



Frequently Asked Questions

**Land Availability Assessment and
Call for Sites**

FAQ on the LAA and the Call for Sites

Why undertake a call for sites?

Following changes to government legislation the Council is now undertaking a full review of the Local Plan for those parts of the District outside of the South Downs National Park Authority (SDNPA).

To understand what land is potentially available for development in the District (outside of the SDNPA) we are currently undertaking a 'call for sites' where we would welcome sites being promoted for the following uses:

- Housing (e.g. market housing, affordable housing, older persons accommodation and Gypsy and Traveller accommodation)
- Employment (e.g. offices, light industrial, industrial and warehousing)
- Retail (e.g. convenience retail, supermarkets, shopping centres and retail parks)
- Social Infrastructure (e.g. schools, health facilities, community facilities)
- Open space (e.g. suitable accessible natural greenspace, sports pitches, playing fields, parks or gardens).

Is there a minimum and maximum site size that can be submitted?

Sites should be a minimum size of 0.25ha or be able to accommodate five or more homes to be considered for inclusion in the LAA or Brownfield Land Register. Sites in the LAA may alternatively accommodate a minimum of 500 sq. m of non-residential floor space instead of, or as well as, the minimum five or more homes.

There is no maximum site size, however it is important that any sites promoted are only located with those parts of East Hampshire District (outside of the South Downs National Park Authority).

There are several potential development options for my site – how can I provide this information?

Please complete the response form where the question is asked 'is the site suitable for a mix of uses'? Please provide as much information as possible in response to this question by providing detail of the potential development options and attach any additional information that you consider will be useful.

What will happen once I have submitted my site?

Sites submitted to the Council meeting the minimum size requirements will be included within the Council's Land Availability Assessment (LAA) that will:

- identify land with potential for development for housing, employment and other uses;

- assess the land's potential capacity; and
- assess when a site is likely to be developed.

Where appropriate, sites submitted to us will also be considered for inclusion in the next update of the Brownfield Land Register.

What is the Brownfield Land Register?

Local planning authorities are required by the Government to prepare and publish a Brownfield Land Register. The Register provides details of previously developed sites that are considered suitable for residential development.

'Brownfield Land' (previously developed land) is defined in Annex 2 of the National Planning Policy Framework (2012) as:

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed, but where the remains of the permanent structure have blended into the landscape in the process of time."

Further information on the brownfield register can be found:

<http://www.easthants.gov.uk/brownfield-land-register>

What does it mean if a site is included in the LAA?

The LAA is a technical exercise aimed at identifying potential sites for 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.

I have previously submitted a site in East Hampshire through a call for sites – do I need to resubmit my site?

Yes, the Land Availability Assessment (LAA) is a completely new approach to determine land availability for all types of land uses being planned for in the Local Plan Review. The

LAA will replace the previous SHLAA (2014) and will consider all land across the District (outside the SDNP).

Why do I need to provide land registry information?

A core component of the LAA is assessing the availability of land. Therefore, by requiring Land Registry information to be submitted we have contact information for all land owners should we need to contact them.

If you are an agent promoting land on behalf of an owner, we will require the land owner to submit a formal letter confirming that they agree to the site being promoted through the LAA process.

How long do I have to submit my site(s)?

The Council's call for sites is open for a twelve-week period that will close on Friday 4 May 2018. A closing date has been set to enable officers to determine what sites are available for development at a given point in time so that the draft Local Plan can be prepared in accordance with the timetable (Local Development Scheme).

I have further questions about the LAA / call for sites – who can I speak to?

If you would like to discuss the call for sites process, the emerging LAA or Brownfield Land Register, please contact Planning Policy on 01730 234102