

# Strategic Land Availability Assessment 2019

## Appendices

### Appendix 1 – SLAA Methodology



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# Strategic Land Availability Assessment (SLAA) Methodology

## 1. Introduction

- 1.1 This document sets out the methodology to be used by Surrey Heath for preparing a Strategic Land Availability Assessment. A Strategic Land Availability Assessment (SLAA) is the process of gathering together information to create a portfolio of sites which may be considered for future planning purposes.
- 1.2 In order to reflect updates to the national Planning Practice Guidance (PPG), the resulting documents will now be referred to as a Strategic Land Availability Assessment (SLAA), replacing the previous SHLAA title. This SLAA methodology is written to be in compliance with the guidance in the PPG.
- 1.3 This Methodology has been updated following the publication of the revised National Planning Policy Framework (NPPF) 2019, and updates to the PPG, to ensure it is fully compliant with national policy and guidance.

### The requirement to prepare a SLAA – National Planning Policy and Guidance

- 1.4 The NPPF 2019<sup>1</sup> states that plan-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- 1.5 In order to reflect national guidance, a comprehensive assessment of land will be undertaken, enabling sites to be submitted and evaluated for a range of uses in addition to housing. This is in accordance with the PPG, which states,
- 'Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate.'*<sup>2</sup>
- 1.6 In order to reflect the PPG, the SLAA study will consider the availability of land for the following types of uses:

**Residential:** Use classes falling within C3 (dwelling houses) and C2 (residential institutions). This includes affordable housing; sheltered housing; self and custom build houses; and Gypsies, Travellers and Travelling Showpeople pitches for households.

<sup>1</sup> Paragraph 67 of the NPPF (2019):

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

<sup>2</sup> PPG Paragraph: 001 Reference ID: 3-001-20190722: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

**Economic:** All A use classes (shops, financial and professional services, food and drink, drinking establishments, hot food takeaways), all B use classes (business, general industry, storage and distribution), use class C1 (hotels) and use class D2 (assembly and leisure).

**Other:**

Use classes falling within D1 (non-residential institutions), mixed use developments and Suitable Alternative Natural Greenspace (SANG).

1.7 This assessment of land availability is a key element of a local plan's evidence base and its preparation is important for the development and implementation of local plans. The PPG states that an assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

### Previous update to SHLAA methodology

1.8 Hart District Council, Rushmoor Borough Council and Surrey Heath Borough Council form a single Housing Market Area (HMA). An independent audit of the three authorities' previous methodologies was undertaken by Peter Brett Associates on behalf of the Planning Advisory Service (PAS) in 2015 recommended the use of a consistent methodology across the HMA for future iterations of the authorities' SLAAs. The updated PPG states, "*The area selected for the (SLAA) assessment should be the plan-making area*".<sup>3</sup> Therefore, this updated SLAA methodology will apply to sites assessed in Surrey Heath which is the geographic plan-making area for Surrey Heath Borough.

1.9 'Call for Sites' exercises are undertaken using an agreed assessment pro forma. In undertaking a SLAA, the Council will aim to actively engage with developers and agents as advised in PPG guidance.

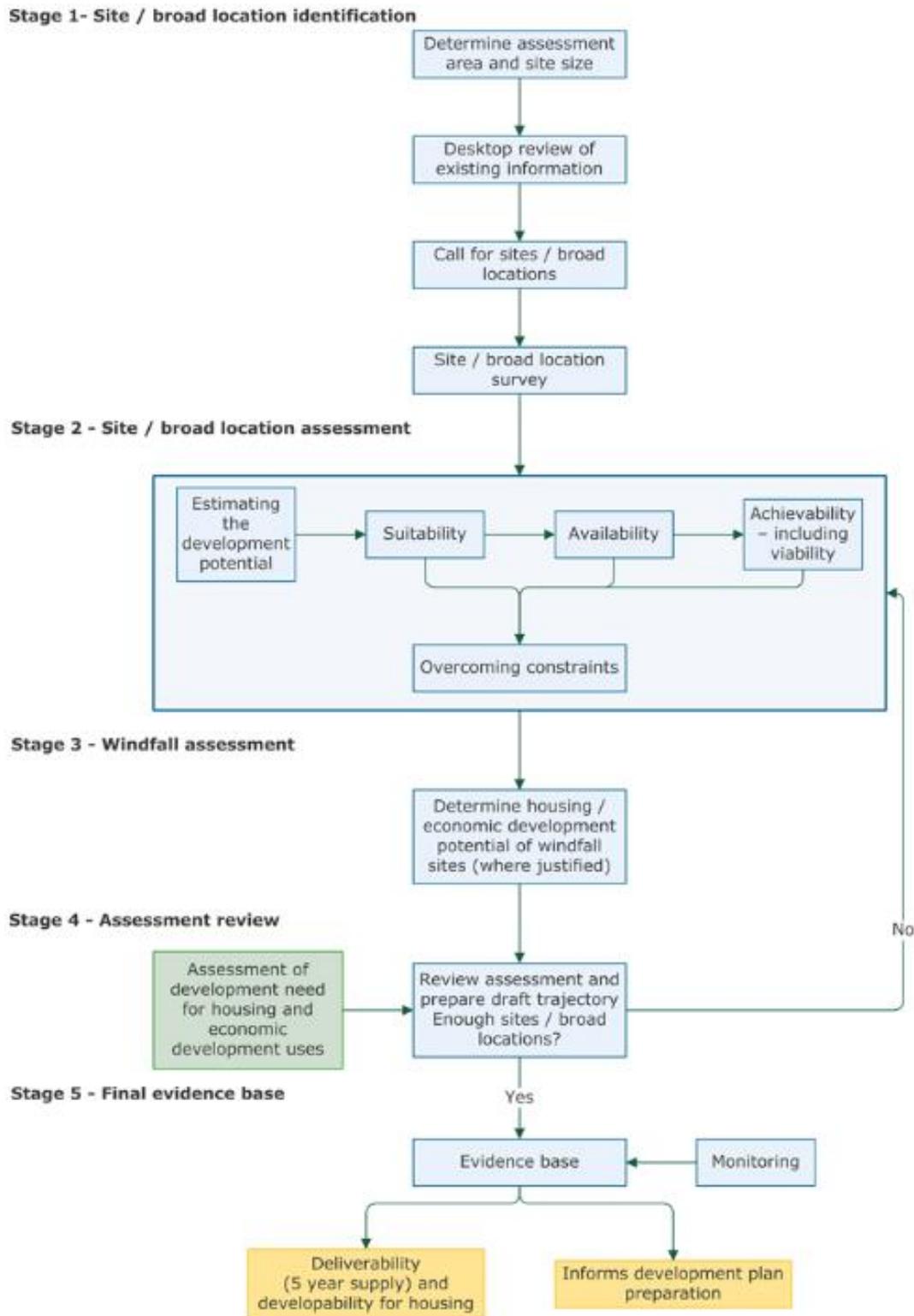
### PPG direction on the preparation of a SLAA

1.10 In view of the importance of a SLAA in forming part of the evidence base for local plans, the PPG provides guidance to local authorities on the methodology to be used when preparing a SLAA. For ease of reference, the broad structure of the methodology is set out in Figure 1.1 overleaf. The PPG guidance has been closely followed when devising the specific SLAA methodology set out in this Paper.

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<sup>3</sup> PPG Paragraph: 006 Reference ID: 3-006-20190722: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

**Figure 1.1: PPG SLAA preparation flowchart**



## 2. Stage 1 – Identification of sites and broad locations

### Geographical area covered by the assessment

- 2.1 The geographical area covered by the SLAA should be based on the plan-making area, as recommended in the PPG. This SLAA document therefore considers sites within Surrey Heath.
- 2.2 The PPG expects SLAAs to be undertaken working with other plan-making authorities in the Housing Market Area (HMA) and Functional Economic Area (FEA)<sup>4</sup>, both of which comprise Hart, Rushmoor and Surrey Heath Council areas. Discussions have taken place between the three plan-making authorities regarding the production and content of this SLAA Methodology.

### Need for development

- 2.3 In line with the PPG, and to provide an audit of available land, the assessment will identify all qualifying sites and broad locations, regardless of the amount of development needed to meet identified needs.

### Site size for assessment

- 2.4 The assessment will consider a range of different site sizes from small-scale sites to opportunities for larger scale developments.
- 2.5 In accordance with the PPG, the assessment will consider all sites capable of delivering five or more dwellings (net) or economic development on sites that are a minimum size of 0.25ha (or 500sqm net additional floorspace) or above. Sites falling below this threshold will not be included in the SLAA other than as part of a windfall allowance in the housing trajectory.

### Identifying sites

- 2.6 The first step in identifying sites should be a formal 'Call for Sites', which is issued to developers, landowners and others with an interest in the future development of land within the Borough. The PPG states that the 'Call for Sites' should be aimed at as wide an audience as is practicable so that those not normally involved in property development have an opportunity to contribute.<sup>5</sup> Furthermore, a proactive desktop review will be undertaken to identify as wide a range as possible of sites and broad locations for housing development.
- 2.7 All sites, regardless of policy constraints, will be included at this stage of the Assessment for the sake of comprehensiveness. However, some sites may have constraints that would severely restrict development. Such constraints could include flood risk and Special Protection Areas (SPA). Whilst the desktop review will consider

<sup>4</sup> PPG Paragraph: 007 Reference ID: 3-007-20190722: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>5</sup> PPG Paragraph: 012 Reference ID: 3-012-20190722: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

the appropriateness of previously defined constraints, some sites may simply be inappropriate for development.

- 2.8 In addition to sites that have been submitted through the 'Call for Sites' process, the Council will actively seek to identify sites that may have a part to play in meeting housing or economic needs through the desktop review process.
- 2.9 In identifying sites, the following types of sites and sources of data will be drawn upon:

Type of Site	Data sources to be drawn upon
Existing housing allocations and development briefs not yet with planning permission	Development Plans and Neighbourhood Plans
Unimplemented planning permissions <sup>6</sup>	Planning application records
Housing sites that are under construction	Development starts and completions records
Undetermined planning applications	Planning application records
Planning applications that have been refused or withdrawn	Planning application records
Pre-application inquiries (where not confidential)	Planning records
Land in the ownership of the local authority	Local authority records
Surplus and likely to become surplus public sector land. Such bodies will include, but not be limited to, Surrey County Council and the Ministry of Defence.	Duty to Co-operate discussions National register of public sector land
Sites submitted by developers through formal 'Call for Sites' and/or through local plan consultations.	Formal 'Call for Sites' and/or local plan consultation records
Sites suggested through engagement with local communities	Local Plan consultation events
Vacant and derelict land and buildings	Local authority empty property register
Sites where more productive use of under-utilised facilities can be made (e.g. Garage blocks)	Map work
Sites anticipated to meet employment/retail requirements	Enquiries received by the plan-making authority and active engagement with the business sector
Sites suitable for SANGs and leisure purposes	Planning records and 'Call for Sites' records
Sites appropriate for a mix of the above uses	Local authority and planning records, as well as 'Call for Sites' records

- 2.10 This comprehensive set of sites will then be assessed against national policies and designations (see table at paragraph 2.12) to establish which have reasonable potential for development and should be included in the site survey.

#### *Excluded sites*

- 2.11 Sites and areas that do not meet the site size thresholds set out in paragraph 2.5 will be excluded from the assessment. In addition, sites that do meet the site size thresholds but which have no potential for development will be identified at this stage and excluded from further detailed analysis.

<sup>6</sup> Also includes relevant applications granted prior approval under The Town and Country Planning (General Permitted Development) (England) Order 2015 (or as subsequently amended)

*Excluded sites - residential*

- 2.12 The following policy constraints will automatically result in a site being treated as an Excluded Site for the purposes of *residential development*:

Constraint	Justification
Site lying wholly within, or adversely constrained by, a European Nature Conservation Site (SAC and SPA including the Thames Basin Heaths Special Protection Area)	Protected by European Law
Site lying wholly within, or adversely constrained by, a Site of Special Scientific Interest (SSSI). Sites lying wholly within, or adversely constrained by, ancient woodland.	National nature designation
Sites lying wholly within, or adversely constrained by, the 400m buffer zone of the Thames Basin Heath Special Protection Area (SPA). Suggested uses other than residential (C3) will be considered on an individual basis, dependent on the nature of the use proposed and impacts upon the SPA.	Natural England have advised that it is not possible to prevent harm arising from residential development within 400m of the SPA
Site lying wholly within, or adversely constrained by, Flood Zone 3b – functional flood plain	National policy <sup>7</sup> directs that functional floodplain is not developable for residential uses, including residential care homes, caravans and mobile homes. Other uses that are directed not to be developable in functional floodplain are set out in Planning Practice Guidance note on flood zones. <sup>8</sup>
Sites lying wholly within, or adversely constrained by, the Public Safety Zone (PSZ) for Farnborough Airport	Development in this area would be contrary to Department of Transport Circular 01/10 which seeks to prevent new development in the PSZ, and to reduce it over time as circumstances allow. <sup>9</sup>

*Excluded Sites – Economic and other use types*

- 2.13 Some of the above constraints will also be applicable when 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.

*Farnborough Airport Public Safety Zone (PSZ)*

- 2.14 Public Safety Zones are areas at either end of a runway, within which development is restricted in order to control the number of people on the ground at risk of death or

<sup>7</sup> Technical Guidance to the National Planning Policy Framework (March 2012), Former CLG: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6000/2115548.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf)

<sup>8</sup> Flood risk and coastal change Guidance <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

<sup>9</sup> Department for Transport, DFT Circular 01/2010 (March 2010): [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/36536/circular.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/36536/circular.pdf)

injury in the event of an aircraft accident on take-off or landing. The Department of Transport Circular 01/2010 (Control of Development in Airport Public Safety Zones) sets out that the basic objective governing the restriction on development near civil airports is that there should be no increase in the number of people living, working or congregating in Public Safety Zones and that, over time, the number should be reduced as circumstances allow.

- 2.15 There are PSZs at either end of the runway at Farnborough Airport. The policy objective set out in Circular 01/2010 therefore applies in this location, and represents an absolute constraint to net new residential development therein. Further information on the PSZs as they relate to Farnborough Airport can be viewed at <http://www.rushmoor.gov.uk/article/2563/Public-Safety-Zones>.

#### *Survey of Sites*

- 2.16 Sites and broad locations that are not excluded will be subject to detailed site surveys, including desktop reviews and site visits, if deemed necessary. The survey will establish and record the following:
- site size boundaries and location;
  - current land use and character;
  - land uses and character of surrounding area;
  - physical constraints;
  - potential environmental constraints;
  - where relevant, development progress;
  - initial assessment of whether the site is suitable for a particular type of use or as a mixed development.
- 2.17 Once the sites have been surveyed and their details recorded, they will be carried through into Stage 2 of the assessment process, as set out in figure 1.1 of the PPG SLAA preparation flowchart.

### 3. Stage 2 – Site/broad location assessment

- 3.1 Following the identification of possible sites in Stage 1 of the SLAA methodology, sites will then need to be assessed in greater detail to determine their development potential.

#### **Calculating the development potential of sites**

- 3.2 The development potential of each of the surveyed sites will be assessed using national planning policies and local plan policies that are consistent with the relevant national policies. Where plans are emerging, these will be taken into account if they are in an advanced stage of preparation.<sup>10</sup> Where there are locally determined policies on density, these will be applied (also see paragraph 5.11 which refers to potentially altering density assumptions in the context of a shortfall against the local housing need figure).
- 3.3 Where plans do not provide a sufficient basis to make a judgement, regard will be had to existing good quality development schemes as the basis for assessment.
- 3.4 The assessment of the capacity of a site will be undertaken on all sites carried through into Stage 2.

#### **Assessing suitability, availability and achievability of sites**

- 3.5 The suitability, availability and achievability of sites and broad areas will be assessed so that a judgement can be made in the plan-making context as to whether a site can be considered Deliverable.

#### *Assessing Suitability*

- 3.6 The suitability of the identified use or mix of uses of a particular site will be assessed, including consideration of the types of development that may meet the needs of the community. Potential uses for sites include but are not limited to: market housing, private rented, starter homes, affordable housing, self-build plots, Gypsy and Traveller pitches, Travelling Showpeople plots, housing for older people, or for economic development, SANG and leisure uses.
- 3.7 Assessing the suitability of a site will be guided by:
- Up-to-date policies in the adopted development plan, advanced emerging plan policy and national policy;
  - Market requirements in the HMA/FEA;
  - Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
  - Potential impacts, including the effect on landscape features and heritage conservation;
  - Contribution to regeneration priority areas, where applicable; and
  - Environmental amenity impacts.

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<sup>10</sup> In this context ‘advanced plan policies’ are taken to be those in pre-submission documents.

- 3.8 Sites allocated in existing development plans or with planning permission for housing or other uses will generally be considered suitable for development, although it may be necessary to assess whether circumstances have changed which would alter their suitability.<sup>11</sup>

*Assessing Availability*

- 3.9 All sites will be assessed as to whether they are genuinely available (i.e. there are no legal or ownership problems, such as ransom strips, multiple ownerships, tenancies or operational requirements of land owners). Initially, these points will be addressed where information has been provided. Following receipt of this information, if required, checks that are more detailed will be undertaken in order to establish the availability of the site.

*Assessing Achievability*

- 3.10 A site will be considered achievable for development where there is a reasonable prospect that development can take place at a particular point in time. This will involve a high-level judgement about the economic viability of a site and the capacity of the developer to complete the housing over a certain period.

- 3.11 The following factors will be considered when assessing a site's achievability for development:

- Likelihood of the site coming forward for the proposed use;
- Whether there are any significant abnormal development costs (e.g. contamination remediation, demolition, access etc.);
- Possible requirements for significant infrastructure investment to ensure that a site is capable of sustaining new development;
- Issues that may influence the economic viability or timing of the development.

**Dealing with identified constraints and timescales**

- 3.12 Where constraints have been identified, the assessment will consider what action would be needed to remove them, along with when and how this could be undertaken and the likelihood of sites/broad locations being delivered.
- 3.13 Information on suitability, availability, achievability and constraints will be used to assess the timescale within which each site is capable of development. Where appropriate, this may include indicative lead-in times and build-out rates for the development of different scales of sites.<sup>12</sup>

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<sup>11</sup> PPG Paragraph: 018 Reference ID: 3-018-20190722: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>12</sup> PPG Paragraph: 022 Reference ID: 3-022-20190722: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

## 4. Stage 3 – Windfalls and C2 Uses

### Windfall Assessment

- 4.1 The term “windfall” refers to sites which have not been previously identified. Such sites are often first encountered upon submission of a planning application or during pre-application discussions. Windfall sites are generally small or involve the conversion of existing buildings, but they can also be larger sites.
- 4.2 The NPPF (2019) and PPG advise that, where justified, windfall sites can contribute towards housing supply. Paragraph 70 of the NPPF confirms that where there is compelling evidence that demonstrates the contribution that windfall sites make to housing supply, an allowance for windfall sites can be made within a plan-making authority’s anticipated supply. The PPG states that broad locations identified in years 6-15 could include a windfall allowance.<sup>13</sup>
- 4.3 As instructed in the NPPF, windfall allowances should be as realistic as possible, justified by compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Surrey Heath has set out a locally derived allowance for windfall sites in the SLAA.

### Prior Notifications

- 4.4 Under the General Permitted Development Order 2015<sup>14</sup> (GPDO), office to residential conversions may not require the submission of a planning application, but may only require prior approval. An amendment<sup>15</sup> to the Order in April 2016 made permanent the temporary right to change a building used as an office into residential use. Dwellings arising from this source have the potential to contribute to the supply of housing. Therefore, where an authority considers it relevant to their area, they may seek to include an allowance that accounts for prior notifications.

### C2 uses

- 4.5 Guidance in the PPG allows for older persons housing, including C2 uses, to be counted against the housing requirement in a Local Plan or the local housing need figure for a plan-making authority. The PPG states:  
*“Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data.”*<sup>16</sup>
- 4.6 When considering the contribution non-independent care home and nursing home C2 uses make to housing land supply, it is recognised that an individual bed-space may

<sup>13</sup> PPG Paragraph: 023 Reference ID: 3-023-20190722: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>14</sup> The Town and Country (General Permitted Development) (England) Order 2015: <http://www.legislation.gov.uk/ukxi/2015/596/contents/made>

<sup>15</sup> The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016: <http://www.legislation.gov.uk/ukxi/2016/332/made>

<sup>16</sup> PPG Paragraph: 016a Reference ID: 63-016a-20190626: <https://www.gov.uk/guidance/housing-supply-and-delivery>

not necessarily replace an individual unit of C3 accommodation. Therefore, a discount is appropriate as advised in the PPG. This will be applied in the SLAA, using census data referenced in the PPG for the average number of adults in households in the Borough.<sup>17</sup>

## 5. Stage 4 – Assessment Review

### Producing an indicative housing trajectory

- 5.1 Once the sites and broad locations have been assessed, the development potential of all housing sites in the Borough will be collated to produce an indicative trajectory and to determine whether housing needs can be met. This will also enable a more detailed assessment of the five year housing land supply to be undertaken, which will normally be produced in a separate paper. The five year housing supply and trajectories will be assessed against the housing requirement of the Council's Local Plan, or where the Borough's housing policies are out of date, the local housing need figure derived from the government's standard method for calculating housing need will be applied. This is consistent with the PPG regarding the assessment of a five-year housing land supply.<sup>18</sup>

### Deliverable and Developable Sites

#### *Identifying Deliverable Sites*

- 5.2 Paragraph 73 of the NPPF (2019) requires plan-making authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. An appropriate buffer must also be included, as set out in paragraph 73. To be considered Deliverable, a site must:

- Be available now;
- Offer a suitable location for development now;
- Be achievable with a realistic prospect that housing will be delivered on the site within 5 years.

Deliverable sites include sites that:

- do not involve major development and have planning permission, and all sites with detailed planning permission, unless there is clear evidence that homes will not be delivered within five years;
- have outline planning permission for major development, have been allocated in a development plan, have a grant of permission in principle, or are identified on a

<sup>17</sup> 2011 Census - Age of Household Reference Person (HRP) by number of adults in household - national to local authority level:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltolocalauthoritylevel>

<sup>18</sup> PPG Paragraph: 001 Reference ID: 68-001-20190722: <https://www.gov.uk/guidance/housing-supply-and-delivery>

brownfield register, only where there is clear evidence that housing completions will begin on site within five years.<sup>19</sup>;

- are not allocated within a development plan and are without planning permission, where there is locally derived evidence that housing completions will begin on site within five years, as demonstrated through the SLAA.

5.3 Deliverable housing sites for the next 0-5 years will be identified in the SLAA. Robust, up-to-date evidence in the form of mapping and detailed suitability, availability and achievability information in relation to these sites will be presented. Judgements on deliverability will be set out clearly and transparently. Details of the Deliverable SLAA sites will be set out in the SLAA report.

5.4 The Deliverable sites will form the basis of the 0-5 year supply of sites, along with a windfall allowance.

### ***Identifying Developable Sites***

5.5 Paragraph 67 of the NPPF (2019) expects plan-making authorities to identify and update annually a supply of specific Developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. To be considered Developable, a site should:

- Be in a suitable location for housing development;
- Have a reasonable prospect that it is available; and
- Practicably be viable for development at the point envisaged.

5.6 Developable sites for the next 6-10 years will be identified in the SLAA. Again, robust, up-to-date evidence in the form of mapping and information on the suitability, availability and achievability information of these sites and broad locations will be presented. Judgements will be set out clearly and transparently. Where it is possible to identify sites for the years 11-15, these will also be presented in the SLAA report.

5.7 The Developable sites will form the basis of the 6-15 year supply, along with a windfall allowance and any deliverable sites where the delivery extends into year 6 onwards.

### ***Sites that are 'Not Currently Developable'***

5.8 Where sites are not subject to absolute constraints but suitability and/or achievability obstacles exist that may be possible to overcome, the site will be categorised as 'Not Currently Developable'. In addition, sites that are considered unlikely to become

<sup>19</sup> The PPG (<https://www.gov.uk/guidance/housing-supply-and-delivery>) includes examples of what that evidence may include at para 007 Reference ID: 68-007-20190722, as follows:

- Current planning status - for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision

available within 0 - 15 years and broad locations for growth will be recorded in the SLAA as 'Not Currently Developable'.

### **Broad locations for growth**

- 5.9 The SLAA will seek to identify broad locations with potential for future housing growth. These areas are seen as having potential to deliver housing later on in the plan period. Where broad locations have been identified via desk-top studies and community consultation events, the degree of certainty and detail that can be attached to them will be limited. As noted above, broad locations will therefore be recorded as 'Not Currently Developable'.
- 5.10 Where one or more specific sites within an identified broad location for growth are submitted as part of a 'Call for Sites' exercise, these will be assessed as individual sites, in accordance with Stage 2 of this methodology. As a result, such sites will be individually identified in the SLAA, based on their specific suitability, availability and achievability. A map showing each of the specific sites will be included in the SLAA.

### **Dealing with situations where there are insufficient sites to meet local housing needs**

- 5.11 The assessment may reveal that there are insufficient sites/broad locations to meet the housing requirement in an up-to-date Local Plan or the local housing need figure, where strategic policies are more than five years old. In such cases, in order to meet local housing needs, as far as possible, the assessment will be re-appraised, as set out in Stage 2 of Figure 1.1, *PPG SLAA preparation flowchart*, as outlined below:
- Site capacity on Deliverable and Developable sites will be re-appraised;
  - The possibility of changing assumptions on density and the developable area of sites will be considered, ensuring capacities optimise the most efficient use of land;
  - The phasing of sites will be reassessed;
  - Where sites classified as 'Not currently Developable' are advised to be available within the 0-15 year period, their suitability and achievability will be reappraised.

## **6. Stage 5 – Final Evidence Base**

### **Core outputs**

- 6.1 The following core outputs will be produced as part of the assessment and presented in the main report:
- A list of all sites and broad locations identified through the SLAA process indicating whether they are considered to be Deliverable, Developable, Not Currently Developable, or Excluded;
  - A referenced borough wide map (or maps) showing the location of all the identified sites;
  - Assessment of the suitability, availability and achievability of the sites and broad locations;

- Maps and detailed assessments of Deliverable, Developable and Not Currently Developable sites;
- For transparency, maps and detailed assessments will also be produced for 'Excluded' sites that have been excluded for reasons other than not meeting the site size threshold of 5 (net) dwellings, or being wholly impacted by the major constraints listed in the table at paragraph 2.12;
- An assessment of the potential type and quantity of development that could be delivered on each site/broad location, setting out how any barriers to delivery could be overcome and broadly, when;
- An indicative trajectory of anticipated development and consideration of associated risks, based on the evidence available;
- The current five year supply situation in relation to the relevant housing requirement set out in adopted strategic policies or against the authority's local housing need, where the strategic policies are more than five years old.

### **Five year Housing Supply**

- 6.2 Where there is an adopted local plan that contains up-to-date housing requirement policies, this will be used as a starting point for calculating the 5 year supply. In instances where the evidence has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, the most up-to-date local housing need figure derived from the government's standard method for calculating housing need will be used. The five year housing land supply will normally be produced in a report that is separate from the SLAA.

### **Updating the Assessment**

- 6.3 The NPPF (2019) expects plan-making authorities to identify and update annually a supply of specific Deliverable sites sufficient to provide five years' worth of housing.<sup>20</sup> As part of this, plan-making authorities are required to consider both the delivery of sites against the forecast trajectory and also the deliverability of all the sites in the five year supply. Following their publication, it is not necessary for the assessments to be updated for a full twelve months unless significant new evidence comes to light. This approach will help establish a strong position for demonstrating a robust supply of sites, and help determine whether the authority can demonstrate a five year housing land supply.

### **Monitoring**

- 6.4 The following housing supply information will be recorded when monitoring:
- Progress with delivery of development on allocated sites and sites with planning permission;
  - Submitted and approved planning applications on sites and broad locations identified in the assessment;
  - Progress made on removing constraints on development and whether a site is now considered to be Deliverable or Developable;

<sup>20</sup> NPPF (2019), paragraph 73:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

- New unforeseen constraints that have emerged and which mean that a site is now non-Deliverable or Developable, and how these could be addressed;
- Whether the windfall allowance is coming forward as expected, or may need to be adjusted.

## Glossary

<b>Advanced emerging plans</b>	Emerging plans that are at pre-submission stage
<b>Deliverable sites</b>	A site for housing that is available, suitable and achievable now with a realistic prospect that housing will be delivered within five years', as defined within the NPPF (2019) Glossary.
<b>Developable sites</b>	Sites in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at some point in the period 6 – 15 years, as defined within the NPPF (2019) Glossary.
<b>Excluded sites</b>	Sites lying wholly within a European Nature Conservation Site, SSSI, the 400m buffer zone of the Thames Basin Heath Special Protection Area, Flood Zone 3b, Ancient Woodland, or the Public Safety Zone for Farnborough Airport. Residential sites submitted to the Council for a figure that is lower than 5 dwellings. Sites that upon further assessment are subject to other insurmountable constraints.
<b>FEA</b>	Functional Economic Area
<b>HMA</b>	Housing Market Area
<b>Not Currently Developable sites</b>	Sites not subject to absolute constraints but where it is considered that development would be contrary to current policy or where it is considered that suitability and/or achievability obstacles could be overcome. In addition, broad locations for growth and sites that are considered unlikely to become available within 0 - 15 years.
<b>NPPF (2019)</b>	National Planning Policy Framework (2019)
<b>PPG</b>	National Planning Practice Guidance
<b>PDL</b>	Previously Developed Land
<b>PN</b>	Prior Approval Notification
<b>SHMA</b>	Strategic Housing Market Assessment
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SLAA</b>	Strategic Land Availability Assessment