



South Downs National Park

**Strategic Housing Land
Availability Assessment**

Covering Report

Base date 1st April 2014

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South Downs National Park Authority
Strategic Housing Land Availability Assessment

Important Notice

In relation to the information contained within the South Downs National Park Strategic Housing Land Availability Assessment (SHLAA) Covering Report and Appendices, and any other report relating to the findings of the SHLAA, the National Park Authority makes the following disclaimer without prejudice:

- **The SHLAA does not allocate sites to be developed.** The allocation of sites for future housing development will be determined through either the South Downs National Park Local Plan or neighbourhood plans.
- **The identification of potential housing sites within the SHLAA does not imply that planning permission would be granted for residential development.** All planning applications incorporating residential development will continue to be considered against the appropriate policies and having regard to any other material considerations.
- The inclusion of potential housing sites within the study does not preclude them from being considered for other uses. The boundaries of sites are based on the information available at the time. The SHLAA does not limit an extension or contraction of these boundaries for the purpose of a planning application.
- The omission of sites from the study does not preclude the possibility of planning permission for residential development on them being granted. It is acknowledged that sites will continue to come forward that may be suitable for residential development that have not been identified in the SHLAA.
- The categorisation of sites in terms of when they come forward is based on an assessment at the time of the study. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged or not at all.
- The SHLAA is a high level assessment of potential housing opportunities. It does not determine planning applications. Determination of planning applications will require

a high level of detail and understanding of the site constraints. Communities and applicants cannot rely on the findings or conclusions in the SHLAA in isolation.

- The housing capacity of a site in the study either relates to the number of dwellings granted in a planning permission (where applicable) or is an estimate based on an assessment of what could be an appropriate density for the site in question. However, the site capacities in the study do not preclude different densities being applied on sites, subject to further details.
- The study has a base date of the 1 April 2014 and the findings are a 'snap-shot' of information held at this time. Therefore, some of the information held within the SHLAA will have changed. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled and published. Similarly planning permission may have lapsed on other sites. The SHLAA will be updated on a regular basis, through the Authority Monitoring Report or update reports, as required.

Guide to the SHLAA (FAQ)

What is a Strategic Housing Land Availability Assessment (SHLAA)?

A SHLAA is a piece of evidence base for the Local Plan. It assesses the availability, suitability and deliverability of potential housing sites. More information is available in the Introduction, Purposes and Aims and Methodology of this covering report.

How do I know if a site has been assessed?

Appendix C provides a list of all the sites considered. This list is sorted by district/borough and settlement. Appendix D includes the assessment of these sites and a map showing the sites in each settlement.

How do I find the assessment recommendations?

Appendix D sets out the assessment recommendations. This is sorted by district/borough and then by settlement.

How do I see which sites have been assessed in my area, settlement or parish?

Appendix D includes the assessment of these sites and a map showing the sites in each settlement. There is an index of settlements at the beginning of each section. If a settlement is not listed, there have not been any SHLAA sites identified prior to the deadline for this report.

How have sites been assessed?

Every site has been subject to the same assessment process. Figure 1 summarises the process and more detail is available in the methodology for the assessment process in section 4 of this report (page 13) The assessment criteria used is available in Appendix A.

How have the sites been identified?

More detail on how sites have been identified or why a site may be listed is available under section 4 (Stage

I – Identification).

What do the different recommendations mean?

There are four recommendations:

(i) Excluded – The site does not meet the initial criteria (shown in Figure 2, pages 16-17) and is therefore excluded from the assessment process.

(ii) Rejected – Following a detailed assessment using the methodology the site is not considered to be suitable for development.

(iii) Has Potential (Deliverable) – Following a detailed assessment using the methodology the site is considered to have potential for some housing development. It is considered to be available and development is considered achievable.

(iv) Has Potential (Developable) – Following a detailed assessment using the methodology the site is considered to have potential for some housing development. It may not be considered to be currently available or development may not be considered achievable, but there is considered to be reasonable prospect that the site be available within the next 15 years.

What does it mean if a site is classified as ‘having potential’?

The identification of potential housing sites within the SHLAA does not imply that planning permission would be granted for residential development. The sites which are identified as having potential will be considered further as potential allocations in the emerging Local Plan and neighbourhood plans. The allocations in the Local Plan will be subject to public consultation, prior to being subject to examination by a government planning inspector. More information on the timetable for the emerging Local Plan and

future consultation is available at

www.southdowns.gov.uk/localplan

How is this different from previous SHLAA assessments?

This report reassesses all sites within the National Park, which have been previously identified in SHLAAs prepared by district, borough and city councils in the past. As the Local Planning Authority for the National Park, the SDNPA is required to prepare a SHLAA to support the emerging Local Plan and neighbourhood plans and it is important that a consistent approach is taken across the National Park with all sites being assessed using the same methodology.

What happens next?

The sites which are identified as having potential will be considered further as potential allocations in the emerging Local Plan. The allocations in the Local Plan will be subject to public consultation, prior to being subject to examination by a government planning inspector. More information on the timetable for the emerging Local Plan and future consultation is available at www.southdowns.gov.uk/localplan

The study has a base date of the 1 April 2014 and the findings are a 'snap-shot' of information held at this time. Therefore, some of the information held within the SHLAA will have changed. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled and published. Similarly planning permission may have lapsed on other sites. The SHLAA will be updated on a regular basis, through the Authority Monitoring Report or update reports, as required.

What happens if the site is not identified in a SHLAA?

The omission of sites from the study does not preclude the possibility of planning permission for residential development on them being granted. It is acknowledged that sites will continue to come forward that may be suitable for residential development that have not been identified in the SHLAA. Additional sites may be identified through future updates to the SHLAA and the National Park Authority will continue to accept site submissions following the publication of this first report.

I.0 Introduction

- I.1 A Strategic Housing Land Availability Assessment (SHLAA) is an essential piece of evidence for local plans which identifies land and assesses the availability, suitability and deliverability of potential housing sites. This evidence will help the National Park Authority understand what sites are theoretically available to provide opportunities for housing development, what sites have permission and to provide detailed information on past development. Collectively, this is known as the housing land supply which in turn helps identify potential locations for housing to be allocated in the emerging South Downs National Park Local Plan and neighbourhood plans.
- I.2 The [National Planning Practice Guidance \(NPPG\)](#) suggests a standard process for undertaking a SHLAA. In November 2013, prior to the publication of the final version of this guidance, the National Park Authority published a methodology which set out in detail how the Authority would be undertaking its SHLAA. This was developed in accordance with the Practice Guidance published in 2007, whilst taking into account the context of the National Park designation and the emerging updated guidance in the draft National Planning Policy Guidance (NPPG). The methodology set out in section 5 of this report sets out how the SHLAA has been prepared in relation to the standard process in the NPPG, however this does not differ from the Methodology published in November 2013.
- I.3 The study has a base date of the 1 April 2014 and the findings are a 'snap-shot' of information held at this time. This is due to the availability of information on extant planning permissions and to ensure that no double counting occurs between sites with planning permission and those assessed as SHLAA sites. Therefore, some of the information held within the SHLAA will have changed. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled and published. Similarly planning permission may have lapsed on other sites.

2.0 Background

- 2.1 The South Downs National Park covers an area of over 1,600 km², with 15 local authorities operating within the area. The South Downs National Park Authority became the organisation with the statutory responsibility of producing Planning Policy for the National Park on the 1st of April 2011. Planning Policy plays an important role in shaping the future of development within the National Park and the key mechanism for this is through the South Downs National Park Local Plan. The SHLAA will form part of the wider evidence base and background information produced to inform the Local Plan. As the local planning authority for the National Park, this SHLAA produced by the National Park Authority updates the approach and information provided in SHLAAs published by local authorities in the past.
- 2.2 As a local planning authority, the National Park Authority is required by the National Planning Policy Framework (NPPF) to use an evidence base to ensure that the Local Plan identifies available, achievable and deliverable sites to deliver housing over the Plan period. However, it is important to refer to the great weight given to conserving landscape and scenic beauty in National Parks, as outlined in Paragraphs 115-116 of the NPPF. The National Parks Circular¹ states that the Government recognises that National Parks are not suitable locations for unrestricted housing. The expectation being that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services.

3.0 Purposes and Aims

- 3.1 Paragraph 159 of the NPPF states that Local Planning Authorities should:

“...prepare a Strategic Housing Land Availability Assessment 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.”²

- 3.2 The assessment of land availability is an important step in the preparation of Local Plans. The National Planning Practice Guidance (NPPG) states that assessments should:
- a. Identify sites and broad locations with potential for development

¹ DEFRA (2010) English National Parks and the Broads: UK Government Vision and Circular (para 78).

² DCLG (March 2012) National Planning Policy Framework

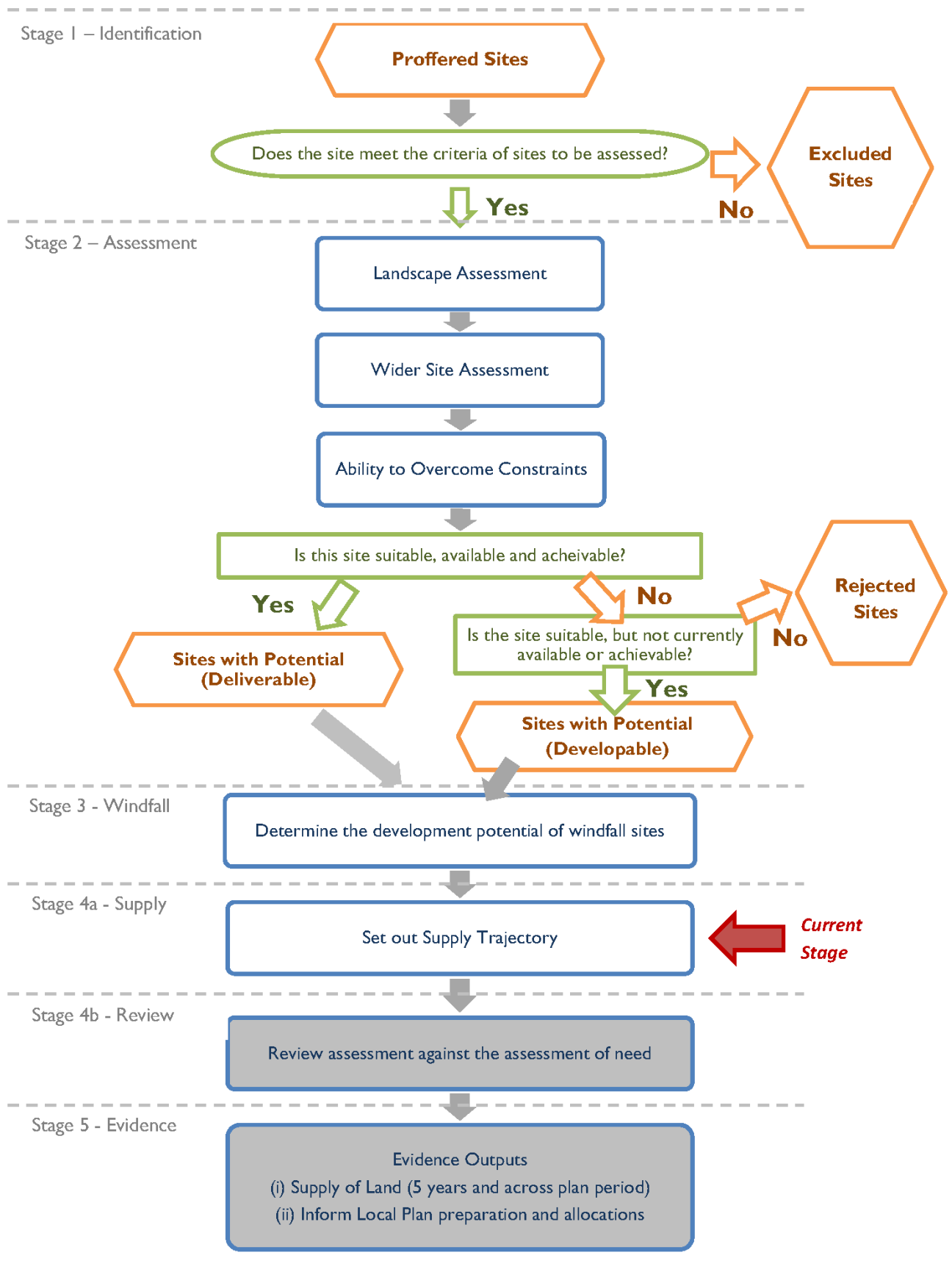
- b. Assess the development potential of these sites
 - c. Assess the suitability of these sites for development and the likelihood of development coming forward (the availability and achievability)
- 3.3 The aim of the study is to identify land which is the most suitable and deliverable. This evidence will underpin the policies in the emerging Local Plan and allow the National Park Authority to plan proactively to meet the appropriate level of housing within the National Park.
- 3.4 The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise. This SHLAA has been prepared at the same time as the Employment Land Review and several sites have been assessed by both studies.
- 3.5 The SHLAA only identifies opportunities for housing development on sites, which are considered to be deliverable and developable. **It does not allocate sites to be developed.** The allocation of sites for future housing development will be determined through either the South Downs National Park Local Plan or neighbourhood plans.
- 3.6 **The identification of potential housing sites within the SHLAA does not imply that planning permission would be granted for residential development.** All planning applications incorporating residential development will continue to be considered against the appropriate policies and having regard to any other material considerations.

4.0 Methodology

- 4.1 The NPPG sets out what inputs and processes should lead to a robust assessment of land availability. The flow chart below (Figure 1) outlines the 5 stage process. This differs from the 8 stage process previously set out in government guidance, which the original National Park SHLAA methodology has been based on. The section below sets out below how the existing methodology is consistent with the new guidance under each of the stages.
- 4.2 As set out in the flow chart below (Figure 1), **this report presents information up to Stage 4a of the process.** The Strategic Housing Market Assessment (SHMA) is the main evidence based study on housing need and is due to be published shortly.

Once the SHMA is complete, work on Stages 4b and 5 will be completed and presented in the Preferred Options version of the Local Plan, due to be published for consultation in Autumn 2015.

Figure 1 – Stages of Assessment and Summary of Process



Stage I – Site Identification

- 4.3 The geographical area covered by this assessment is the South Downs National Park. The National Park covers parts of 12 local authority areas. Where sites have been assessed previously by a different local authority, this is superseded by the SDNPA assessment. A Strategic Housing Market Assessment is being prepared which is expected to identify four housing market areas located partly within the National Park. It is considered appropriate to produce a single assessment for National Park area.
- 4.4 We have sought to include a wide range of interested parties in a number of ways during the preparation of this assessment, including:
- a. consultation on the draft Methodology in Autumn of 2013
 - b. inviting all interested parties to identify sites to be included in the assessment, through two formal ‘call for sites’ consultations
 - c. publicity through the Local Plan newsletter.
 - d. meetings and workshops were held with Town and Parish Councils to provide information on the SHLAA, invite comments on the potential sites and invite them to identify any additional sites.
 - e. presentations on the assessment to neighbourhood plan groups
- 4.5 The identification and assessment of sites has not been constrained by the amount of development needed. The assessment has identified particular types of land or areas which should be excluded from this assessment and these are listed in Figure 2 (below). They are assessed as having nil housing potential due to their inappropriateness for housing, as national and local policy advises against development within these areas. If a larger site has any of these areas within its boundaries, then consideration has been given to whether any portion of the site is developable.

Figure 2 - Sites and Areas to be excluded from the Assessment

Designations
<p>Sites located wholly or largely within any one of the following designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Sites of Nature Conservation Interest (SNCI) • Sites of Importance for Nature Conservation (SINCs). • Sites of Special Scientific Interest (SSSI) • National Nature Reserves (NNR)

<ul style="list-style-type: none"> • Local Nature Reserves (LNR) • Local Geological Sites (also known as Regionally Important Geological/Geomorphological Sites (RIGS)) • Ramsar sites • Scheduled Ancient Monuments • Special Protection Area (SPA) • Special Area of Conservation (SAC) • Sites on the English Heritage Register of Historic Parks and Gardens
Site Location
Any site, which is not considered to be previously developed land ⁴ , will be excluded from the assessment if it is outside a settlement ⁵ and is detached and unrelated to that settlement.
Site Size Threshold
For sites not currently in the planning process a site size threshold for the study is based on an estimated yield of 5 or more net additional dwellings. It may not be possible to determine the estimated yield of all sites at this stage and they may be excluded on these grounds later in the assessment process.

- 4.6 As identified under the criteria in Figure 2, a minimum yield-based threshold of 5 dwellings has been applied to the study. The implication of surveying every potential housing site identified or submitted regardless of size as part of the assessment is clearly unrealistic for two main reasons. Firstly, to survey each site would have significant resource implications for the assessment. Secondly, the forms of low-level opportunities for development are most often the sub-division of residential dwellings, infill development and conversions and these sources are extremely difficult to accurately identify and realistically predict when they will come forward for development.
- 4.7 However, it is expected that these smaller sites will contribute to the overall supply of housing in the National Park and it will be for the assessment to examine these sources as part of a justified windfall allowance.
- 4.8 Sites have been identified using a range of sources. The majority of sites have been previously identified in SHLAAs prepared by district and borough councils, prior to the designation of the National Park. These sites have been reassessed. The types of sites and sources of supply included in this assessment are:

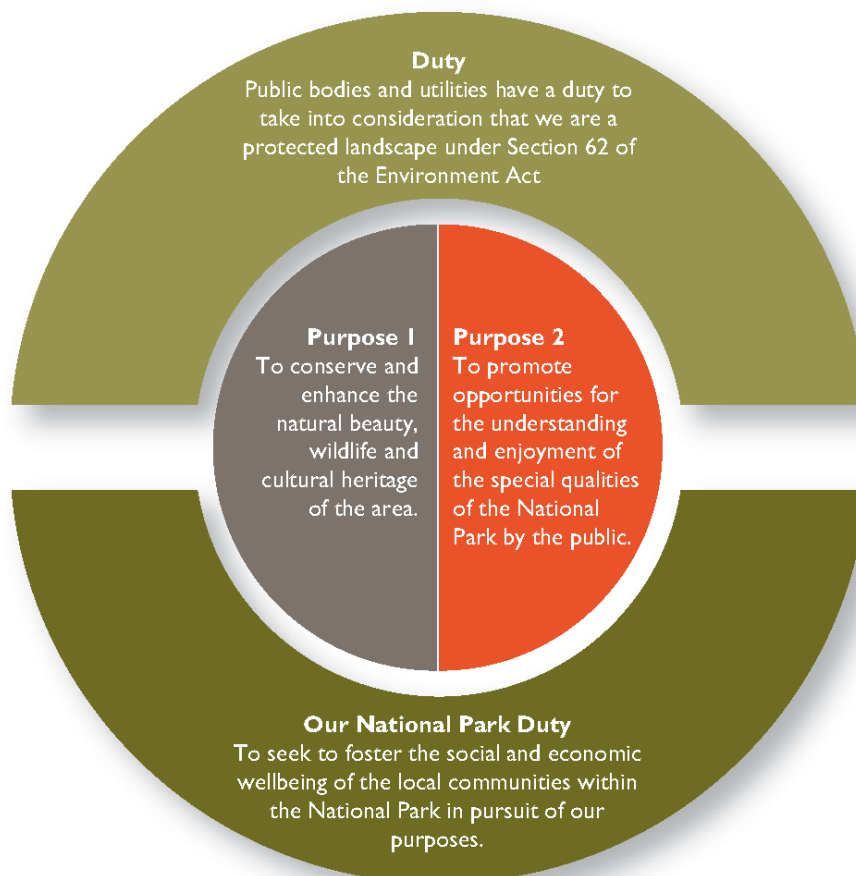
- a. Existing housing and economic development allocations and site development briefs not yet with planning permission
- b. Planning permissions for housing that are unimplemented or under construction
- c. Planning applications that have been refused or withdrawn
- d. Surplus public sector land
- e. Sites promoted through the 'call for sites' process
- f. Sites identified by Parish and Town Councils
- g. Sites identified through the Neighbourhood Plan process.
- h. Sites subject to pre-application advice/discussions
- i. Vacant and derelict land and buildings

Stage 2 – Site Assessment

4.9 All sites which are not excluded from the assessment under the criteria outlined in Figure 2 have been the subject of a site visit by a Planning Officer and Landscape Officer. A pro-forma for the site survey has been used, which is based on criteria set out in Appendix A. This information has fed into the wider assessment of the site as outlined below.

Landscape Assessment

4.10 As a designated landscape, the South Downs National Park benefits from the highest status of protection in relation to landscape and scenic beauty. The National Park Authority has two statutory purposes, as set out in the Environment Act 1995. All public bodies and utility companies, when undertaking any activity which may have an impact on the designated area, have a duty to have regard to these purposes. The Government also places a corresponding social and economic duty upon National Park Authorities, which should be considered when delivering the two purposes. This is illustrated in the following diagram.



4.11 In addition, great weight is given to conserving landscape and scenic beauty in National Parks, as outlined in Paragraphs 115-116 of the NPPF. Therefore, a fundamental part of the assessment of potential housing sites is the consideration of any potential detrimental impact on landscape.

4.12 All sites, which are not excluded under the criteria set out in Figure 2 (above), have been the subject of a Landscape Assessment (see Appendix A) with direct input from the National Park Authority's Landscape Officer.

4.13 The landscape assessment considered the following criteria:

Historic Landscape Analysis

Historic Landscape character (HLC) maps time depth in the existing landscape in terms of land use patterns. Of particular relevance to the National Park designation, HLC is important for identifying old landscapes which have remained unchanged or 'intact'. Typically, older areas of landscape exhibit high sensitivity in landscape,

biodiversity and cultural heritage terms and have a landscape quality which is highly valued. Reference has been made to the HLC for the South Downs National Park and the Pan-Sussex HLC where relevant. Historic mapping has also been used.

Landscape Character

The landscape in which the site is located has been considered in terms of Landscape character with reference to the South Downs Integrated Landscape Character Assessment 2011³ and local landscape character assessments (where available and relevant).

Visual Sensitivity

This has been assessed in the following 3 ways:

- i. The probability of change in the landscape being highly visible, based particularly on the nature of the landform and the extent of tree cover (including existing trees on the site), both of which have a major bearing on visibility;
- ii. The numbers of people likely to perceive any changes and their reason for being in the landscape, for example as residents, staying visitors, or as visitors engaged in recreation or work;
- iii. The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.

Relationship to settlement pattern and settlement edge qualities

This has considered:

- i. Does the site relate to the settlement pattern in terms of location and scale?
- ii. What features comprise the settlement edge? E.g. open space, topography, proximity to historic core.
- iii. How does the site relate to these features?

³ Available at: www.southdowns.gov.uk/about-us/integrated-landscape-character-assessment

- iv. What are the qualities of these features? Are they weak or strong?
- v. Are there opportunities to improve the settlement edge through new development?

Landscape Framework and scale

This has considered:

- i. What are the component features of the landscape?
- ii. What is the scale of the Landscape?
- iii. How does the site relate to these components?

Impact on key characteristics and special qualities of the National Park

Consideration for each site has been given in relation to the [Special Qualities](#)⁴ of The National Park and the South Downs Integrated Landscape Character Assessment 2011. Any statutory designations have also been referenced in this section. Reference to the National Park designation criteria⁵ and the designation process for the South Downs National Park has also been made.

Assessment of Suitability, Availability and Achievability

- 4.11 The NPPF requires Local Planning Authorities to identify a supply of specific 'deliverable' sites to provide five years' worth of housing and 'developable' sites to provide a supply of housing over the longer term. In addition, the assessment has identified those sites considered 'not currently developable' for housing development when it is unknown when a site could be developed because for example, a constraint to development is so severe it is not known when it may be overcome.
- 4.12 To be considered **deliverable**, sites should be *available* now, offer a *suitable* location for development now, and be *achievable* with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until

⁴ South Downs National Park Special Qualities (2011) (available at www.southdowns.gov.uk/about-us/special-qualities)

⁵ More information on the designation of National Parks is available from Natural England at <http://www.naturalengland.org.uk/ourwork/conservation/designations/nationalparks/background.aspx>

permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

4.13 To be considered **developable**, sites should be in a *suitable* location for housing development and there should be a reasonable prospect that the site is *available* and could be viably developed at the point envisaged.

4.14 If a site is not considered to ‘have potential’ by being either deliverable or developable, the site will be rejected. This means that the site is not considered suitable for development following an assessment using the criteria set out in Appendix A. The assessment under each sub-stage is summarised below:

(i) Assessing suitability for housing

Factors that make a site suitable for housing are considered throughout the assessment process. This includes consideration of the following constraints and/or potential impacts:

- Landscape⁶
- Noise
- Previous land use
- Neighbouring land uses
- Accessibility and proximity to local services
- Density and character of the surrounding area
- Flood risk
- Ground conditions/topography
- Land contamination
- Protected Trees
- Biodiversity
- Listed buildings, heritage assets and Conservation Areas
- Public Rights of Way

(ii) Assessing availability for housing

The following has been taken into account when assessing the availability of the site for housing:

- Ownership and/or control of the land
- Intention to develop
- Potential legal constraints

⁶ This will have been assessed under the Landscape Assessment of Stage 4; if a site is not excluded at this stage then this will be assessed alongside the other suitability criteria listed below.

- Planning status and planning history

(iii) Assessing achievability for housing

The following has been taken into account when assessing the achievability of the site for housing:

- Economic viability
- Potential marketability of the site
- Impact on the Strategic Road Network
- Access to the site
- Highways issues
- Exceptional costs and/or site preparation costs
- Third party land required

(iv) Overcoming Constraints

There may be the option to overcome certain constraints to development through mitigation. This has been considered alongside the survey and assessment of the site and based on the conclusions of the wider Stage 2 assessment.

Stage 3 – Windfall Sites

4.15 Windfall sites are sites that have not been allocated for housing in a Local Plan and are not identified in a SHLAA. They normally comprise previously-developed sites that have unexpectedly become available, however, they may also include greenfield sites which have not previously been identified or allocated. Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.

4.16 A review of past planning permission implementation (using dwelling completion records) has provided strong evidence that there has been consistent delivery on windfall sites as a proportion of total dwellings built. Figure 3 sets out the number of dwellings built on windfall sites in the past 10 years. However, it is appropriate to

discount this trend based figure, to take into account the designation of the National Park.

Figure 3: Number of Dwellings built in the National Park 2004-2014.

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Total	Average per Year
Number of dwellings built (gross)	253	492	398	400	384	483	206	247	229	236	3328	333
Number of dwellings built (net)	195	457	328	295	335	439	148	195	139	155	2686	269
Number of dwellings built on sites with a net gain of 1-4	104	123	105	114	124	85	85	61	64	53	918	92
Number of dwellings built on windfall sites	82	101	88	89	85	63	52	41	39	36	676	68

4.17 Therefore, given the site size threshold for this study, a windfall allowance will be included in the supply trajectory to take into account the expected supply of dwellings on sites of 1-4 dwellings. A windfall allowance based on sites of 5 or above (the threshold for this study), will not be included as the significant majority of these sites will be identified through the SHLAA or future SHLAA updates and/or allocated in the Local Plan. This will ensure that there is no risk of double counting.

4.18 The calculation of an appropriate windfall allowance has been determined using over 10 years of planning permission implementation rates across the National Park. This trend based information has then been interrogated and the following methodology applied:

- a. Only including dwellings built on sites delivering 1-4 net additional homes
- b. Not including development on residential gardens
- c. Not including development on allocated sites or rural exceptions sites

4.19 The application of this methodology has identified a trend-based figure. A discount of 25% has been applied to determine the number of dwellings which are expected to be delivered on windfall sites from 2018-2029 (Years 5-15). This is to take into account

the designation of the National Park. A staggered approach to discounting has been used for Years 3-4 (2016-2018) as follows - Year 3 – discount of 75% and Year 4 – discount of 50%, This avoids any potential double counting with extant planning permissions on smaller sites.

Stage 4a – Supply

4.20 Once the sites have been assessed, the development potential of all sites is set out into an indicative supply trajectory. This sets out the maximum housing potential of the sites in five year tranches over a 15 year period.

Stage 4b – Review

This stage is still underway pending the completion of the Strategic Housing Market Housing Assessment and the calculation of the Local Plan housing requirement (see para 4.2).

4.21 The amount of supply will need to be reviewed alongside progress of the Local Plan, which will determine the housing requirement for the National Park as informed by the findings of the SHLAA and the Strategic Housing Market Assessment (SHMA). This will be considered following the publication of the first SHLAA report.

4.22 Any site considered currently ‘non-developable’ is listed in a rejected sites table with the specific reason why it has been rejected.

4.23 In the event that the SHLAA does not identify sufficient sites to meet the Local Plan housing requirement, it may be necessary to consider identifying broad locations for growth within the later part of the plan period (11-15 years). This could include the following:

- i. Within settlements – it is proposed that development within settlements, in specific locations, might be encouraged and this could be a particular town centre where surveys weren’t able to identify specific sites.
- ii. Adjoining settlements – there may be opportunity to provide for small extensions to settlements which may provide a sustainable form of development.

- 4.24 However, it is important not to prejudice options regarding the location of housing being considered though the Local Plan. Therefore, should it be decided to *identify* broad locations to address shortfall in sites, the assessment will only identify feasible locations with housing potential for consideration in the Local Plan. It is considered not appropriate for the assessment to ‘encourage’ a specific broad location. If required, the housing potential for broad locations will be assessed using the same approach as for individual sites, including a full landscape assessment.
- 4.25 The requirement for broad locations will be subject to the housing requirement set out in the Local Plan, supported by evidence and other assessments, such as the Sustainability Appraisal and the Habitat Regulations Assessment. It is important to reiterate the great weight given to conserving landscape and scenic beauty in National Parks, as outlined in Paragraphs 115-116 of the NPPF. The National Parks Circular⁷ states that the Government recognises that National Parks are not suitable locations for unrestricted housing. The expectation being that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services.

Stage 5 - Evidence

- 4.26 The following set of standard outputs have been produced from the assessment, and are made publicly available in an accessible form:

	Output	Location
a	A list of all sites considered, cross referenced to their locations on maps	Appendix C – A Summary of Site Assessment Conclusions. Appendix D – Site Assessments by Area.
b	A detailed assessment of each site which is considered to have potential for housing, including when development is expected to come forward	Appendix D – Site Assessments by Area

⁷ DEFRA (2010) English National Parks and the Broads: UK Government Vision and Circular (para 78).

c	A list of Excluded sites which have not been subject to detailed assessment with reasons to explain why	Appendix C – A Summary of Site Assessment Conclusions. Appendix D – Site Assessments by Area.
d	The quantity of development that could be delivered on each location, including a reasonable estimate of build out rates	Appendix D – Site Assessments by Area
e	An indicative trajectory of anticipated development and consideration of associated risks	Appendix D – Site Assessments by Area

5.0 Indicative Trajectory of Supply

The preparation of a full trajectory is still underway pending the completion of the Strategic Housing Market Housing Assessment and the calculation of the Local Plan housing requirement (see para 4.2).

5.1 The assessment has identified potential housing land supply from the following three sources:

- A.** Unimplemented or Part-Implemented Planning Permissions (as at 1 April 2014)
- B.** SHLAA Sites with potential (Deliverable/Developable)
- C.** Allowance from Windfall Sites

A. Unimplemented or Part-Implemented Planning Permissions (as at 1st April 2014)

5.2 The potential housing land supply includes sites with unimplemented or part-implemented planning permission for housing. This comprises a total number of units from unimplemented or part-implemented planning permissions at the study base date of 1 April 2014. A detailed list of sites with unimplemented or part implemented planning permission for 5 or more net additional dwellings is set out in Appendix B.

- 5.3 The NPPF (footnote 11) states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. Each planning consent is limited by condition requiring commencement within 3 years. The market for sites is expected remain reasonably strong in the National Park in the medium/long term, and it is therefore considered, following a review of deliverability, that there is no reason to suppose that the majority of the units will not come forward during the next 5 years. The National Park Authority will continually monitor the provision of housing land and completions in order to confirm that the figures are being achieved.
- 5.4 The total number of dwellings outstanding on unimplemented or part-implemented planning permissions (with discounts applied) is **1,254**

B. SHLAA Sites with Potential (Deliverable or Developable)

- 5.5 The total number of units which have potential to be delivered on sites is **2,344**. The list of these sites is available in Appendix C and the detailed assessments available in Appendix D.

C. Allowance from Windfall Sites

- 5.6 The total number of units which have the potential to be delivered on windfall sites is **612** (see page 23-24 for detail on how this allowance has been calculated).

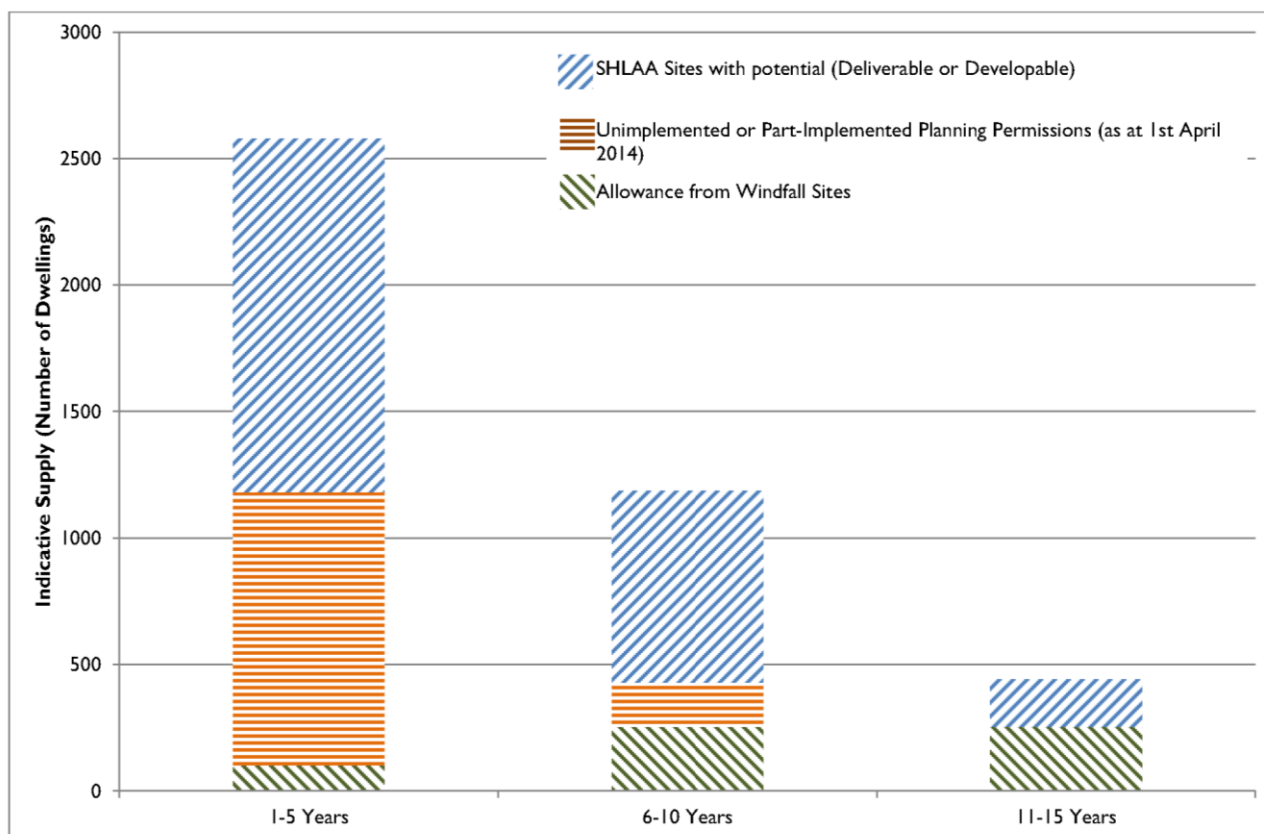
Indicative Trajectory of Supply

- 5.7 Figure 4 (below) gives an indication of the number of houses that could be delivered from these three sources of supply over the next 15 years. As set out in the methodology, this report presents information up to Stage 4a of the process set out in Figure 1. The assessment of need is still underway. Once evidence on the assessment of housing need in the National Park is complete, work on Stage 4b and Stage 5 will be completed and presented in the first draft of the Local Plan, due to be published for consultation in the Autumn 2015.

Figure 4 – Indicative Trajectory of Supply (table)

		1-5 Years	6-10 Years	11-15 Years	Total
A	Unimplemented or Part-Implemented Planning Permissions (as at 1 st April 2014)	1081	173	0	1254
B	SHLAA Sites with potential (Deliverable or Developable)	1397	760	187	2344
C	Allowance from Windfall Sites	102	255	255	612
Total		2580	1188	442	4210

Figure 5 – Indicative Trajectory of Supply (graph)



6.0 Monitoring and Review

6.1 The assessments should be kept up to date as part of the Authority Monitoring Report (AMR), which should be published annually. It may also be appropriate to produce update reports on the SHLAA during the plan preparation process. The key information to monitor includes:

- sites under-construction that have now been developed, or individual stages have been developed;
- sites with planning permission are now under-construction and what progress has been made;
- planning applications have been submitted or approved on sites and broad locations identified by the Assessment;
- progress has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
- unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed; and
- the windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.

6.2 As a result of this monitoring, the identification and assessment of further sites may be required.