

November 2023

# Land Availability Assessment (LAA)

## **Disclaimer**

The Council does not accept liability for any factual inaccuracies or omissions within the Land Availability Assessment ('LAA'). The information within the LAA represents the best information available at the base date of 31st March 2023. Information and additional sites received since this date have been included where necessary to provide an accurate assessment.

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

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# 1 Introduction

## 1.1 What is a LAA?

- 1.1.1 The LAA is an evidence base document only. It lists all possible sites that have been put forward for development and provides an assessment of the potential of those sites for development. Once completed, it will form part of the planning policy evidence base for the Council's Local Plan.
- 1.1.2 The role of the LAA is to provide information on the range of sites which are available to meet housing and employment needs in the District (excluding the SDNP area). It is not a statement of Council policy and the document does not allocate land for development. It is for the Local Plan process itself to determine which of those sites are the most suitable to meet the identified needs.
- 1.1.3 In short, the LAA provides a high-level assessment of sites submitted for particular uses, including whether they are considered suitable for development and outlines prospective timescales for a site's potential development. The inclusion of land in the LAA does not guarantee that the Council will grant planning permission for development or allocate the land for development in the Local Plan. All planning applications must, and will continue to be, determined against the development plan and material planning considerations.
- 1.1.4 The LAA will be updated annually with a cut-off date of 31st March. Sites can be submitted at any time using the site submission form on the Council's website, these will be added to the next iteration of the LAA.

## 1.2 Why do we need to prepare a LAA?

- 1.2.1 The assessment of land availability is a key element of a Local Plan evidence base and its preparation is an important step in the development 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).
- 1.2.2 The aim of the LAA is to identify all sites that are considered 'suitable' for development and to put those sites forward within the plan-making process for further assessment, particularly through the Integrated Impact Assessment (IIA) which incorporates Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). Ultimately, following such recommendations, it is for Council members to agree a sufficient quantum of sites that can come forward within a Local Plan in order to meet the Council's housing requirement over a plan period, with additional flexibility and a buffer, to take account of potential non-delivery or under-delivery on some sites.
- 1.2.3 For economic development sites, the LAA will need to identify there is a sufficient supply of suitable economic development sites within East Hampshire District to meet identified needs for employment use.
- 1.2.4 If it is found that there is insufficient suitable housing and employment sites to meet the identified needs of the district, then all such suitable sites will then be tested further through

the plan-making process to determine whether such sites should be allocated for development within a Local Plan.

- 1.2.5 To reflect the PPG, the LAA will also consider the availability of land for other uses, including, but not limited to, Gypsy, Traveller and Travelling Showpeople accommodation; infrastructure; open space and Suitable Alternative Natural Greenspace (SANG).

### 1.3 Format of this document

- 1.3.1 It should be noted that the LAA is presented by site, rather than land use. This avoids the repetition of sites, as some sites can accommodate more than one land use. Each site has an individual reference code and is mapped on the interactive mapping with details of suitability, availability and achievability of the site, with constraint layers available. The boundary of each site is marked together with an initial conclusion regarding the suitability, availability and achievability of sites, and an indicative timescale of delivery.
- 1.3.2 All sites are categorised as either 'included' (Sites that are deliverable or developable) or excluded (sites that are considered undevelopable). All included sites will subsequently be considered further through the IIA and any other relevant site selection processes. All sites are shown on the interactive map and coloured coded accordingly :
- Included sites – green
  - excluded sites – red (with reasons why the site has been excluded)
  - sites with planning permission – yellow
- 1.3.3 A full list of included residential sites can be found in Appendix A, whilst a list of those that have been rejected or that have been granted planning permission can be found in Appendix B and Appendix C respectively.
- 1.3.4 Whilst the LAA forms part of the evidence base that informs the preparation of Development Plan documents, it is the role of the IIA to provide a more detailed assessment of the sites listed in the LAA, that will then go forward for consideration through the Local Plan process.
- 1.3.5 The Council operates a 'rolling' call for sites, so that details of sites can be submitted at any time. After 31st March each year, additional sites may be assessed, depending on resource. This will enable technical work to be undertaken on sites.
- 1.3.6 This report should be read in conjunction with [East Hampshire District Council's Windfall Allowance: Methodology Paper](#) (2023) and [Five-Year Housing Land Supply Position Statement](#) (2023). It should be noted that the LAA only covers those parts of East Hampshire that fall outside the South Downs National Park (SDNP).

## 2 Policy Context

### 2.1 National Policy and Guidance

- 2.1.1 The NPPF (2023) and the accompanying Planning Practice Guidance (PPG) identifies that the Government wants to use the planning system to significantly boost the supply of housing<sup>1</sup> and support sustainable economic growth and productivity<sup>2</sup>. In order to facilitate this, assessing the development needs of the district (outside the SDNP) and identifying specific and deliverable sites is a critical aspect of the Local Plan process.
- 2.1.2 Specifically, the requirement for local authorities to produce a strategic land availability assessment which enables realistic assumptions about the availability, suitability and likely economic viability of land to meet identified development needs for the duration of the plan period is set out within the NPPF<sup>3</sup>. It identifies the advantages of carrying out land assessments for housing and economic development in tandem, to ensure that sites can be considered for the most appropriate use.
- 2.1.3 The PPG provides advice on how to undertake LAAs. Simply put, the advice states that a LAA should:
- Identify sites and broad locations with potential for development;
  - Assess their development potential and suitability;
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.1.4 This advice has determined the East Hampshire LAA Methodology (2022) and undertaking the site assessments. It should be noted that the NPPF 'Glossary' defines the definition of a deliverable site as a site which "should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years". This is supplemented by the following:
- sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
  - where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 2.1.5 The definition of a 'developable' site is less onerous, with the NPPF stating "to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged".

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<sup>1</sup> NPPF – Paragraph 60

<sup>2</sup> NPPF – Paragraph 81

<sup>3</sup> NPPF - Paragraph 68

### 3 Methodology

3.1.1 The methodology used in preparation of the 2023 LAA (and any future updates) is based upon the approach set out in the PPG. The PPG states that plan makers should have regard to this guidance in preparing their assessments, and that where they depart from the guidance, the reasons for doing so should be set out. The PPG confirms that there is a five-stage approach that should be followed to achieve a robust LAA. These stages are set out in Figure 1 below:

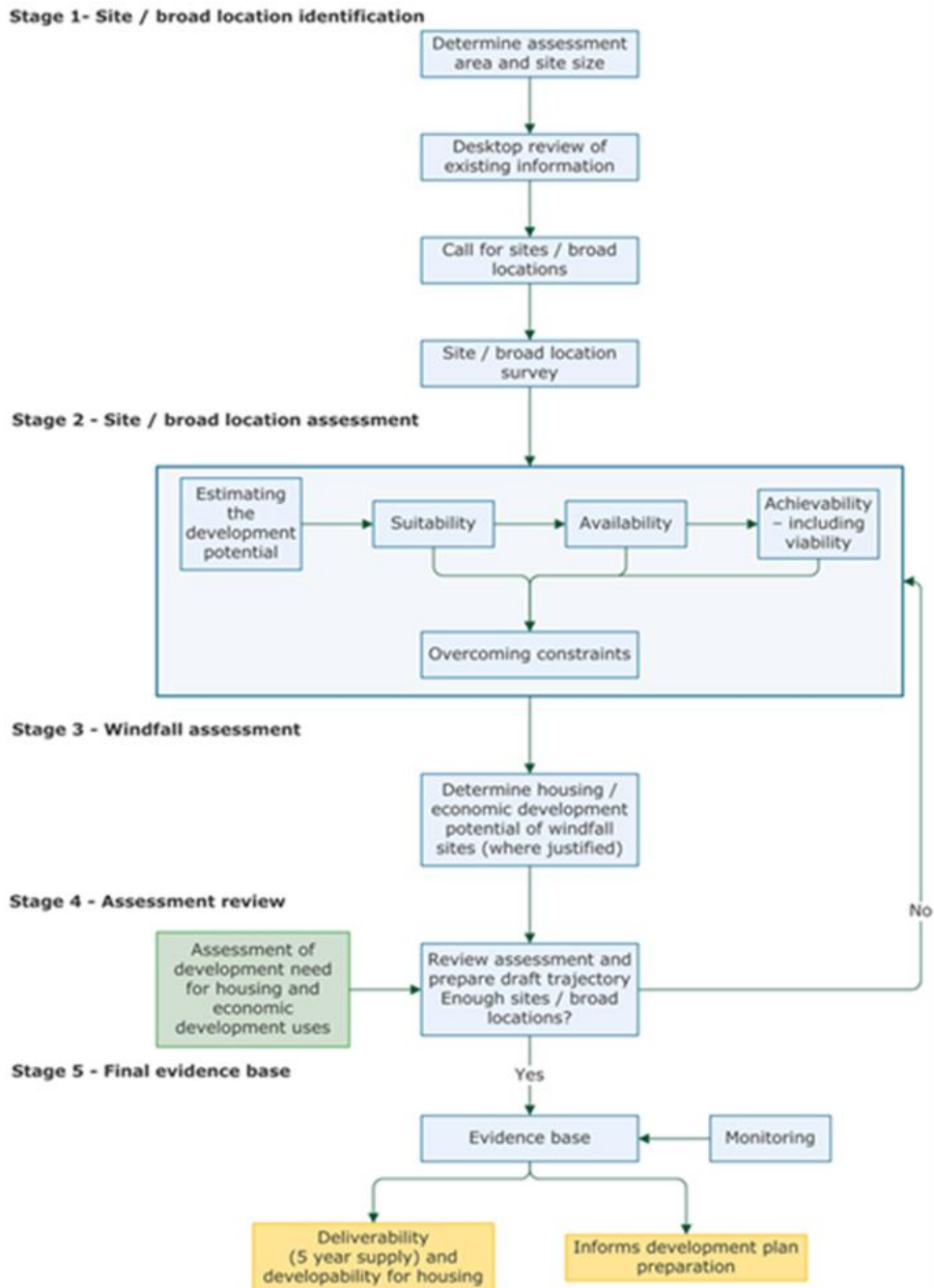


Figure 1: PPG Land Availability Assessment Flowchart

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

## 4 Methodology: Stage 1 – Site/ broad location identification

### 4.1 Determine assessment area and site size

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

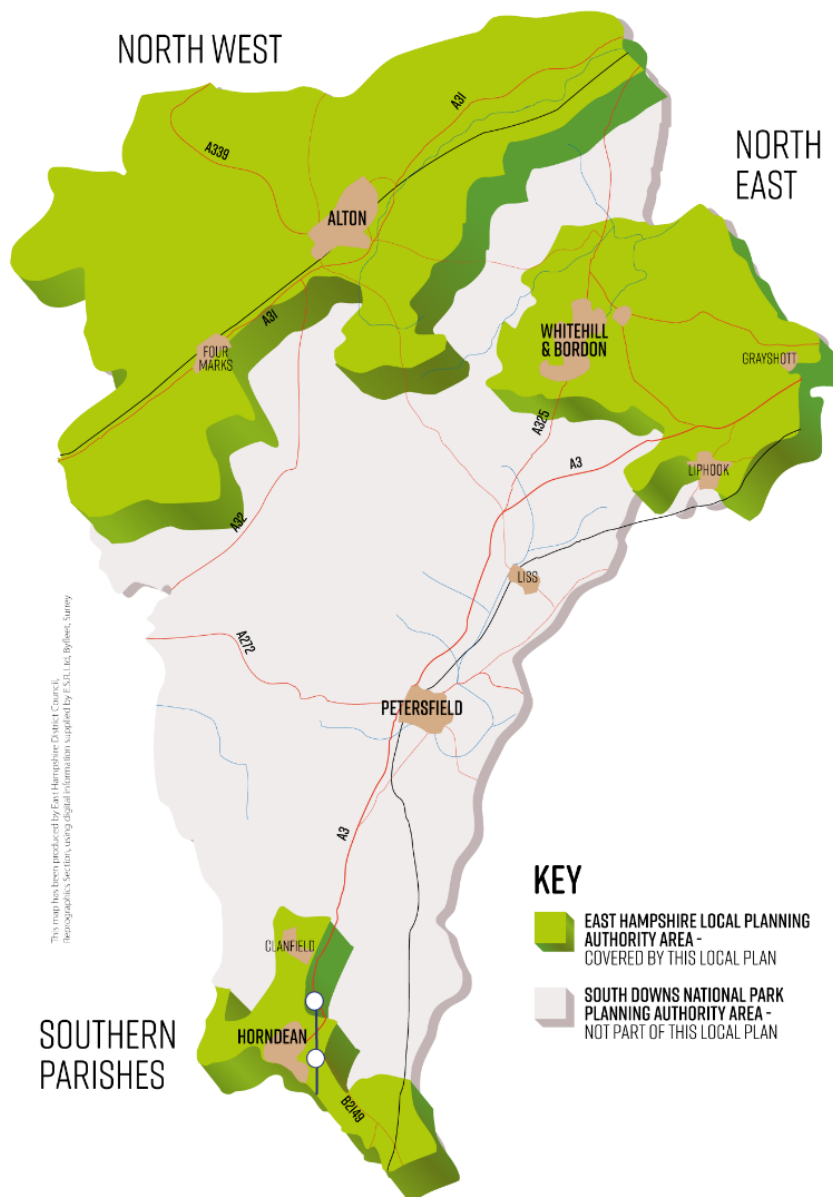


Figure 2: Map of East Hampshire District



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

## **4.2 Desktop review of existing information**

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

## **4.3 Call for Sites/ Broad Locations**

- 4.3.1 Building upon previous iterations of the SHLAA, the Council carried out an initial Call for Sites in 2018 which informed the first version of the LAA. Further sites were submitted through the Local Plan Regulation 18 consultation and the Large Sites consultation both in 2019. Going forward, the Site Submission Form will remain on the Council's website, with a cut-off date of 31 March, sites submitted will then feature in the corresponding LAA. A further Call for Sites, specifically for Gypsy and Traveller Accommodation and Green Uses, including Suitable Alternative Natural Greenspace (SANG), Biodiversity Net Gain and/or Nutrient Neutrality mitigation sites, formed part of the Local Plan Issues and Priorities Consultation (Regulation 18) during November 2022 – January 2023.
- 4.3.2 Furthermore, the Council will continue to actively seek to identify sites and broad locations that may have a part to play in meeting needs for all types of land-uses through the desktop review process.
- 4.3.3 This comprehensive set of sites will then be assessed against national policies and designations (see table 1) to establish which have reasonable potential for development and should be included in the detailed site survey. The Council will undertake a selection process so that only sites that have realistic potential are assessed in more detail. This approach is in line with the PPG which states that initial site surveys should be proportionate, with more detailed assessment at Stage 2.

## **4.4 Site/broad location survey**

### **Rejected sites**

- 4.4.1 In accordance with the PPG, sites submitted that are judged by the Council to accommodate less than 5 dwellings or economic development on sites less than 0.25 hectares (or 500sqm net additional floorspace) are not suitable for further consideration through the LAA and will therefore be recorded as 'Rejected Sites'. A list of the 'Rejected sites' will be included in the LAA document so that the Council's decision making in relation to them is transparent. Where sites are rejected due to size, it is not necessarily suggested such sites are unsuitable for development. Any planning applications submitted would be assessed on their own merits against current planning policies. Sites submitted or identified for Traveller Accommodation will not be rejected due to site size, unless too small to occupy one pitch or plot.
- 4.4.2 The LAA only assesses sites within the East Hampshire District local planning authority area. Although sites that straddle local planning authority areas will be taken into consideration, those that fall entirely outside of East Hampshire (LPA) will be passed on to the relevant authority.

### **Sites not assessed**

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

**Excluded sites – Residential**

4.4.4 In addition to sites falling below the defined site size threshold, the initial assessment may consider sites unsuitable for development taking into account national policy and designations. These sites will be identified as ‘Excluded Sites’ where it would not be appropriate to carry out further detailed assessments.

4.4.5 Excluded sites will be listed in the LAA document and shown on the interactive map with a red outline. The associated attribute table for the excluded sites will contain the reason for exclusion.

4.4.6 Across the district, the following policy constraints will automatically result in a site being treated as an ‘Excluded Site’ for the purposes of residential development.

<b>Table 1 – Site Exclusion Criteria</b>	
<b>Site Exclusion Criteria</b>	<b>Justification</b>
Site lying wholly within an International designated site or majority of site lying within a European Nature Conservation Site (i.e. the Wealden Heaths Phase II Special Protection Area (SPA), Shortheath Common Special Area of Conservation (SAC), Woolmer Forest SAC and Thames Basin Heaths SPA.	Natural England advise that it is not possible to prevent harm arising from residential development within the SPAs and SACs. It has been confirmed by Natural England that this position is unlikely to change as it is protected by European Law. The Habitats Directive is enshrined into UK law through the Habitats Regulations and will remain regardless of the UK’s membership of the European Union.
Site lying wholly within or the majority within a Site of Special Scientific Interest (SSSI)	National nature designation projected by law. This position is unlikely to change.
Site lying wholly within or the majority within the 400 metre buffer zone of the Wealden Heaths Phase II Special Protection Area and/or the Thames Basin Heaths Special Protection Area, Shortheath Common SAC and Woolmer Forest SAC unless it has specifically been promoted by the land owner for a high dependency C2 Care Home and this will be assessed on a case by case basis. In such cases the Council will liaise with Natural England to assess suitability.	Natural England advise that it is not possible to prevent harm arising from residential development within the Wealden Heaths Phase II SPA, Shortheath Common SAC, Woolmer Forest SAC and the Thames Basin Heaths SPA 400 metre buffer zones. It has been confirmed by Natural England that this position is unlikely to change. The Habitats Directive is enshrined into UK law through the Habitats Regulations and will remain regardless of the UK’s membership of the European Union.
Sites lying wholly or the majority within flood zone 2 or 3 Access to the site lying within Flood Zone 3.	Functional flood zone is not developable as set out in the PPG <sup>2</sup>
Sites wholly within or the majority within designated Local Green Space	Once a Local Green Space has been designated through a Local Plan or Neighbourhood Plan, the NPPF <sup>3</sup> confirms that they should be capable of enduring beyond the end of the plan period and Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

### Excluded sites – economic and other use types

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

### Reasons for exclusion

- 4.4.8 A large area of the district lies within the 5km buffer zone of the Wealden Heaths Phase II Special Protection Area and a number of settlements specifically lie within its 400-metre buffer zone. An area of the district, north east of the settlement of Bentley, also lies within the 5-7km buffer zone of the Thames Basin Heaths Special Protection Area. These heathlands are home to three species of rare birds; Nightjar, Dartford Warbler and Woodlark. These birds are endangered and European Law protects their habitat. Further advice is available from Natural England and can be found at: <http://publications.naturalengland.org.uk/publication/5729030657540096>
- 4.4.9 Flood zones are designated by the Environment Agency and published in the form of flood maps. Sites for more vulnerable and highly vulnerable uses entirely within Flood Zone 3 will be excluded. Sites for highly vulnerable uses entirely within Flood Zone 2 will be excluded. Where the majority (over 50%) of such a site lies within Flood Zones 2 or 3, or the remainder of the site does not meet the minimum site size requirements these sites will also be excluded, to comply with the NPPF and sequential test. The NPPF states that new development should be steered to areas with the lowest probability of flooding. Flood Zones 2 and 3 should only be developed where there are insufficient appropriate sites available to accommodate the identified need in Flood Zone 1. The Environment Agency flood maps are updated periodically. The LAA constraints maps will be based on the flood maps which are available at the time the report is prepared.
- 4.4.10 The PPG highlights the need for safe access and escape routes for developments in flood risk areas. Some areas within Flood Zone 1 are surrounded by areas at a higher risk of flooding i.e. Flood Zone 2 and 3. These can present hazards to public safety and therefore these sites are treated in the same way as sites within Flood Zone 2 and 3. Further information can be found at <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.
- 4.4.11 Development is not suitable on Sites of Special Scientific Interest (SSSI). Local planning authorities have a statutory duty (under Section 28G of the Wildlife and Countryside Act) not only to avoid damage to SSSIs but to further their conservation and enhancement. In addition, there is protection at the National Policy Level in the NPPF. The Framework sets out that planning permission should not normally be granted for proposed developments on land inside or outside a SSSI if the development is likely to have an adverse effect on the SSSI.
- 4.4.12 Alongside the Wealden Heaths Phase II Special Protection Areas, Woolmer Forest and Shortheath Common Special Areas of Conservation (SACs) are also internationally recognised designated sites of importance for biodiversity and are given the same protection. A number of settlements lie within their 400-metre buffer zone and the NPPF recognises their importance and the need to protect and enhance these heathland sites.

### Remaining Sites

- 4.4.13 Sites and broad locations that are not rejected, have planning permission, or excluded for the reasons set out above will remain in the process and carried forward for further assessment in Stage 2. These sites will be subject to further detailed site surveys, including desktop reviews and site visits, if deemed necessary. The sites will be displayed on the interactive map in green, with the following information in the associated attribute table:

- LAA Reference
- Site Name
- Parish
- Site Size (ha)
- Potential Use of Site
- Potential Site Capacity
- Suitability
- Availability
- Achievability
- Potential Timescale
- Conclusion

4.4.14 The remaining sites will then be carried through into Stage 2 of the assessment process as set out in Figure 1 of the PPG LAA preparation flowchart.

#### **Traveller Sites (Gypsy, Traveller and Travelling Showpeople Sites)**

4.4.15 For planning purposes, the term 'Traveller' refers to Gypsy, Traveller and Travelling Showpeople.

4.4.16 Sites submitted to the Council or identified through the desktop exercise for possible use as Traveller accommodation will be assessed separately to those promoted for residential or other uses. This is in recognition of the level of need and stand alone national planning policy in the form of [Planning Policy for Traveller Sites \(PPTS\)](#).

4.4.17 Each site considered for Traveller accommodation will be assessed on its own merits, taking account of previous planning history, constraints and guidance in PPTS. The key constraints in Table 1 apply to Traveller accommodation. In addition, the constraint regarding flood risk is even greater for Traveller accommodation, as mobile homes are categorised as a highly vulnerable use in flood risk terms. This further limits potential land for this use.

## 5 Methodology: Stage 2 – Site/broad location assessment

### 5.1 Estimating the development potential

- 5.1.1 Following the identification of possible sites in Stage 1 of the LAA methodology, the remaining sites will be assessed in greater detail to determine their development potential. Additional sites may be excluded at this stage, the reason for exclusion will be included in the attribute table in the interactive map.

#### Residential

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

#### Economic Development

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

#### Suitability

- 5.1.6 In short, a site or broad location can be considered suitable if it provides an appropriate location for development when considered against the relevant constraints and their potential to be mitigated. This is a high-level assumption. The PPG states that when local planning authorities consider constraints, they may wish to consider the information collected as part of the initial site survey, as well as other relevant information such as:
- national policy;
  - appropriateness and likely market attractiveness for the type of development proposed;
  - contribution to regeneration priority areas; and
  - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
- 5.1.7 At this stage, further sites may be excluded if not deemed suitable and will also be outlined in red on the interactive mapping. The reasons for exclusion are set out in the table below and will be included in the associated attribute table on the interactive map.

Table 2 – Stage 2 Site Exclusion Criteria	
Category	Reason
Sites not within or in close proximity (800m) to a settlement with a defined settlement policy boundary (SPB)	For reasons of sustainability <sup>5</sup> , only sites within or in walking distance (800m) a settlement policy boundary <sup>6</sup> , will be considered further initially <sup>7</sup> .  This exclusion criteria does not apply to Gypsy, Traveller and Travelling Showpeople accommodation sites, as each site will be considered on its own merits, as described.
Sites entirely or in the majority comprising irreplaceable habitats (such as Ancient Woodland)	Irreplaceable habitat protected by legislation and the NPPF <sup>8</sup> . Development resulting in the loss or deterioration of irreplaceable habitats should only take place in wholly exceptional circumstances.
Sites that wholly or predominantly contain heritage assets of the highest significance where substantial harm to or loss of Ancient Scheduled Monuments, grade I and II* Listed Buildings and grade I and II* registered parks and gardens is possible.	In addition to protection through legislation, the NPPF <sup>9</sup> confirms that substantial harm to or loss of such heritage assets should be wholly exceptional.
Sites that are wholly or predominately within Designated Open Spaces	As stated in the NPPF <sup>10</sup> , existing open space, sports and recreational buildings and land, including playing fields should not be built on.
Sites entirely or the majority subject to Tree Preservation Orders	
Other Sources of flooding	Sites known to be wholly or partially affected by or at particular risk from other sources of flooding other than fluvial, such as groundwater or surface water flooding may be considered unsuitable for certain types of development. Such sites would be subject to a Flood Risk Assessment which will need to demonstrate that any proposed development will be safe over its lifetime, does not increase flooding elsewhere and reduced flood risk overall.
Unknown access to site	Sites with no clear and viable means of access will be discounted, including physical barriers such as roads and railways if there is unlikely to be an opportunity in principle to form a safe crossing point and associated footways.
Utilities and other constraints	Uses such as high pressure gas pipes, oil pipelines, high voltage power lines and major hazard sites may preclude development depending on the extent to which it affects the site.

5.1.8 It is noted that there are a number of other significant constraints within the district, such as other heritage assets, Local Nature Reserves (LNRs), Sites of Importance Nature Conservation (SINC) and proximity to the South Downs National Park to name a few. The Council will consider constraints and whether they are mitigatable as part of the assessment

process and whether sites continue to be viable where mitigation is required. This will also be assessed as part of the achievability assessment detailed below.

### **Availability**

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

### **Achievability**

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

### **Deliverability and Developability**

- 5.1.16 The conclusions on the suitability, availability and achievability of sites and broad locations have been used to inform a judgement as to whether a site can be considered 'deliverable' or 'developable' over the plan period.
- 5.1.17 Using the NPPF definition, to be considered deliverable, sites need to be available now and offer a suitable location for development. To be considered achievable, there needs to be a realistic and viable prospect of development within the first five years. This includes all non-major sites; less than 10 dwellings, sites with detailed planning permission unless there are longer term phasing plans, and allocated sites if there is clear evidence that housing completions will begin on site within five years.
- 5.1.18 To be considered developable under the NPPF, sites should be in a location suitable for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. This applies to sites that are estimated to deliver development in years six onwards.
- 5.1.19 Within the LAA, suitability matters have been assessed in a "policy off" approach in order to consider all potential options for future development. This is to reflect the stage of preparation of the Local Plan to meet local housing and economic needs. As a result, the categorisations of "deliverable" and "developable" in the LAA do not necessarily consider current local policy constraints. This therefore does not pre-judge how the development strategy may change to respond to current and future needs and related evidence studies. Instead, conclusions on deliverability and developability for the purposes of the LAA relate only to considerations of land availability, viability and site size on a site-by-site basis.

### **Overcoming constraints**

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



## 6 Methodology: Stage 3 – Windfall Assessment

- 6.1.1 Windfall sites are defined in the NPPF as “sites not specifically identified in the development plan”. Local authorities are allowed to make an allowance for windfall sites as part of anticipated supply. However, local authorities may only make an allowance for windfall if they have “compelling evidence that they will provide a reliable source of supply”. In addition to this, any windfall allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 6.1.2 A windfall study and information relating to housing land supply are published separately to this assessment. It demonstrates that based on historic windfall rates, windfall sites have consistently come available within East Hampshire (outside the SDNP) even during a time of economic recession. As a result, the windfall study 2023 proposes a full small site windfall allowance of 56 dwellings per annum from year four onwards. Additionally, a large site windfall allowance of 67 dwellings per annum will be made from year eleven onwards. As of 1st April 2023, this amounts to a total of 1,306 dwellings (784 on small sites, 536 on large sites) remaining across the residual emerging plan period (2023-2040).

## 7 Methodology: Stage 4 – Assessment Review

7.1.1 The PPG confirms that once all the sites and broad locations have been assessed, the development potential of included sites (outside the SDNP) can be collected to produce an indicative trajectory. This should set out how much housing development and the amount of economic development that can be provided over the Plan period and at what point in the future (i.e. 1-5 years, 6-10 years, or 11 years and beyond). However, as discussed previously, all such sites submitted to the LAA and found to be suitable, available and achievable will still need to be considered through the plan-making process and specifically the SA and SEA, as well as the emerging policies of the Local Plan. The LAA is therefore the starting point to identify deliverable sites. A housing trajectory will be included as part of the emerging Local Plan.

7.1.2 The PPG is clear that if insufficient sites are identified to meet objectively assessed need, the assessment will need to be revisited:

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

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

*If insufficient land remains, then it will be necessary to investigate how this shortfall can best be planned for. If there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate.” (Paragraph: 025 Reference ID: 3-025-20190722).*

7.1.3 There was a total of 414 sites considered within the LAA. Each site identified in Stage 1 and 2 was assessed to determine if it had any development potential and, if so, when it could be brought forward. All details of candidate sites are available on the interactive mapping with detailed information on the associated attribute table.

### 7.2 Stage 1

7.2.1 From the analysis of the sites, 115 sites were ‘rejected’ as they did not meet the site size threshold or failed to meet the criteria set out in Table 2 of this report. These are listed in Appendix B.

7.2.2 25 sites had planning permission and some previous LAA sites have been completed within the previous year and therefore have been removed from the LAA. Those sites with planning permission were not assessed through the LAA process, these sites will have been fully assessed through the planning application process, these sites are listed in Appendix B. A list of large and small site commitments is set out in the separate Five-Year Housing Land Supply Position Statement (2023).

7.2.3 As part of the initial identification of sites, a total of 141 sites were ‘excluded’, and no further detailed assessments were carried out. These sites are identified with a red outline on the interactive map and the reason for exclusion is shown in the associated attribute table.

## 7.3 Stage 2

- 7.3.1 A total of 269 remaining sites were carried through into Stage 2 of the assessment process and assessed in greater detail to determine their development potential. From this process a further 33 sites were deemed 'undevelopable' due to their suitability, availability or achievability and categorised as 'excluded' sites along with those identified during Stage 1. These sites are also identified with a red outline on the interactive map and the reason for exclusion is shown on the associated attribute table.
- 7.3.2 Following the Stage 2 assessment a total of 204 sites are considered deliverable or developable over the plan period. These sites are identified with a green outline on the interactive map and a potential timescale for delivery acknowledged to inform the indicative housing trajectory, along with an estimated yield based on the methodology set out in this report.

## 7.4 Stage 3

- 7.4.1 A windfall study (2023) and information relating to housing land supply are published separately to this assessment. It demonstrates that based on historic windfall rates, windfall sites have consistently come available within East Hampshire (outside the SDNP) even during a time of economic recession. As a result, the windfall study proposes a full small site windfall allowance of 56 dwellings per annum from year four onwards. Additionally, a large site windfall allowance of 67 dwellings per annum will be made from year eleven onwards. As of 1st April 2023, this amounts to a total of 1,306 dwellings (784 on small sites, 536 on large sites) remaining across the residual emerging plan period (2023-2040).

## 7.5 Stage 4

- 7.5.1 There was a total of 414 sites considered within the LAA. Each site identified in Stage 1 and 2 was assessed to determine if it had any development potential and, if so, when it could be brought forward. All details of candidate sites are available on the interactive mapping with detailed information on the associated attribute table.

## 7.6 Housing

### Potential Housing Availability identified in the LAA.

- 7.6.1 Table 3 (below) sets out the number of dwellings that could reasonably be expected to be delivered in East Hampshire (outside the SDNP) as identified in the LAA (without planning permission).

**Table 3: Potential number of dwellings per delivery period identified in the LAA**

Number of dwellings (net) per delivery period			
Source (location)	1-5 years (2023-28)	6 years + (2028-40)	Total plan period (2023-40)
Within SPB	233	413	646
Outside SPB	1,948	13,025	14,973
Windfall	112	1,208	1,320
Total	2,293	14,646	16,939

- 7.6.2 The housing requirement for East Hampshire (outside the SDNP) is 464 dpa between 2021-2040. This equates to 8,816 dwellings over the emerging Local Plan period (2021-2040).
- 7.6.3 The total identified potential housing supply is therefore greater than the residual requirement remaining in relation to the standard method when expected housing delivery in the National Park is taken into account. However, this flexibility is not overprovision; instead, it is necessary to ensure that the total residual local housing requirement derived from the standard method can be met and that a robust five year housing land supply can be maintained, particularly in the early years. More details specifically related to five-year housing land supply is available on the Council's website. This flexibility in supply is necessary to enable the plan to adapt to rapid change, as required by the National Planning Policy Framework ('NPPF'), should sites not deliver as planned.

## 7.7 Employment and other uses

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

Use Class	Quantum	LAA site reference
Traveller accommodation (sui generis)	2 Traveller pitches	FM-022, FM-035
	6 Travelling Showpeople plots	HEA-011
Employment (B1, B2 and B8)	60.37 hectares of land	BEN-007, CHA-002, CHA-006, LIP-024, LIP-025, LIP-029, LIP-030, MED-009, RC-009, WHI-006, WHI-020, WOR-002, WOR-003, WOR-004
Assembly and Leisure facilities (D2)	2 community facilities (3.5 hectares of land)	FM-027, LIP-008
Cultural and non-residential institutions (D1)	1 facility (10.3 hectares of land)	LIP-044
Hotel (C1)	1 hotel (7.2 hectares of land)	FM-001
Retail (A1 – A5 use classes)	Not quantified	RC-009, BEN-007, CHA-005
SANG	3 opportunities for SANG	HEA-018, WHI-006

## **8 Stage 5 – Final Evidence Base**

### **8.1 Core outputs**

8.1.1 The following core outputs will be produced as part of the assessment:

- An interactive map showing the included and excluded sites with the option to view constraints and other GIS layers;
- A concluding LAA document including a list of rejected sites and sites with planning permission;
- Detailed assessments of included sites including the suitability, availability and deliverability, as well as the reasoning for exclusion, where applicable;
- An assessment of the potential type and quantity of development that could be delivered on each site/broad location; and,
- An indicative trajectory of anticipated development.

### **8.2 Monitoring and Review**

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

## 9 Conclusions

- 9.1.1 The scale of the housing requirement for the district (outside the SDNP) over the emerging plan period (2021-2040) is determined through a standard methodology set by Government – the 'local housing need assessment'. The requirement during this period is 8,816 dwellings. Various other needs are established in other evidence base documents.
- 9.1.2 In response to these requirements, the LAA provides a 'long list' of theoretical sites that have been identified for potential future development. However, the number of sites that have been identified in the LAA is far more than what is likely to be required in the emerging Local Plan (for most uses). However, the only exception being land for Traveller accommodation, whereby further work is needed to meet the identified needs of East Hampshire.
- 9.1.3 It is extremely important to reiterate that at this stage in the process that any sites which have been categorised as 'included' are considered deliverable or developable for the purposes of the LAA and require further assessment to warrant allocation in the emerging Local Plan. Also, any site would subsequently also require planning permission and their inclusion within this document does not imply either that a site will be allocated in the Local Plan or that permission will be granted. The next stages of the Local Plan site selection process, in conjunction with the Sustainability Appraisal and Habitats Regulations Assessment will help the Council to identify which sites should be allocated for development in the emerging Local Plan.

### Next Steps

- 9.1.4 The assessment was produced with the best information available at 31st March 2023. The LAA is an iterative process and as such, any future reviews will incorporate any new information available to the Council. This will include any new sites and additional information about the existing identified sites. Further consideration will also be given to windfalls and if necessary, non-implementation rates.
- 9.1.5 The Council intends to update the LAA annually to take account of new information. Given that new information may be submitted to, and considered by, the Council at any time, conclusions on the suitability, availability and achievability of the identified sites may be subject to change, as are assumptions on whether sites are deliverable or developable over the emerging plan period.

## Appendix A: Included Residential Sites

Site Reference	Site Address	Area (ha)	0 - 5 Yrs	6 -10 Yrs	11-15 Yrs	Total Capacity	Notes
<b>Alton</b>							
LAA/AL-001	208-212 London Road, Holybourne	0.25	5	0	0	5	
LAA/AL-003	St John's Works, Station Road, Alton	0.12	10	0	0	10	
LAA/AL-004	Cowdray Park, Alton	2.47	61	0	0	61	Part of LAA/AL-056
LAA/AL-005	Land at Brick Kiln Lane and Basingstoke Road, Alton	21.31	0	150	0	140-150	
LAA/AL-013	Land at Weysprings, Alton	7.38	30	0	0	30	
LAA/AL-014	Land at Weysprings Park, Windmill Lane, Alton	4.94	44	0	0	44	Part of LAA/AL-056
LAA/AL-017	Manor Road, Alton	0.16	0	6	0	6	
LAA/AL-018	Land east of Old Odiham Road, Alton	6.34	93	0	0	93	Part of LAA/AL-059
LAA/AL-019	Windmill House, Windmill Lane, Alton	2.96	15	0	0	15	
LAA/AL-020	Lindsey's Field (N), south of Water Lane	6.82	41	0	0	41	Part of LAA/AL-056
LAA/AL-021	Lindsey's Field (S), south of Water Lane, Alton	6.49	39	0	0	39	Part of LAA/AL-056
LAA/AL-023	21 Winchester Road, Alton	0.53	14	0	0	14	
LAA/AL-028	Land at Albany House, 5 Omega Park, Alton, GU34 2QEL	0.53	7	0	0	7	
LAA/AL-029	Land west of Old Odiham Road, Alton	10.11	0	101	0	101	
LAA/AL-035	Selborne Road, Alton	28.08	210	211	0	421	Part of LAA/AL-056
LAA/AL-038	Alton Convent School Car Park	0.38	6	0	0	6	Part of LAA/AL054
LAA/AL-041	Selborne Road, Alton	1.72	0	81	0	81	
LAA/AL-048	Cobblestone, 10 Wilsom Road, Alton	0.2	0	0	5	5	
LAA/AL-054	Alton Convent School, Large Site	6.6	20	0	0	20	
LAA/AL-056	Land north of A31, Alton	52.34	0	650	0	650	
LAA/AL-059	Land north of Gilbert White Way, Alton	15.3	0	200	0	200	
LAA/AL-060	Land at London Road, Holybourne		101	0	0	101	
<b>Beech</b>							

Site Reference	Site Address	Area (ha)	0 - 5 Yrs	6 -10 Yrs	11-15 Yrs	Total Capacity	Notes
LAA/BEE-001	Snode Hill House, Beech	3.15	8	0	0	8	
LAA/BEE-002	Highwood, 35 Snode Hill, Beech	1.65	5	0	0	5	
LAA/BEE-007	Thedden Farm, Beech	2.73	7	0	0	7	
LAA/BEE-008	Land adjoining Medstead Road, Beech	1.1	5	0	0	5	
LAA/BEE-009	Land at Spring Stables, Beech	1.16	5	0	0	5	
LAA/BEE-010	Land at Whitedown Lane, Alton	9.01	0	90	0	90	
LAA/BEE-011	Land at Wyards Farm, Basingstoke Road, Alton GU34 4AA	7.37	0	221	0	221	
<b>Bentley</b>							
LAA/BEN-003	Land east of Hole Lane, Bentley	1.8	23	0	0	23	
LAA/BEN-005	Land west of Rectory Lane, Bentley	1.12	42	0	0	42	
LAA/BEN-006	Land east of Rectory Lane, Bentley	2.04	23	0	0	23	
LAA/BEN-007	Northbrook Park	49.53	0	150	172	322	
LAA/BEN-008	Land north of A31 at Marelands, Bentley	5.63	0	0	37	37	
LAA/BEN-009	Land south of Hole Lane, Bentley	3.3	34	0	0	34	
LAA/BEN-010	Land south of 2 Barley Fields, Bentley	0.74	7	0	0	7	
LAA/BEN-011	Land west of Station Road, Bentley	1.91	31	0	0	31	
LAA/BEN-015	The Paddock, Pax Hill, Bentley, GU10 5NG	1.11	5	0	0	5	
LAA/BEN-017	Land west of Hole Lane, Bentley	2.45	37	0	0	37	
LAA/BEN-018	Land at Glebe House, School lane, Bentley, GU10 5JP	0.92	8	0	0	8	
<b>Binsted</b>							
LAA/BIN-002	Old Kiln Farm, Farnham Road, Holt Pound	0.73	7	0	0	7	
LAA/BIN-005	Land north of Fullers Road, Holt Pound, Rowledge	3.83	19	0	0	19	
LAA/BIN-010	Land at Neatham Manor, Alton	27.3	0	445	0	445	Part of LAA/BIN-011
LAA/BIN-011	Neatham Manor Farm	97.87	0	500	750	1250	
LAA/BIN-012	Land south of the A325, Holt Pound, Farnham GU10 4LE	8.8	10	0	0	10	
<b>Bentworth</b>							
LAA/BTW-001	"Top Field" land adjacent to Glebe Fields, Bentworth	0.52	5	0	0	5	



Site Reference	Site Address	Area (ha)	0 - 5 Yrs	6 -10 Yrs	11-15 Yrs	Total Capacity	Notes
LAA/BTW-002	Land at the corner of Church Street and Ashley Road, Bentworth	1.27	5	0	0	5	
<b>Chawton</b>							
LAA/CHA-002	Land adjoining Northfield Lane, Alton	5.44	0	0	54	54	
LAA/CHA-003	Land to the north of Wolf's Lane, Chawton	2.5	0	8	0	8	
LAA/CHA-004	Land at Chawton Park Farm, Site 1, Alton	4.89	15	0	0	15	Part of LAA/CHA-007
LAA/CHA-005	Land at Chawton Park Farm, Alton	84.97	428	427	0	855	Part of LAA/CHA-007
LAA/CHA-007	Chawton Park	87.01	0	427	428	855	
LAA/CHA-009	Mounters Lodge, and land to the rear, Mounters Lane, Chawton, Alton	0.88	24	0	0	24	
<b>Clanfield</b>							
LAA/CL-001	Land south of Chalton Lane, Clanfield	10.92	0	164	0	164	
LAA/CL-002	Clanfield County Farms, Clanfield	4.52	0	102	0	102	
LAA/CL-003	105 Drift Road, Clanfield, Hampshire, PO8 0PD	0.32	5	0	0	5	
LAA/CL-008	Valley Park, Clanfield	0.19	0	7	0	7	
<b>Four Marks</b>							
LAA/FM-002	Land rear of 41 to 43a Blackberry Lane, Four Marks	0.74	10	0	0	10	
LAA/FM-004	Land adjacent to 98 Telegraph Lane, Four Marks	0.42	0	20	0	20	
LAA/FM-005	Land west of Telegraph Lane and south of Alton Lane, Four Marks	2.36	18	0	0	18	Part of LAA/FM-042
LAA/FM-008	32 Telegraph Lane, Four Marks	1.89	14	0	0	14	
LAA/FM-011	Land rear of 7-15 and 23-33 Blackberry Lane	10.36	0	108	0	108	
LAA/FM-013	Land south of Winchester Road, Four Marks	8.36	100	0	0	100	Part of LAA/FM-013
LAA/FM-015	Land rear of 97-103 Blackberry Lane, Four Marks	1.73	20	0	0	20	
LAA/FM-016	Land at 131 Winchester Road, Four Marks	1.42	21	0	0	21	
LAA/FM-020	Land east of Brislands Lane and north of Gradwell Lane, Four Marks	6.58	40	0	0	40	
LAA/FM-021	Land south of Gradwell Lane and west of Kitwood Road, Four Marks	8.83	0	62	0	62	
LAA/FM-025	Land at Alton Lane, Four Marks	4.98	37	0	0	37	
LAA/FM-026	Land at Lymington Bottom, Four Marks	2.94	33	0	0	33	
LAA/FM-028	Land at Blackberry and Alton Lane (Strategic site)	27.38	0	315	0	315	

Site Reference	Site Address	Area (ha)	0 - 5 Yrs	6 -10 Yrs	11-15 Yrs	Total Capacity	Notes
LAA/FM-030	Land at Winchester Road, Four Marks	46.72	0	470	0	470	
LAA/FM-031	Four Marks South	39.91	0	195	195	390	
LAA/FM-033	Semaphore Farm, Telegraph Lane, Four Marks, GU34 5AW	0.69	6	0	0	6	
LAA/FM-037	Copper Beeches, Brislands Lane, Four Marks, GU34 5AE	1.35	0	35	0	35	Part of LAA/FM-042
LAA/FM-039	Land at Oak View, Alton Lane, Four Marks	1.2	21	0	0	21	Part of LAA/FM-042
LAA/FM-040	Land west of Alton Lane, Four Marks	1.36	18	0	0	18	Part of LAA/FM-042
LAA/FM-041	Land at Blackberry Lane & Alton Lane, Four Marks	8.74	90	91	0	181	Part of LAA/FM-042
LAA/FM-042	Land at Four Marks South	41	0	430	430	860	
LAA/FM-043	Land at Blackberry Lane & Alton Lane, Four Marks	10.1	100	95	0	195	Part of LAA/FM-042
<b>Froyle</b>							
LAA/FRY-001	Land at Upper Froyle	9.21	0	138	0	138	
LAA/FRY-002	Land at Lower Froyle	0.31	5	0	0	5	
<b>Grayshott</b>							
LAA/GRY-004	Land north of Applegarth Farm, Grayshott	3	45	0	0	45	
LAA/GRY-006	Hunters, Headley Road, Grayshott, GU26 6DL	2.41	0	0	9	9	
<b>Horndean</b>							
LAA/HD-001	Land rear of 191-211 Lovedean Lane, Horndean	1.8	36	0	0	36	
LAA/HD-002	Parsonage Farm, Catherington Lane	0.7	6	0	0	6	
LAA/HD-004	Land south of Five Heads Road, Horndean	13.21	0	118	0	118	
LAA/HD-005	Land east of Five Heads Road, Horndean	5.03	25	0	0	25	
LAA/HD-006	Ashwood Stables, Lovedean	2.4	29	0	0	29	
LAA/HD-008	Land north of Chalk Hill Road, Horndean	3.05	38	0	0	38	
LAA/HD-009	White Dirt Farm, Horndean	9.8	0	75	0	75	
LAA/HD-010	Clanfield, Waterlooville	24.69	0	370	0	370	
LAA/HD-011	Land south and southeast of Ham Lane, Horndean	7.42	0	56	0	56	
LAA/HD-013	Land at Lovedean Lane (West)	2.44	22	0	0	22	
LAA/HD-014	Land at Lovedean Lane (East)	0.94	12	0	0	12	

Site Reference	Site Address	Area (ha)	0 - 5 Yrs	6 -10 Yrs	11-15 Yrs	Total Capacity	Notes
LAA/HD-015	Land at Coldhill Copse, Lovedean Lane	1.66	28	0	0	28	
LAA/HD-016	Blendworth Lane Car Park & Depot, Blendworth Lane, Horndean, Hampshire	0.14	0	5	0	5	
LAA/HD-018	Land north of Crouch Lane, Horndean	2.67	0	17	0	17	
LAA/HD-020	Land south of Coldhill Lane, Horndean	9.04	0	0	108	108	
LAA/HD-021	Land at Cottage Farm, Lovedean Lane, Horndean	8.54	0	107	0	107	
LAA/HD-022	187 Catherington Lane, Horndean	3.52	32	0	0	32	
LAA/HD-024	Woodcroft Farm, Horndean	8.32	0	164	0	164	
LAA/HD-029	Lucky-Lite Caravan Storage, Catherington Business Park, Catherington Lane	2.97	29	0	0	29	
LAA/HD-030	Land to rear of 19-43 New Road, Lovedean	2.62	26	0	0	26	
LAA/HD-031	Land south and east of Blendworth Lane	7.39	0	48	0	48	
LAA/HD-033	54 Portsmouth Road, Horndean	0.15	5	0	0	5	
LAA/HD-041	Land to the rear of 64 Downhouse Road, Catherington PO8 0TX	1.18	20	0	0	20	
LAA/HD-042	Randells Farm House, 214 Catherington Lane, Catherington PO8 0TA	2.6	20	0	0	20	
LAA/HD-043	Land north of Woodcroft Farm		0	0	164	164	
<b>Headley</b>							
LAA/HEA-005	Land adjacent to Hatch House Farm, Headley Road, Lindford	1.14	18	0	0	18	
LAA/HEA-010	Land adjoining Hearn Vale, Headley	1.58	6	0	0	6	
LAA/HEA-013	Land at Beech Hill Road, Headley, Bordon	1.76	7	0	0	7	
LAA/HEA-018	Land off Hollywater and Whitehill Road, Whitehill	60.94	0	220	0	220	
LAA/HEA-019	Land adjacent to 25 Hillside Crescent, Headley Down	0.23	9	0	0	9	
<b>Kingsley</b>							
LAA/KIN-003	Forge Meadow, Forge Road, Kingsley	1.48	17	0	0	17	
<b>Liphook</b>							
LAA/LIP-003	Aston Wood, Hill House Hill	2.61	17	0	0	17	
LAA/LIP-005	Land north of Haslemere Road, Liphook	2.53	41	0	0	41	
LAA/LIP-011	Land at Haslemere Road, Liphook	1.53	29	0	0	29	
LAA/LIP-012	Land west of Headley Road, Liphook	1.56	20	0	0	20	

Site Reference	Site Address	Area (ha)	0 - 5 Yrs	6 -10 Yrs	11-15 Yrs	Total Capacity	Notes
LAA/LIP-014	Land at Penally Farm, Liphook	14.72	0	65	0	65	
LAA/LIP-017	Chiltley Farm, Liphook	4.46	0	67	0	67	
LAA/LIP-018	Land rear of 9-11 London Road, Liphook	0.31	6	0	0	6	
LAA/LIP-019	Land at Old Shepherds Farm, Liphook	7.08	85	0	0	85	Part of LAA/LIP-041
LAA/LIP-020	Land at Devils Lane, Liphook	9.29	92	0	0	92	Part of LAA/LIP-041
LAA/LIP-021	Land north of Highfield Lane, Liphook	2.39	27	0	0	27	Part of LAA/LIP-041
LAA/LIP-022	Ajax & Plowden House ,Haslemere Road, Liphook, GU30 7AL	0.44	12	0	0	12	
LAA/LIP-023	Land east of Devils Lane, Liphook	6.22	0	40	0	40	Part of LAA/LIP-041
LAA/LIP-037	Lowsley House, 131 to 133 Headley Road, Liphook, GU30 7PU	4.29	28	0	0	28	
LAA/LIP-038	Land north of Liphook	1.2	10	0	0	10	
LAA/LIP-041	Bramshott and Liphook	43.21	0	485	0	485	
LAA/LIP-043	Land at 38-40 Station Road	0.28	33	0	0	33	
LAA/LIP-045	Land Southwest of, 71 London Road, Liphook	0.57	10	0	0	10	
<b>Medstead</b>							
LAA/MED-002	Beveley Farm, Five Ash Road, Medstead	1.54	0	0	12	12	Part of LAA/MED-027
LAA/MED-003	Paddock View, Stoney Lane, Medstead	1.53	6	0	0	6	Part of LAA/MED-027
LAA/MED-004	Land rear of Woodview Place and Timbers, Boyneswood Road, Medstead	1.07	18	0	0	18	
LAA/MED-005	Land at Penilee, Boyneswood Lane, Medstead	3.29	40	0	0	40	Part of LAA/MED-027
LAA/MED-006	Land rear of Roscommon, Medstead	2.08	7	0	0	7	
LAA/MED-007	Woodlea Farm, Station Approach, Medstead	1.97	24	0	0	24	
LAA/MED-008	Land adjacent to Ashley House, Red Hill, Medstead	0.58	5	0	0	5	
LAA/MED-009	Land at Five Ash Crossroads, Four Marks	2.01	15	0	0	15	Part of LAA/MED-027
LAA/MED-010	The Meadows, Soldridge Road, Medstead	1.08	9	0	0	9	Part of LAA/MED-027
LAA/MED-011	Land rear of Junipers, South Town Road, Medstead	2.47	24	0	0	24	
LAA/MED-014	Land at Common Hill, Medstead	3.93	24	0	0	24	
LAA/MED-015	Land at Homestead Road, Medstead	0.71	6	0	0	6	
LAA/MED-016	Land south of Five Ash Road, Medstead	11.74	0	176	0	176	Part of LAA/MED-027

Site Reference	Site Address	Area (ha)	0 - 5 Yrs	6 -10 Yrs	11-15 Yrs	Total Capacity	Notes
LAA/MED-017	Little Pastures, Roedowns Road, Medstead	3.52	0	40	0	40	
LAA/MED-018	Land north of Wield Road, Medstead	2.87	0	22	0	22	
LAA/MED-019	Land at Paice Lane, Medstead	3.11	12	0	0	12	
LAA/MED-021	Land north of Cedar Stables, Medstead	3.52	40	0	0	40	
LAA/MED-022	Land west of Lymington Barn, Lymington Bottom Road	4.57	103	0	0	103	
LAA/MED-023	Land west of Roe Downs Farm, Medstead	9.65	0	87	0	87	
LAA/MED-024	Land west of Roe Downs Road, Medstead	19.19	0	96	0	96	
LAA/MED-025	Station approach, Medstead, Stoney Lane, GU34 5EL	1.66	13	0	0	13	
LAA/MED-026	Lymington Bottom Road	33.68	0	505	0	505	
LAA/MED-027	South Medstead	29.55	0	424	0	425	
LAA/MED-028	68 - 70 Lymington Bottom Road, Medstead, Alton, GU34 5EP	0.47	5	0	0	5	
LAA/MED-030	Beverley Farm Five Ash Road Medstead Alton GU34 5EJ	1.54	11	0	0	11	Part of LAA/MED-027
<b>Rowlands Castle</b>							
LAA/RC-001	Land at Oaklands House, Rowlands Castle	2.73	51	0	0	51	
LAA/RC-002	Land north of Bartons Road	3.68	28	0	0	28	
LAA/RC-003	Mays Coppice Farm, Rowlands Castle	15.1	0	151	0	151	
LAA/RC-004	Land south of Little Leigh Farm, Prospect Lane, Havant	3.57	0	81	0	81	
LAA/RC-005	Land south east of The Drift, Rowlands Castle	8.05	0	81	0	81	
LAA/RC-006	Land at Deerleap (north), Rowlands Castle	0.59	5	0	0	5	
LAA/RC-007	Land at Deerleap (south), Rowlands Castle	0.95	8	0	0	8	
LAA/RC-009	Hazleton Farm South, Horndean	61	0	500	435	935	
LAA/RC-010	Land rear of Mays Coppice Farm, Rowlands Castle	13.28	0	100	0	100	
LAA/RC-012	Land south of Mays Coppice Farmhouse, Whichers Gate Road, Havant PO9 5NE	2.6	30	0	0	30	
LAA/RC-013	Land west of Manor Lodge Road, Rowlands Castle	1.47	14	0	0	14	
<b>Ropley</b>							
LAA/ROP-002	Aurea Norma and Builders Yard, Ropley Dean	0.55	13	0	0	13	
LAA/ROP-005	Land east of Dunsell's Lane, Ropley	2	0	15	0	15	

Site Reference	Site Address	Area (ha)	0 - 5 Yrs	6 -10 Yrs	11-15 Yrs	Total Capacity	Notes
LAA/ROP-007	Land at Ropley	94.76	0	500	500	1000	
LAA/ROP-008	Land to the west of Hammonds Lane, Ropley	2.51	15	0	0	15	
LAA/ROP-009	Land at Hammonds Lane, Ropley	3.98	20	0	0	20	
LAA/ROP-010	Land at Five Acres, Ropley	2.27	14	0	0	14	
LAA/ROP-012	Land east and south side off Petersfield Road, Ropley	2.33	7	0	0	7	
LAA/ROP-013	The Bungalow, off Winchester Road, Ropley	1.17	5	0	0	5	
LAA/ROP-015	Land south of Gravel Lane, Ropley	2.42	7	0	0	7	
LAA/ROP-016	Land between Barn Lane and A31, Ropley	3.25	8	0	0	8	
LAA/ROP-020	Land beside Bullfinches, Ropley	1.66	5	0	0	5	
LAA/ROP-023	Land Lying to the South of May Cottage, Petersfield Road, Bramdean	2.023	5	0	0	5	
LAA/ROP-027	Land west of Bighton Lane, Ropley, East Hampshire	3.2	28	0	0	28	
<b>Whitehill and Bordon</b>							
LAA/WHI-002	Land at Watermeadow Farm, Lindford, Bordon	2.95	30	0	0	30	
LAA/WHI-004	Former Garrison Church, Bordon	0.26	19	0	0	19	
LAA/WHI-005	Mill Chase Academy and Leisure Centre, Whitehill Bordon	5.05	0	150	0	150	
LAA/WHI-008	BOSC Village	17	0	338	0	338	
LAA/WHI-009	Annington Estate, Essex Close	4.31					Part of LAA/WHI-020
LAA/WHI-010	Annington Estate, BOSC South	3.43					Part of LAA/WHI-020
LAA/WHI-011	Annington Estate, BOSC North	1.16					Part of LAA/WHI-020
LAA/WHI-014	Sacred Heart Church and nursery, High Street	0.53	0	30	0	30	Part of LAA/WHI-020
LAA/WHI-016	Town Centre Phase 1	5.27					Part of LAA/WHI-020
LAA/WHI-017	Town Centre Phase 2	5.55					Part of LAA/WHI-020
LAA/WHI-020	Whitehill	279.84	0	410	409	819	
LAA/WHI-021	Gibbs Lane	10.15					Part of LAA/WHI-020
LAA/WHI-022	Louisburg Extension West	0.89					Part of LAA/WHI-020
LAA/WHI-023	Whitehill & Bordon Eco-Station, Camp Road, Bordon, GU35 0HJ	0.54	12	0	0	12	
LAA/WHI-024	Forest Centre, Bordon	1.38	0	0	44	44	

Site Reference	Site Address	Area (ha)	0 - 5 Yrs	6 -10 Yrs	11-15 Yrs	Total Capacity	Notes
LAA/WHI-025	Guadaloupe Car Park, High Street, Bordon, Hampshire, GU35 0AU.	0.25	0	9	0	9	
LAA/WHI-026	Land adjacent to Forest Community Centre, Pinehill Road, Bordon	0.37	0	13	0	13	
LAA/WHI-027	Irvine's Coal Yard, Lemon Grove, Bordon	0.45	14	0	0	14	
LAA/WHI-028	Acorn Christian Foundation, Whitehill Chase, High St, Bordon	2.95	48	0	0	48	
LAA/WHI-030	Louisburg Extension east	2.31				70	Part of LAA/WHI-020
LAA/WHI-032	Mill Chase Road, Bordon	0.13	0	5	0	5	

## Appendix B: Rejected Sites

Site Reference	Site Address	Area (ha)	Proposed Use	Capacity (Net)	Status
<b>Alton</b>					
LAA/AL-007	Land at Howards Lane, Holybourne	1.62	Residential	6	Excluded - Unavailable
LAA/AL-009	Land at London Road, Holybourne	40.5	Residential	445	Excluded - Unavailable
LAA/AL-010	Site 3 - Land at London Road, Holybourne	9.04	Residential	90	Now promoted as LAA/AL-060
LAA/AL-011	Site 2 - Land at London Road, Holybourne	0.52	Residential	5	Now promoted as LAA/AL-060
LAA/AL-012	Site 1 - Land at London Road, Holybourne	0.84	Residential	6	Now promoted as LAA/AL-060
LAA/AL-031	Alton Convent School, Anstey Lane	0.56	Residential	14	Excluded - Allocated Site
LAA/AL-033	Land at Fontwell Drive, Alton	0.42	Residential	8	Excluded - Local Green Space
LAA/AL-036	The Hop Poles, Alton	0.07	Residential	1	Excluded - Site below threshold
LAA/AL-039	Rogers Court Car Park, Alton	0.05	Residential	2	Excluded - Site below threshold
LAA/AL-042	St Lawrence Vicarage, Church Street, Alton	0.24	Residential	7	Excluded - Unavailable
LAA/AL-044	Chawton Park Rd, Alton GU34 1RJ	0.93	Residential		Excluded - Unavailable
LAA/AL-045	Newman Lane, Alton	0.55	Residential	5	Excluded - Unavailable
LAA/AL-046	Berehurst, Borovere Lane, Alton	0.25	Residential	6	Excluded - Unavailable
LAA/AL-047	Former Water Treatment Works, South of 3-7 The Ridgeway, Alton	0.2	Residential	6	Excluded - Unavailable
LAA/AL-049	Mill Lane, Alton	0.05	Residential	2	Excluded - Site below threshold
LAA/AL-050	Former Post Office, 73 High Street, Alton	0.33	Residential	8	Excluded - Unavailable
LAA/AL-057	Edgar Hall, Anstey Lane, Alton	0.09	Residential		Excluded - Site below threshold
<b>Beech</b>					
LAA/BEE-003	Land rear of 76 Wellhouse Road, Beech	0.52	Residential	2	Excluded - Site below threshold
LAA/BEE-004	Beech Copse, Beech	1.01	Residential	4	Excluded - Site below threshold
LAA/BEE-005	Land south of Kings Hill, Beech	7.21	Residential	18	Excluded - Unavailable
LAA/BEE-006	Thedden Grange, Beech	0.25	Residential	1	Excluded - Site below threshold



Site Reference	Site Address	Area (ha)	Proposed Use	Capacity (Net)	Status
<b>Bentley</b>					
LAA/BEN-001	Land north of Bay Tree Cottage, south of Greenfield Cottages	0.15	Residential	1	Excluded - Site below threshold
LAA/BEN-002	Land at Hole Lane, Bentley, Farnham	0.18	Residential	1	Excluded - Site below threshold
LAA/BEN-004	Land west of Hole Lane, Bentley	0.43	Residential	10	Excluded - Local Green Space
LAA/BEN-013	Bentley GP Surgery, Hole Lane, Bentley	0.17	Residential	5	Excluded - Unavailable
LAA/BEN-016	Green Farm Nursery, The Drift, Bentley, GU10 5JX	0.39	Residential	2	Excluded - Site below threshold
<b>Binsted</b>					
LAA/BIN-001	Holt Pound House, Holt Pound Lane, Farnham	0.35	Residential	2	Excluded - Site below threshold
LAA/BIN-003	Pin Shan, Fullers Road, Rowledge	0.31	Residential	3	Excluded - Site below threshold
LAA/BIN-004	Binsted Mede, Isington Road, Binsted	0.49	Residential	2	Excluded - Site below threshold
<b>Bentworth</b>					
LAA/BTW-003	The Homestead, Bentworth	0.45	Residential	2	Excluded - Site below threshold
LAA/BTW-004	Crossways, Trinity Road, Bentworth	0.95	Residential	4	Excluded - Site below threshold
LAA/BTW-005	Holt End Lane, Bentworth	1	Residential	4	Excluded - Site below threshold
<b>Chawton</b>					
LAA/CHA-001	Land south west of The Triangle	4.83		0	Excluded - Flooding
LAA/CHA-008	Travis perkins, Winchester Road, Alton	1.14	Residential	15	Excluded - Unavailable
<b>Clanfield</b>					
LAA/CL-004	Redwing Road, Clanfield	0.15	Residential	3	Excluded - Site below threshold
LAA/CL-006	Manor Farm, North Lane, Clanfield	0.91	Residential	4	Excluded - Site below threshold
LAA/CL-007	99 Drift Rd, Clanfield, Waterlooville PO8 0PD	0.96	Residential	4	Excluded - Site below threshold
<b>Four Marks</b>					
LAA/FM-003	The Paddock, south of Brislands Lane, Four Marks	0.81	Residential	4	Excluded - Site below threshold
LAA/FM-006	Land at Lymington Bottom, Four Marks	0.76	Residential	3	Excluded - Site below threshold
LAA/FM-007	Land at Uplands Lane, Four Marks	0.21	Residential	1	Excluded - Site below threshold
LAA/FM-009	The Pines, The Shrave, Four Marks	0.3	Residential	3	Excluded - Site below threshold
LAA/FM-014	Little Kitfield, Gradwell Lane, Four Marks	0.63		3	Excluded - Site below threshold

Site Reference	Site Address	Area (ha)	Proposed Use	Capacity (Net)	Status
LAA/FM-017	Woodland at The Shrave, Four Marks	0.89	Residential	4	Excluded - Site below threshold
LAA/FM-019	Reynards Retreat, Willis Lane, Four Marks	0.21	Residential	1	Excluded - Site below threshold
LAA/FM-029	Travelodge, 156 Winchester Road	0.61	Residential	11	Excluded - Unavailable
LAA/FM-034	Virginia, 115 Lymington Bottom, Four Marks, Alton, GU34 5AH	0.33	Residential	3	Excluded - Site below threshold
LAA/FM-038	Copper Beeches, Brislands Lane, Four Marks, GU34 5AE	0.2	Residential	2	Excluded - Site below threshold
<b>Grayshott</b>					
LAA/GRY-001	Stoney Bottom, Grayshott	0.99	Residential	4	Excluded - Site below threshold
LAA/GRY-002	Bede Cottage, Headley Road, Grayshott	0.34	Residential	2	Excluded - Site below threshold
LAA/GRY-003	Pinewood Lodge, Headley Road, Grayshott	0.79	Residential	4	Excluded - Site below threshold
LAA/GRY-005	Stables at Bowleswood Farm, Grayshott Road	1.61	Gypsy & Traveller	0	Excluded - 400m Buffer Zone
LAA/GRY-007	Grayshott Hall, Headley Road, Grayshott	19.78	Residential	166	Excluded - 400m Buffer Zone
<b>Horndean</b>					
LAA/HD-003	Swan's View, New Road, Lovedean, Hampshire,	0.09	Residential	1	Excluded - Site below threshold
LAA/HD-007	Field east of Four Winds, Catherington	0.76	Residential	3	Excluded - Site below threshold
LAA/HD-027	The Dairy, Roads Hill, Horndean	1.75	Residential	7	Excluded - Unavailable
LAA/HD-028	62 Downhouse Road, Catherington, Horndean, PO8 0TY	0.65	Residential	3	Excluded - Site below threshold
LAA/HD-032	153 Portsmouth Road, Horndean	0.37	Residential	5	Excluded - Unavailable
LAA/HD-034	London Road, Horndean, Waterlooville	0.63	Residential	9	Excluded - Unavailable
LAA/HD-035	Teagus Farm, Crouch Lane, Horndean	0.17	Residential	2	Excluded - Site below threshold
LAA/HD-036	Muirburn Kennels, 137 Frogmore Lane, Horndean	0.5	Residential	5	Excluded - Unavailable
LAA/HD-037	Land rear of 123a Frogmore Lane, Horndean	0.17	Residential	2	Excluded - Site below threshold
LAA/HD-038	Land north of Glamorgan Road, Catherington	0.37	Residential	3	Excluded - Site below threshold
LAA/HD-039	Ring and Bring Scrapyard, Lovedean Lane, Horndean	0.34	Residential	3	Excluded - Site below threshold
LAA/HD-040	Horndean Library, Five Heads Road	0.11	Residential	4	Excluded - Site below threshold
<b>Headley</b>					
LAA/HEA-001	Onahill, Arford Common, Headley	0.07	Residential	1	Excluded - Site below threshold
LAA/HEA-002	Land south of Headley Road, Headley	0.24	Residential	1	Excluded - Site below threshold

Site Reference	Site Address	Area (ha)	Proposed Use	Capacity (Net)	Status
LAA/HEA-003	Archers, Church Lane	2.1	Residential	16	Excluded - Unknown Access
LAA/HEA-006	Leighswood Cottage, Headley Fields, Headley, GU35 8PT	0.89	Residential	4	Excluded - Site below threshold
LAA/HEA-007	Grove Cottage, Picketts Hill, Headley	0.23	Residential	1	Excluded - Site below threshold
LAA/HEA-008	Baigents Copse, Picketts Hill, Headley	0.37	Residential	2	Excluded - Site below threshold
LAA/HEA-009	Sandhill Farm, Picketts Hill, Bordon	1.59	Residential	6	Excluded - 400m Buffer Zone
LAA/HEA-014	Land south west of May Close, Headley	0.18	Residential	1	Excluded - Site below threshold
LAA/HEA-015	Northern parcel land at Chenies	0.88	Residential	4	Excluded - Site below threshold
LAA/HEA-016	Northern parcel land at Westwood	0.48	Residential	2	Excluded - Site below threshold
LAA/HEA-017	Land south east of Mill Lane, Headley	1.27	Residential	4	Excluded - Site below threshold
LAA/HEA-020	Picketts Hill, Sleaford	2.36	Gypsy & Traveller	0	Excluded - 400m Buffer Zone
LAA/HEA-021	Land to the rear of the Concrete Batching Plant, Picketts Hill, Headley		Residential	0	Excluded - 400m Buffer Zone
<b>Kingsley</b>					
LAA/KIN-002	Rear of Kingsley Tennis Centre, Forge Road, Kingsley	0.38	Residential	2	Excluded - 400m Buffer Zone
LAA/KIN-004	Land north of School Fields, Kingsley	0.62	Residential	14	Excluded - 400m Buffer Zone
LAA/KIN-005	Land north of School Fields, Kingsley	4.69	Residential	15	Excluded - 400m Buffer Zone
LAA/KIN-006	Forge Road, Kingsley	0.62	Residential	3	Excluded - 400m Buffer Zone
<b>Lasham</b>					
LAA/LAS-001	Land south of Manor Farm Lane, Lasham	1.16	Residential	5	Excluded - beyond 800m SP Boundary
LAA/LAS-002	Part of land north of Lasham Hill Lane, Lasham	0.32	Residential	2	Excluded - Site below threshold
LAA/LAS-003	Old Coal Yard, Lasham, GU34 5RX	0.37	Residential	2	Excluded - Site below threshold
LAA/LAS-004	Land south west of Manor Farm Lane, Lasham, Alton, GU34 5SJ	2.7	Residential	15	Excluded - beyond 800m SP Boundary
<b>Lindford</b>					
LAA/LIN-001	Paddock adjacent to B3002, Lindford Road	0.72	Residential	13	Excluded - 400m Buffer Zone
LAA/LIN-002	Land to the east of Lindford Chase	2.48	Residential	56	Excluded - 400m Buffer Zone
LAA/LIN-003	Broxhead Farm, Lindford, Bordon, GU35 0NY	6.32	Residential	32	Excluded - 400m Buffer Zone
<b>Liphook</b>					

Site Reference	Site Address	Area (ha)	Proposed Use	Capacity (Net)	Status
LAA/LIP-001	Holly Cottage, Bramshott	0.28	Residential	1	Excluded - Site below threshold
LAA/LIP-002	Gorselands	0.33	Residential	2	Excluded - 400m Buffer Zone
LAA/LIP-004	Land at Church Road, Bramshott	0.23	Residential	2	Excluded - Site below threshold
LAA/LIP-006	Paddock at Little Boarhunt, Portsmouth Road, Liphook	0.84	Residential	4	Excluded - Site within a Historic Park and Garden
LAA/LIP-007	Westerfield, Weavers Down, Liphook, GU30 7PE	0.57	Residential	3	Excluded - Site below threshold
LAA/LIP-008	Land adjacent to Billerica, Church Road, Bramshott	1.44	Residential		Excluded - 400m Buffer Zone
LAA/LIP-009	Land off Bramshott Road	3.13	Residential	9	Excluded - beyond 800m SP Boundary
LAA/LIP-010	Land at High Hurlands House, Gentles Lane	0.86	Residential	4	Excluded - Site below threshold
LAA/LIP-013	Land west of Church Lane, Bramshott	0.77	Residential	3	Excluded - Site below threshold
LAA/LIP-015	Five Oaks, Queens Road, Liphook	0.53	Gypsy & Traveller		Excluded - 400m Buffer Zone
LAA/LIP-016	Orange Lodge, 105 Midhurst Road, Liphook	0.35	Residential	2	Excluded - Site below threshold
LAA/LIP-026	Thornhill Fields, Lynchborough Road, Passfield	1.24	Residential	19	Excluded - 400m Buffer Zone
LAA/LIP-027	Passfield former Sewage Works	2.52	Residential	0	Excluded - Unknown Access
LAA/LIP-029	Land north of Liphook Services, Liphook	6.46	Residential	32	Excluded - Area TPO
LAA/LIP-030	Land south of Liphook Services	3.6	Residential	13	Excluded - 400m Buffer Zone
LAA/LIP-031	Eagel Place, Longmoor Road, Liphook	0.27	Gypsy & Traveller	0	Excluded - 400m Buffer Zone
LAA/LIP-033	The Laurels, Longmoor Road, Liphook	0.27	Gypsy & Traveller	0	Excluded - 400m Buffer Zone
LAA/LIP-034	Land east of Queens Road, Liphook	0.09	Gypsy & Traveller	0	Excluded - 400m Buffer Zone
LAA/LIP-036	Greengate, off Longmoor Road, Liphook	0.16	Gypsy & Traveller	0	Excluded - 400m Buffer Zone
LAA/LIP-040	Passfield Business Centre	2.55	Residential		Excluded - 400m Buffer Zone
LAA/LIP-042	Alderwood Cottage, Queens Road, Liphook	0.13	Gypsy & Traveller		Excluded - 400m Buffer Zone
LAA/LIP-046	5 Station Road, Liphook	0.05	Residential	3	Excluded - Site below threshold
LAA/LIP-047	Land north of Church Lane, Bramshott	0.99	Residential	4	Excluded - Site below threshold
LAA/LIP-048	108 Headley Road, Liphook GU30 7PT	0.53	Residential	12	Excluded - Unavailable

Site Reference	Site Address	Area (ha)	Proposed Use	Capacity (Net)	Status
<b>Medstead</b>					
LAA/MED-001	Land at The Haven, Merrow Down and Dinas	1.63	Residential	13	Excluded - Unavailable
LAA/MED-013	Site B, Land off Boyneswood Road, Medstead	0.21	Residential	3	Excluded - Site below threshold
LAA/MED-020	Southview, Abbey Road, Medstead	0.92	Residential	4	Excluded - Site below threshold
<b>Rowlands Castle</b>					
LAA/RC-008	Land at Manor Lodge Road, Rowlands Castle	0.78	Residential	3	Excluded - Site below threshold
LAA/RC-011	Land Adjoining, 77 Links Lane, Rowlands Castle	0.34	Residential	3	Excluded - Site below threshold
<b>Ropley</b>					
LAA/ROP-001	Startergate Farm, Monkwood	0.14	Residential	1	Excluded - Site below threshold
LAA/ROP-003	Winton Cottage, Hammonds Lane, Ropley	0.4	Residential	2	Excluded - Site below threshold
LAA/ROP-004	Land at Gilbert Street, Ropley	0.19	Residential	2	Excluded - Site below threshold
LAA/ROP-011	Land south east of Church Lane, Ropley	3.33	Residential	17	Excluded - Unavailable
LAA/ROP-014	Land off Winchester Road, Ropley	0.43	Residential	2	Excluded - Site below threshold
LAA/ROP-017	Land west of Winchester Road, Ropley	3.45	Residential	9	Excluded - beyond 800m SP Boundary
LAA/ROP-018	Land west of Horse Lane, Ropley	3.32	Residential	8	Excluded - beyond 800m SP Boundary
LAA/ROP-019	Land to the east of Longwood House, Ropley	0.73	Residential	3	Excluded - Site below threshold
LAA/ROP-022	The Gatehouse, Gilbert Street Farm, Ropley, SO24 0BY	0.11	Residential	1	Excluded - Site below threshold
LAA/ROP-024	Land adjacent to Hale Close, Ropley	0.6	Residential	14	Excluded - Allocated Site
LAA/ROP-025	Land between Homeview and Wykeham House, Petersfield Road	0.23	Residential	4	Excluded - Site below threshold
LAA/ROP-026	Ropley Lime Quarry, Soames Lane, Ropley, Alresford, SO24 0ER	4.1	Residential	10	Excluded - beyond 800m SP Boundary
<b>Selborne</b>					
LAA/SEL-001	Land at Oakhanger Farm Business Park	15.57	Residential	82	Excluded - Unavailable
LAA/SEL-002	Land opposite The Red Lion, Oakhanger	1.95	Residential	12	Excluded - 400m Buffer Zone
LAA/SEL-003	Land at Lions Field, Oakhanger	1.06	Residential	4	Excluded - Site below threshold
LAA/SEL-004	Land at Eveley Corner, Firgrove Road, Whitehill	0.45	Residential	7	Excluded - 400m Buffer Zone

Site Reference	Site Address	Area (ha)	Proposed Use	Capacity (Net)	Status
LAA/SEL-005	Sidewater Stables, Oakhanger, GU35 9JS	0.16	Gypsy & Traveller	0	Excluded - 400m Buffer Zone
LAA/SEL-006	Selborne Brickworks, Honey Lane, Selborne, GU34 3BS	1.63	Residential	5	Excluded - beyond 800m SP Boundary
LAA/SEL-007	Land at Chapel Farm, Oakhanger Road, Oakhanger, Bordon	0.51	Residential	5	Excluded - beyond 800m SP Boundary
LAA/SEL-008	Coomers (Oakhanger) Ltd, Oakhanger Road, Oakhanger, Bordon, GU35 9JU	0.69	Residential	6	Excluded - 400m Buffer Zone
<b>Whitehill</b>					
LAA/WHI-001	Land south of Walldown Road, Whitehill	1.4	Residential	0	Excluded - 400m Buffer Zone
LAA/WHI-003	Land rear of The Royal Oak, Hollywater	0.47	Residential	0	Excluded - 400m Buffer Zone
LAA/WHI-018	Land on the east side of Holywater Road, Bordon, GU35 0AE	0.12	Residential		Excluded - Site below threshold
LAA/WHI-029	Land at Lynton Road, Bordon	1.22	Residential		Excluded - Unavailable
LAA/WHI-033	Former Royal Oak Pub, Whitehill	0.29	Residential		Excluded - 400m Buffer Zone
<b>Wield</b>					
LAA/WIE-001	Land at Berrywood Farm, Lower Wield	1.01	Residential	4	Excluded - Site below threshold
LAA/WIE-002	Church Farm, Upper Wield, Alesford	0.48	Residential	2	Excluded - Site below threshold
<b>Worldham</b>					
LAA/WOR-001	Former Village Hall, West Worldham	0.06	Residential	1	Excluded - Site below threshold

## Appendix C: Sites with Planning Permission/Completed

Site Reference	Planning Ref	Site Address	Parish	Area (ha)	Permitted
LAA/AL-006	30021/066	Land at Lord Mayor Treloar Hospital, Alton	Alton	26.46	279 dwellings
LAA/AL-015	25050/059	Former Coors Brewery, Alton	Alton	5.1	220 dwellings
LAA/AL-016	55638/001	Wilsom Road, Alton (between numbers 60 and 86)	Alton	1.26	9 dwellings
LAA/AL-022	30021/065	Land east of Selborne Road, Alton	Alton	10.8	249 dwellings
LAA/AL-025		Lord Mayor Treloar School	Alton	10.3	
LAA/AL-027	56420/003	Alton Magistrates Court	Alton	0.6	43 retirement apartments
LAA/AL-032	57035	Aldi, Alton	Alton	1.21	Retail
LAA/AL-043	22766/040	Alton House Hotel, Normandy Street, Alton	Alton	0.87	9 dwellings
LAA/AL-053	55222/010	Will Hall Farm, Alton	Alton	7.41	180 dwellings
LAA/AL-055	27338/010	72 Anstey Road, Alton	Alton		10 dwellings
LAA/BIN-006	50463/001	Land adjacent to Linden, Fullers Road	Binsted	0.78	10 dwellings
LAA/BIN-008	49776/004	Land at Lynch Hill, Alton	Binsted	14.4	Employment
LAA/CL-005	20729/032	33 South Lane, Clanfield, Waterlooville	Clanfield	0.16	6 dwellings
LAA/FM-024	58000/002	Land between Teazles and Coombe Dell, Alton Lane, Four Marks	Four Marks	0.19	2 pitches
LAA/HD-012	55562/005	Hazleton Farm, Horndean	Horndean	63.11	919 dwellings
LAA/HD-019	54139/001	Land at Cottage Farm, north of James Copse Close	Horndean	2.62	43 dwellings
LAA/HD-023	55562/007	Land East of Horndean	Horndean	37.24	919 dwellings
LAA/LIP-028	55824/001	Smaller site - Passfield Mill Industrial Estate	Liphook	0.59	Car Park
LAA/LIP-035	57957	Land adj. Heathcroft, Queens Road, Liphook	Liphook	0.53	5 pitches
LAA/LIP-039	56285/002	Land rear of 8-10 London Road, Liphook	Liphook	0.18	10 dwellings
LAA/LIP-049	27106/011	Mayfield House Care Home, Liphook	Liphook		10 dwellings
LAA/MED-012	25256/049	Site C, Land off Boyneswood Road, Medstead	Medstead	2.36	45 dwellings
LAA/MED-029	20253/026	Mansfield Business Park	Medstead		6 dwellings
LAA/WHI-006		Enterprise Zone (increased employment)	Whitehill	4.25	Employment
LAA/WHI-015	55587/094	Building 84	Whitehill	3.61	Employment

