provision of the necessary planned infrastructure, services and other facilities.

The NPPG states that a windfall allowance may be justified in five-year land supply if a local planning authority has compelling evidence as set out in Paragraph 48 of the NPPF. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on geographical area.

The character of East Hampshire District is not such that the demand for housing is likely to suddenly dry up. The attractive quality of the District, combined with its location in the South East region between London and the South Coast, means it will maintain a continuous demand for housing.

The Councils' preferred approach to development within the Local Plan: Joint Core Strategy is to ensure that new development will make the best use of previously developed land and buildings within existing built-up areas. However, the concerns expressed about the impact of

infill development and 'garden grabbing' through the JCS consultation is recognised. Policies in the Joint Core Strategy and subsequent Local Plan Allocations document will address this issue and may have a some limited impact on the number of small site developments coming forward.

The impact of the Coalition Governments changes with respect to the removal of garden land from the definition of previously developed land and the removal of indicative minimum density have been considered. The vast majority of small site development comes forward within Settlement Policy Boundaries (SPB). Discussions with Development Management Officers who have a wealth of experience of dealing with such sites in the District, have indicated that even considering the changes, the vast majority of small development sites would still be acceptable as development sites. However, Policy CP29 in the JCS regarding design could result in reduced density on some sites.

It is estimated that changes in density will reduce small site development provision by less than 10%, based on the revised density figures estimated for those SHLAA sites within the SPB. This together with any potential loss through policy changes (in light of the removal of garden land from the definition of previously developed land and JCS policy changes), is unlikely to result in a total loss any greater than 10% -15%.

The NPPF indicates that any allowance for windfall sites should not include residential gardens. To allow for this a combined 'discount' of 25% has therefore been applied to the contribution coming forward through small site development. It should be noted that although they cannot be included in any allowance made, in reality they will still come forward and form part of the housing provision made in the plan period.

In the light of Government guidance contained in the NPPF and NPPG, an allowance for permissions for small site development has therefore been included in land supply. With the discount of 25% applied it is considered that this results in a conservative estimate of small site development provision. Table 8 below sets out in the '12 year total (rounded)' column the estimated provision from this source. The housing trajectory (Appendix J) shows the phasing methodology for the windfall development.

| Settlement | Total 2000 to 2011 | Annual Average | 25% Discount | 12 year total |
|--------------------------|---------------------------|-----------------------|---------------------|----------------------|
| North of SDNP | | | | |
| Alton | 266 | 24.2 | 18.1 | 218 |
| Liphook | 78 | 7.1 | 5.3 | 64 |
| Four Marks / S. Medstead | 86 | 7.8 | 5.9 | 70 |
| Grayshott | 40 | 3.6 | 2.7 | 33 |
| Rest of North of SDNP | 235 | 21.4 | 16.0 | 192 |
| Whitehill & Bordon | 137 | 12.5 | 9.3 | 112 |
| Sub-total | 842 | 76.5 | 57.4 | 689 |
| South Hampshire | | | | |
| Horndean | 150 | 13.6 | 10.2 | 123 |
| Clanfield | 27 | 2.5 | 1.8 | 22 |
| Rowlands Castle | 43 | 3.9 | 2.9 | 35 |

| | | | | |
|----------------------|-------------|--------------|--------------|-------------|
| Sub-total | 220 | 20.0 | 15.0 | 180 |
| SDNP | | | | |
| Petersfield | 118 | 10.7 | 8.0 | 97 |
| Liss | 91 | 8.3 | 6.2 | 74 |
| Rest of SDNP | 212 | 19.3 | 14.5 | 173 |
| Sub-total | 421 | 38.3 | 28.7 | 344 |
| EHDC Total | 1062 | 96.5 | 72.4 | 869 |
| Overall Total | 1483 | 134.8 | 101.1 | 1213 |

Included Sites Identified in the SHLAA

This section includes those sites that have been identified as having some potential for residential development in the future but do not currently have planning commitments (i.e. do not have an extant planning permission, or allocated for residential use, or identified within the SPB). They have been identified from various sources including the Urban Capacity Study, omissions sites to the previous Local Plan and landowner submissions. All of the sites with housing potential are listed in Appendix H of this report. Table 9 below shows sites that were included after the sifting process of the SHLAA, which will form a potential supply. The newly allocated sites within the emerging Local Plan Part 2 will use these sites in order to make allocations to meet the District housing requirements.

| Area | 2014 - 2019 | 2020 - 2024 | 2025 - 2028 | Total |
|-----------------------|--------------------|--------------------|--------------------|--------------|
| South Hampshire | 2242 | 769 | 480 | 3491 |
| North of SDNP | 2564 | 974 | 0 | 3538 |
| District Total | 4806 | 1743 | 480 | 7029 |

The expected phasing of housing coming forward from the above SHLAA sites is based upon the phasing information given to East Hampshire District Council by landowners and developers and from information provided by Planning Management Officers. Where this was not available, it was based upon the number of houses which it is considered could feasibly be built over the 5 year periods.

C. Excluded Sites

Since the SHLAA process began in 2008 a number of sites have been removed from the assessment. This has been for reasons, such as; the site gaining planning permission, the site being below the minimum threshold of 5 dwellings or 0.2ha, the site falling within the South Downs National Park Authority Area, or at the request of landowners. This section refers to those sites that were assessed as part of the SHLAA but were discounted for a variety of reasons. In some cases there was more than a single reason for discounting the site. The full list of reasons are as follows:

- Flooding
- Environmental Designations
- Local Character
- Contamination / Unstable Land Issues

- Strategic Location
- Access
- Trees
- Topography
- Open Space
- Infrastructure
- Loss of Employment Land
- Ownership Constraints
- Undeliverable
- Historic Environment

Appendix D explains in more detail these reasons for discounting sites. In line with the methodology, where sites score 'red' for not satisfying the criteria, they are excluded from the assessment. The table below indicates how many sites were discounted.

| Status | No. of Sites | Site Area (ha) | Dwellings (approx) |
|----------|--------------|----------------|--------------------|
| Excluded | 124 | 293.4 | 2618 |

A total of 124 sites were excluded and in total they could have delivered approximately 2618 dwellings. However, at this time these sites are not considered to be suitable or available for residential development up to 2028. The annual review of the SHLAA will continue to assess their longer term potential as policies or circumstances change.

Summary of Housing Supply

The following tables show the housing supply for the District (outside the SDNPA) between 2011 and 2028. These tables show the sources of land supply for housing within the District, as well as proposed housing allocations within the adopted Joint Core Strategy to meet the objectively assessed housing target for the District.

| Housing Supply | No. of dwellings |
|---|------------------|
| Plan Requirement 2011 – 2028 | 8,366 |
| Housing Completions 2011 - 2014 | 868 |
| Large Sites with Permission (Unlikely discounted) | 1268 |
| Small Sites with Permission (10% discount) | 315 |
| Reserve/Baseline Sites without Permission | 275 |
| Large Urban Potential | 161 |
| Small Site Windfalls | 869 |
| Whitehill & Bordon Strategic Allocation | 2725 |
| New allocations | 2250 |
| Total provision 2011-2028 | 8,731 |

| Table 12: East Hampshire Area Housing Supply Phasing Figures | | | | | | |
|---|--------------------|--------------------|--------------------|--------------------|--|--------------------|
| Source of housing potential | 2011 - 2014 | 2014 - 2019 | 2019 - 2024 | 2024 - 2028 | | 2011 - 2028 |
| JCS annualised figure (492dpa outside SDNP) | 1476 | 2460 | 2460 | 1966 | | 8,366 |
| North of SDNP | | | | | | |
| Completions | 572 | | | | | 572 |
| Large sites with pp | | 1002 | | | | 1002 |
| Small sites with pp | | 275 | | | | 275.4 |
| Large urban potential | | 10 | 108 | 0 | | 118 |
| Windfalls | | 172 | 287 | 230 | | 689 |
| Reserve sites without pp | | 0 | 150 | 0 | | 150 |
| Sub total (supply) | 572 | 1459 | 545 | 230 | | 2806 |
| <i>JCS allocations</i> | | | | | | |
| | | 0 | 665 | 535 | | 1200 |
| <i>JCS Whitehill & Bordon Strategic Allocation</i> | | 684 | 1228 | 813 | | 2725 |
| <i>Sub total (allocations)</i> | | 684 | 1893 | 1348 | | 3925 |
| Sub total (supply + allocations) | 572 | 2143 | 2438 | 1578 | | 6731 |
| South | | | | | | |
| Completions (table 1) | 296 | | | | | |
| Large sites with pp (table 2) | | 319 | | | | 319 |
| Small sites with pp | | 40 | | | | 39.6 |
| Large urban potential | | 43 | 0 | 0 | | 43 |
| Windfalls | | 45 | 75 | 60 | | 180 |
| Reserve sites without pp | | 125 | 0 | 0 | | 125 |
| Sub total (supply) | 296 | 572 | 75 | 60 | | 1003 |
| <i>JCS allocations</i> | | | | | | |
| | 0 | 0 | 585 | 465 | | 1050 |
| Sub total (supply + allocations) | 296 | 572 | 660 | 525 | | 2053 |
| East Hampshire Total (supply + allocations) | 868 | 2662 | 3098 | 2103 | | 8731 |
| Shortfall/surplus | -608 | 201 | 637 | 135 | | 365 |

| Table 13: Housing Supply by Settlement Summary | | | | | | | | | | |
|--|--------------------------------------|--|---|------------------------------------|-------------------|---|---|--|---------------------------|-----------------------------|
| Settlement | Completions 2011/12 to 2013/14 | Large Site Planning Permissions * | Small Site Planning Permissions ** | Large Urban Potential *** | Windfalls **** | Baseline & Reserve Sites Without Planning Permission | Total Completions, Commitments and Windfalls | Whitehill & Bordon Strategic Allocation | New Allocated Sites | Total 2011 to 2028 |
| North of SDNP | | | | | | | | | | |
| Alton | 244 | 265 | 67 | 108 | 218 | 150 | 1052 | | 700 | 1752 |
| Liphook | 98 | 370 | 24 | 0 | 64 | 0 | 556 | | 175 | 731 |
| Four Marks/S Medstead | 119 | 110 | 27 | 0 | 70 | 0 | 326 | | 175 | 501 |
| Grayshott | 15 | 0 | 13 | 0 | 33 | 0 | 61 | | 0 | 61 |
| Villages | 55 | 193 | 104 | 10 | 192 | 0 | 554 | | 150 | 704 |
| Whitehill & Bordon Policy Zone | 41 | 11 | 40 | 0 | 112 | 0 | 204 | 2725 | | 2929 |
| Sub total | 572 | 949 | 275 | 118 | 689 | 150 | 2753 | 2725 | 1200 | 6678 |
| South | | | | | | | | | | |
| Horndean | 91 | 149 | 29 | 0 | 123 | 125 | 517 | | 700 | 1217 |
| Clanfield | 183 | 150 | 8 | 0 | 22 | 0 | 363 | | 200 | 563 |
| Rowlands Castle | 22 | 20 | 3 | 43 | 35 | 0 | 123 | | 150 | 273 |
| Sub total | 296 | 319 | 40 | 43 | 180 | 125 | 1003 | | 1050 | 2053 |
| Total | 868 | 1268 | 315 | 161 | 869 | 275 | 3756 | 2725 | 2250 | 8731 |
| Notes | | | | | | | | | | |
| * Adjustment made for those large sites unlikely to come forward in the Plan period | | | | | | | | | | |
| ** Includes discount of 10% on small site commitments | | | | | | | | | | |
| *** Potential development sites identified in the SHLAA which lie within a Settlement Policy Boundary. | | | | | | | | | | |
| **** Includes a discount of 25% on projected windfalls | | | | | | | | | | |

5. Conclusion

As those familiar with the housing market will appreciate, any analysis of the housing market reflects the situation at any given point in time. The market will undoubtedly vary over the period considered by this study. The annual reviews of the SHLAA will pick up changing trends in the marketplace.

This document provides a snapshot picture of both the committed and potential supply in East Hampshire (Outside the SDNPA) up to 2028, with a base date of 1st April 2014. The results of the SHLAA will primarily be used to help inform work on the emerging Local Plan Part 2: Allocations. The SHLAA has been carried out in full accordance with the NPPG and the Council has sought to engage with appropriate stakeholders at various stages of the process, and most recently conducted a 'call for sites' exercise in June 2014.

These findings represent data from 1st April 2014 and the SHLAA will be revised annually allowing stakeholders to continue to be involved, providing additional information on sites or suggesting new sites. The sites and areas that have been identified in the SHLAA are derived from a number of sources and have built on the previous work done by the Council in previous versions of the SHLAA and the Urban Capacity Study. It is important to note that certain assumptions have been made within the assessment based on general guidance in the NPPG and on Officer's judgement at a certain point in time. The SHLAA should be treated as a 'live' document and the information will be subject to change over short periods of time, for example as sites move from one category to another or as circumstances change on sites. Consequently, planning applications for residential development will continue to be assessed on their individual planning merits in accordance with the NPPF, adopted JCS and other material planning considerations.

Information that is contained within the SHLAA may act as a useful indication of opportunities or constraints on a site but applicants will need to undertake their own detailed research to determine the full potential for residential development opportunities on sites within the SHLAA or indeed those that have not been identified.

It is clear from the findings and subsequent analysis that there is limited potential for residential development on previously developed sites within the existing urban area. This means that significant greenfield release will be required to deliver the housing requirements over the duration of the plan period and the JCS identifies that there will be newly allocated sites required to accommodate 3,200 dwellings across the whole District. This is broken down into 2,250 dwellings outside the SDNPA and 950 dwellings within the National Park.

The SHLAA identifies which sites are considered to have housing potential across East Hampshire (outside the SDNPA). The assessment considered which sites were deemed suitable, available and achievable up until 2028. The total area of 'included' sites equates to 7,029ha, with a full schedule identified in Appendix H.

The study findings and housing trajectory (Appendix J) indicate that although the first few years of the plan period the housing targets established in the JCS will not be met, they will be exceeded from 2016 onwards. As mentioned within the document the overall housing target is 10,060 up to 2028, which is 8,366 dwellings for the area outside the SDNPA. Based on the current housing land supply, including the strategic allocation of 2,725 dwellings at Whitehill & Bordon and new allocations of 2,250, the Council have land to accommodate 8,731 dwellings,

365 more than the minimum requirement. The SHLAA identifies over 7,000 hectares of land with housing potential, which is more than ample in accommodating 2,250 dwellings.

These results will help form part of the Council's evidence base to support the emerging Local Plan Part 2. These sites will undergo greater scrutiny and more detailed assessment to inform the Council's decision on residential allocations. The results also support the Council's position in relation to the requirements of the NPPF, in terms of both identifying a deliverable five-year housing land supply and also identifying potential sites for years 5-10 and 10-15.