

**Eastleigh Borough Local Plan
2011-2036**

**STRATEGIC LAND
AVAILABILITY
ASSESSMENT**

MAY 2017



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Foreword

The Strategic Land Availability Assessment provides an overview of sites within the borough that have development potential in the period up to 2036.

It begins by seeking to identify specific deliverable and developable sites within existing built up areas which could contribute to the borough's development requirements. Individual assessments of all sites recently submitted or previously identified which meet the assessment criteria have been prepared and are included in Appendix 1.

The Strategic Land Availability Assessment forms part of the evidence base for the emerging Eastleigh Borough Local Plan 2011-36. The potential of greenfield sites to accommodate the borough's development needs will need to be considered further as the new Local Plan progresses.

1. EXECUTIVE SUMMARY

1.1 This document considers the potential for sites to be developed to meet the development needs of the borough in the period up to 2036.

1.2 The Strategic Land Availability Assessment does not represent a statement of council policy. It is a technical document that has been taken into account, along with other evidence, in the development of policy for the Local Plan. **The identification of sites within the SLAA does not imply that the site will be allocated for development or that planning permission will be forthcoming.** It simply provides an indication of the developability and deliverability of sites to meet the development needs of the borough for the period from 1 April 2016 to 31 March 2036.

Urban housing supply

1.3 The SLAA demonstrates that, based on the information currently available, the urban areas within the borough have the potential to accommodate approximately 548 dwellings.

Urban employment land supply

1.4 The potential supply of employment land within the borough has also been considered within the SLAA.

1.5 The SLAA concludes that there is approximately 46.06 hectares of additional employment land available within the borough's existing urban areas.

Greenfield supply

1.6 The SLAA has also assessed a number of individual greenfield sites for their housing potential in Appendix 1.

2. INTRODUCTION

- 2.1 The purpose of the Strategic Land Availability Assessment (SLAA) is to identify a future supply of land that is suitable, available and achievable for housing and economic development uses over the plan period to 2036. The assessment of land availability includes the Strategic Housing Availability Assessment requirement as set out in the National Planning Policy Framework.
- 2.2 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.
- 2.3 This assessment forms a key component of the evidence base to underpin policies in the Local Plan for housing and economic development, including supporting the delivery of land to meet identified need for these uses. The outcomes of the assessment will be used to plan proactively by choosing sites to go forward into the Local Plan to meet objectively assessed needs.
- 2.4 Whilst the assessment is an important evidence source to inform plan making, it does not in itself determine whether a site should be allocated for development. The Local Plan will determine which of the available sites are the most suitable to meet the identified need. **THE SLAA DOES NOT ALLOCATE LAND FOR DEVELOPMENT.**

National Policy

- 2.5 The National Planning Policy Framework includes a requirement for local planning authorities to 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 (paragraph 159).
- 2.6 Paragraphs 160-161 of the NPPF relate to economic development and confirm that local planning authorities should prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market. Using this evidence base, they should assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. It notes that reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land.

- 2.7 The NPPF (section 6 para 47) states that in order to 'boost significantly the supply of housing, local planning authorities should'¹:
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements;
 - Identify a supply of specific, developable sites or broad areas for growth, for years 6-10 and, where possible, for years 11-15'.
- 2.8 The Government's Planning Practice Guidance sets out further details relating to the methodology for preparing housing and economic land availability assessment. It advises that an assessment should (paragraph 001 Ref ID 3-001-20140306²):
- Identify sites and broad locations with potential for development;
 - Assess their development potential; and
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

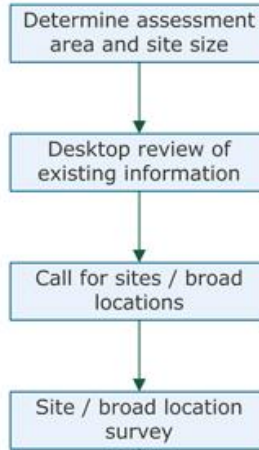
¹https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

² <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/what-is-the-purpose-of-the-assessment-of-land-availability/>

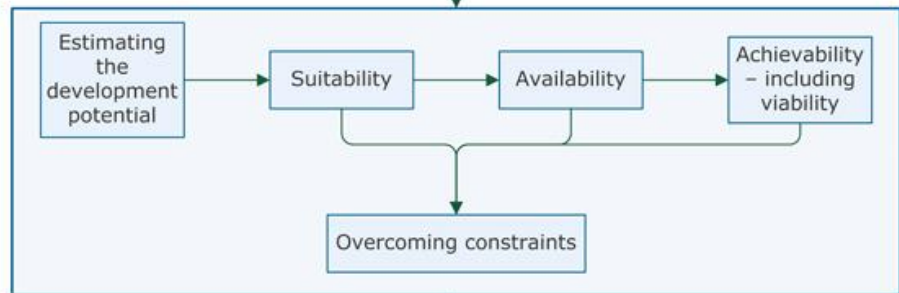
3. ASSESSMENT METHODOLOGY

3.1 The methodology for undertaking the SLAA is set out in Planning Practice Guidance as shown below.

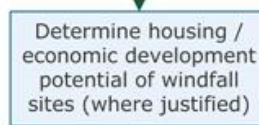
Stage 1 - Site / broad location identification



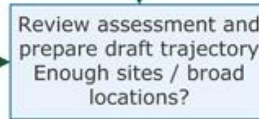
Stage 2 - Site / broad location assessment



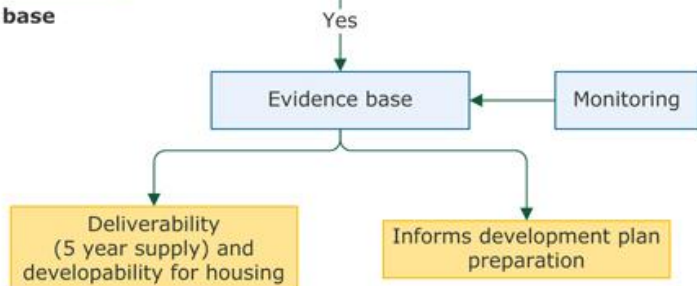
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Stage 1: Identification of sites and broad locations

Joint working

- 3.2 Government guidance on undertaking a SLAA recommends producing them for housing market areas or functional economic market areas, thus often crossing local authority boundaries. In the two housing market areas in South Hampshire there are ten local authorities. This SLAA has not been prepared in conjunction with neighbouring authorities within the housing market area or functional economic market area as the authorities are at different stages of preparation of their Local Plans.
- 3.3 Whilst this SLAA relates only to sites within Eastleigh borough, liaison has taken place with relevant authorities to ensure consistency of approach.

Assessment criteria

- 3.4 The assessment sought to identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land. This enabled the identification of sites and locations suitable for the required development in the Local Plan.
- 3.5 The SLAA considered all sites and broad locations capable of delivering five or more dwellings or economic development on sites of at least 0.25ha (or 500m² of floorspace).
- 3.6 Those sites that already had planning permission were excluded from the SLAA with the exception of sites that were granted consent after March 2016, the base-date of the SLAA assessment.

Types of sites and sources of data

- 3.7 Sites with policy constraints, including where they severely restrict development, have been included in the assessment for the sake of comprehensiveness. These constraints have been clearly set out in the site assessment pro forma.
- 3.8 In line with Planning Practice Guidance, the following sources of sites have been used in the assessment.

Table 3.1 – Sources of sites for the assessment

Sites in the planning process
Land allocated within the Eastleigh Borough Local Plan that: <ul style="list-style-type: none"> ▪ has yet to be granted planning permission; or ▪ is no longer required for the use as allocated
Land where planning permission has been granted that: <ul style="list-style-type: none"> - is unimplemented; - is part implemented but there remains outstanding planning permissions; or - is currently under construction
Sites with a relevant planning history including: <ul style="list-style-type: none"> - those with resolutions to permit, - those where planning permission had been refused or withdrawn - those where there had been pre-application discussions
Sites put forward in response to consultation on the emerging Local Plan (omission sites)
Sites not currently in the planning process
Vacant and derelict land and buildings
Land in the local authority's ownership
Surplus and likely to become surplus public sector land
Land used for one purpose which may be suitable for re-development for an alternative use, e.g. commercial buildings or car parks where redevelopment for housing can be considered, including as part of a mixed-use development
Additional housing opportunities in established residential areas, such as under-used garage blocks
Re-development and re-design of existing areas including residential, retail and commercial
Business requirements and aspirations
Previously undeveloped sites within or well related to existing settlements
Sites in rural areas
Sites in and adjoining villages or rural settlements and rural exception sites
Potential urban extensions and new free standing settlements

3.9 Prior to going out on site to establish the potential of land to be developed, it was considered useful to review the existing sources of information available in relation to the types of sites that the Council propose to include within the SLAA. Table 2 below set out the sources of information that the Council identified as being useful to inform and plan for the site survey stage. This list was not exhaustive.

Table 3.1: Sources of information

Sites in the planning process	
Source	Type of sites
Hampshire County Council & Internal Monitoring	To identify land allocated within the Eastleigh Borough Local Plan which has yet to be given planning permission
	To identify land allocated within the Eastleigh Borough Local Plan which is no longer required for the use as allocated
	To identify those sites which have planning permission but are as yet unimplemented or under construction.
Site specific development briefs & Area Allocation Plans	To identify those sites where early work on preparing a scheme for its development has begun. The initial work also helps to identify possible constraints.
Other sources of information that may help to identify sites	
Source	Type of sites
Urban Capacity Study 2003	Identifies potential capacity of urban sites to be developed between 2001 and 2011 (approximately 1630 between 2007&11)
National Land Use Database	Identifies available buildings and land and potential constraints on their development.
Register of Surplus Public Sector Land	To identify buildings and land that are surplus to the requirements of some public-sector organisations
Valuation Office Database	To identify vacant buildings that may be suitable for re-use for alternative purposes
Commercial Property Databases e.g. estate agents and property agents	Identifies vacant and/or available buildings and land that may be suitable for intensification or alternative uses.
Ordnance Survey maps	To identify land
Aerial photography	To identify land
Internal Monitoring	
Lapsed planning consents	To identify sites where planning consents have lapsed
Pre-application discussions	To identify sites that have the potential to be brought forward for development by 2026.
Land submitted during preparation of previous Local Plan (omission sites)	To identify sites that were not discounted on 'in-principle' concerns
Refused planning permissions	To identify sites that have been refused planning permission

Site Submission Request

- 3.10 The Council recognised that in order to prepare a robust assessment of the land availability within the Borough, it was essential to consult with a variety of individuals, groups and agencies which have an interest and/or role in development of land. These are referred to as 'interested parties'. Their involvement was considered important to ensure that the Council was identifying sites which were both deliverable and developable.
- 3.11 The interested parties included central and local government agencies, town and parish councils, house builders, landowners, commercial property agents, registered social landlords, infrastructure providers, the Solent Local Economic Partnership, the local chamber of commerce and other business groups and key employers. The Council also updated and consulted members of the Council's User Panel Group which comprised developers, agents and officers of the Council who meet regularly to discuss a wide variety of issues within the planning process.
- 3.12 The Council approached key interested parties with a further site submission request in September 2016. The request was tailored so as not to duplicate previous requests and for those parties wishing existing sites to continue to be included, only additional information or confirmation that the site was still available was required.
- 3.13 A pro-forma was included for agents/landowners to complete and send in with the site. This sought information on the location of the site, the potential type and scale of development and details of any constraints to development.
- 3.14 Those parties that submitted sites were consulted on the officer's initial findings prior to the SLAA being made public. A number of queries were raised in response to this consultation regarding the SLAA methodology for calculating the net site area and potential yield, which are addressed in paragraphs 3.17-3.24.

Site Survey

- 3.15 The sites identified as part of the desk top exercise and the site submission request were assessed against national policies and designations to establish which have reasonable potential for development and should be included in the site survey.
- 3.16 Those sites with development potential were then submitted to more detailed site surveys. The following characteristics were recorded for each of the sites:
- Site size, boundaries and location;
 - Current land use and character;
 - Land uses and character of surrounding area;

- Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities);
- Potential environmental constraints; and
- Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

Stage 2: Site assessment

- 3.17 An estimate of the development potential of each identified site was guided by existing and emerging planning policy.
- 3.18 The density at which a site can be developed will vary depending not just on the policy context but on its size, configuration and the need for supporting facilities. For example, a small site with a street frontage could be developed entirely for housing, whereas on a larger site provision may need to be made for roads, open space and possibly even facilities such as schools. A net density multiplier would be applicable to the former but for the latter, applying a net density across the site could give a misleading yield.
- 3.19 In the absence of more recent government guidance on the issue, the research carried out by URBED contained in 'Tapping the Potential – Best practice in assessing urban housing capacity' for the DETR in July 1999 has been used as set out in the table below.

Table 3.3 Net Site Area

Site Area	Ratio to Calculate Net Site Area
Up to 0.39 hectares	100% gross to net ratio
0.4 – 0.99 ha	90% gross to net ratio
1 – 1.49 ha	80
1.5 – 1.99 ha	75
2 – 3.99 ha	65
4 – 5.99 ha	60
6 – 7.99 ha	55
8ha +	50

- 3.20 The following average densities have been applied to the various different categories of site within the District.

Table 3.4 Average Densities

Location of Site		Average density (dwellings per hectare)
Eastleigh	Town Centre	70
	100m of Town Centre	60
	Elsewhere within settlement boundary	45
Chandler's Ford, Hedge End	District Centre	60
	100m of District Centre	50
	Elsewhere within settlement boundary	35
Allbrook, Bishopstoke, Boorley Green, Botley, Bursledon, Butlocks Heath, Fair Oak, Hamble, Horton Heath, Netley Abbey, Old Netley, West End	Within settlement boundary	35
Outside settlement boundary		30

3.21 The potential residential yield from the conversion of commercial buildings has been calculated by using a gross to net ratio of 80% to determine the usable floor area which is then divided by a unit floorspace of 70m² (assuming a mix of one and two bedroom flats) (source: Tapping the Potential).

3.22 In the absence of any more up to date guidance, advice on translating employment forecasts to land requirements contained in '*Employment Land Reviews – Guidance Note*' published by ODPM in December 2004 has been relied upon. The following plot ratios have been used for employment sites:

Table 3.5 Employment Floorspace

Employment Use	Floorspace
Business Park	30%
Industrial	40%
Warehouse	50%

3.23 The SLAA assessment seeks to assess an individual site's potential for development rather than assess a specific proposal being promoted on that site. As a result, and in order to ensure consistency across the SLAA, the SLAA methodology for calculating development density has taken precedence over density figures included within planning applications, pre-application enquiries or schemes submitted by site

promoters as part of the SLAA process. Where planning consent has been granted (since March 2016) or where a site has been allocated for development within adopted planning policy at a specific density and has therefore been robustly assessed and accepted in planning terms, the development density within the SLAA assessment has been modified accordingly.

- 3.24 The SLAA assessment does not preclude development with higher or lower densities coming forward, once detailed masterplanning has been undertaken for an individual site.
- 3.25 As noted in PPG, the development potential is a significant factor that affects economic viability of a site or broad location and its suitability for a particular use. Therefore, an assessment of achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.

Suitability, availability and achievability of sites/broad locations

- 3.26 The suitability of sites or broad locations for development were guided by the development plan, emerging planning policy and the National Planning Policy Framework as well as market and industry requirements.
- 3.27 When assessing sites against the adopted development plan, consideration has been given to whether the policies are up to date and whether any of the identified constraints could be overcome.
- 3.28 Sites in existing development plans or with planning permission have generally been considered to be suitable for the development proposed. If circumstances have changed that would affect their suitability, the site has been re-appraised and the potential for an alternative use or mix of uses has been considered.
- 3.29 In addition to the above, the following factors have been considered in the assessment of a site's suitability for development now or in the future:
 - Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - Proximity to existing local facilities and services (calculated as the crow flies);
 - Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration priority areas; and
 - Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

- 3.30 Where constraints have been identified within a site, for example, Tree Protection Orders (TPOs) and Sites of Importance of Nature Conservation Interest (SINCs), the area considered to be suitable for development has been reduced accordingly. Planning applications and pre-application enquiries have informed such deductions as appropriate. Such constraints have been identified as part of the assessment of suitability of a site and have been taken into account in the calculation of net site area.
- 3.31 Where a site has been considered appropriate for both residential and employment use, a judgement has been made regarding the most likely use to come forward to prevent double counting.
- 3.32 Where a site is considered to meet the definition of a 'brownfield site' under the Town and County Planning (Brownfield Land Register) Regulations 2017, this has been identified within the 'suitability' section of the pro-forma.
- 3.33 A site has been considered available for development when there is confidence that there are no legal or ownership problems that would prevent the site being developed. Where potential problems have been identified, then an assessment has been made as to how and when they can realistically be overcome.
- 3.34 For the purposes of this SLAA, the assessment of availability has considered whether the site has been recently promoted for development. A site has been considered available if it is controlled by a developer or landowner who has expressed an intention to sell. Where a site has previously been included within the SLAA and there has been no recent expression of interest from landowners or developers or where landowners have been contacted in respect of a site but no interest in development has been expressed, it has been assumed that the site is not available for development and that there would be no reasonable prospect of the site coming forward for development within the plan period.
- 3.35 A site has been 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.
- 3.36 Where constraints have been identified, consideration has been given to the action necessary to overcome them, for example, investment in new infrastructure, dealing with fragmented land ownerships, environmental improvements or a need to review development plan policy. The subsequent impact on the viability or deliverability of a site has been carefully considered together with the ability of the developer to complete the development within the plan period.

- 3.37 The SLAA assessment has used the information on suitability, availability, achievability and constraints to inform the timescale in which it is considered a site is capable of development. This assessment has included consideration of lead-in times, the impact of identified constraints on the timescale, for example, where development would require a change in planning policy or where a site is safeguarded for sand and gravel extraction. The assessment has also given consideration to the timescales indicated by a site promoter, where available.
- 3.38 Where the SLAA assessment has concluded that a site is not suitable, available and/or achievable, the timescale for development coming forward on the site have reflected that conclusion, stating 'unlikely in plan period'.

Stage 3: Windfall assessment

- 3.39 The NPPF confirms at paragraph 48 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 SLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 3.40 Windfall sites are defined in the NPPF as 'sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
- 3.41 PPG confirms that local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area.

Stage 4: Assessment review

- 3.42 The development potential of all sites identified in the SLAA has been collated to inform an indicative trajectory setting out how much housing and commercial floorspace can be provided, and at what point in the future.
- 3.43 If insufficient sites/broad locations are identified to meet objectively assessed needs, the assumptions used in the assessment will be revisited. This could mean changing the assumptions on the development potential on particular sites (e.g. physical and policy constraints) or the identification of possible new settlements.

Stage 5: Final evidence base

- 3.44 As required by PPG for consistency, accessibility and transparency, the SLAA includes:
- A list of sites or broad locations considered, cross-referenced to their locations on maps;
 - An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
 - Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
 - The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how barriers to delivery could be overcome and when; and
 - An indicative trajectory of anticipated development and consideration of associated risks.
- 3.45 The outcomes from the SLAA will be used to inform the preparation of the development plan and in calculating the five-year housing land supply in terms of deliverability and developability.
- 3.46 Assessing the suitability, availability and achievability (including the economic viability of a site) will provide the information as to whether a site can be considered deliverable, developable or not currently developable for housing.
- 3.47 PPG confirms that for a site to be considered deliverable, it should be available 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 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.
- 3.48 To be considered developable, sites should be in a suitable location for housing or economic development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

4 ASSESSMENT FINDINGS

- 4.1 Successive calls for sites has resulted in a number of both greenfield and previously developed sites being submitted for consideration. In addition to the submitted sites, officers have previously sought to identify a number of other sites which met the criteria as set out in the methodology and merited further assessment.
- 4.2 All of these sites were assessed in the same way and any policy change required to enable development to come forward was noted. The pro formas have been updated at regular intervals and new sites have been assessed as and when they have been submitted or identified by officers. The pro formas setting out the findings of these assessments are set out in Appendix 1.

Findings

- 4.3 Table 4.1 below summarises the estimated housing and employment capacity of SLAA sites within the currently defined urban edge.

Table 4.1 Estimated capacity within urban edge

	2016-2021	2021-2026	2026-2031	2031-2036
Dwellings	143	72	384	49
Employment Land (ha)	1.87	1.23	0	42.96

- 4.4 An assessment has also been undertaken of the potential housing and employment capacity of sites outside the urban edge (see Table 4.2 below). In order for these sites to come forward, a change in policy would be required.

Table 4.2 Estimated capacity outside urban edge

	2016-2021	2021-2026	2026-2031	2031-2036
Dwellings	3,952	3,912	4,223	3,421
Employment Land (ha)	11.77	32.82	7.48	1.35

- 4.5 Further assessment of the sites contained in Appendix 1 will be undertaken to inform the strategy and approach taken in the emerging 2011-2036 Local Plan.

Housing Land Supply

- 4.6 In line with advice in paragraph 48 of the National Planning Policy Framework, an allowance may be made 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. The allowance must be realistic, have regard to the SLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.

4.7 The Inspector’s Report into the draft 2011-2029 Local Plan (February 2015) concluded that the inclusion of the contribution from windfalls from year three is justified given the Council’s evidence on the time within which planning permissions are normally implemented and thus avoids double counting. A 10% discount has been applied to the average past supply of small site windfalls (64 dwellings per annum), which the Inspector concluded was realistic in the short term. In order to reflect uncertainty and the possibility of fewer such sites in the future, the Inspector concluded that from year six, the discount should be increased to 25%. This level of discount is reflected in the windfall allowance included in the table below.

4.8 The housing land supply position as at 31st March 2016 is as follows:

Table 4.3 Housing Requirement

Housing Requirement 2011-2036	16,250
Net completions 1 April 2011 – 31 st March 2016	1,674
Sites with planning permission at 31 st March 2016	5,219
SLAA sites identified within the urban edge	548
Windfall sites (<i>figure to be confirmed</i>)	894
Total Supply	8,335

5 CONCLUSIONS

- 5.1 This SLAA brings together a considerable body of work which has sought to contribute towards an understanding of the development potential of the borough to meet its development needs compiled over a number of years.
- 5.2 The findings of the SLAA form part of the evidence base underpinning the emerging Eastleigh Borough Local Plan 2011-2036. In combination with other evidence, it has helped to inform the preparation of the emerging Local Plan. Going forward it will help to shape the development strategy and proposed allocation of sites.
- 5.3 The SLAA has found that between 2011 and 2036, that the existing urban areas of the borough are likely to be able to accommodate the following development needs of
 - about 548 dwellings; and
 - about 42.96 ha of additional employment land.
- 5.4 To meet the emerging development requirements of the borough, there is likely to be a residual requirement to identify new sites outside of the urban area.
- 5.5 A large number of greenfield sites have been assessed for their development potential and can be found in Appendix 1. The emerging Local Plan will need to identify greenfield sites to meet its overall housing requirement.

6 MONITORING AND REVIEW

- 6.1 This document is an interim update focusing on the capacity within the urban area. Further assessment of sites alongside the preparation of the new Local Plan 2011-2036 over the coming months will result in a further publication in support of the new Local Plan.
- 6.2 The detailed monitoring of completions and new supply is carried out on an annual basis by Hampshire County Council in partnership with Eastleigh Borough Council. The Council recognises the need to keep the SLAA up-to-date in the light of this monitoring and will publish updates of the document on a regular and timely basis. A more frequent update of the five-year housing land supply position is published quarterly in the Housing Implementation Strategy.
- 6.3 These updates will include information on:
- the planning status of identified sites and whether they have been built out and at what rate;
 - whether constraints/market conditions have prevented sites from coming forward;
 - whether new sites should be included, particularly in relation to sites in the urban areas; and
 - whether the allowances made for additional development (particularly residential) coming forward in broad areas within the urban area remains justified.
- 6.4 The methodology will be reviewed to account for closer joint working across local authority boundaries and a full update of the SLAA will be undertaken to inform future reviews of the Local Plan.

Appendix 1: Individual site assessments

The individual site assessments are available on the borough council's SLAA website at the link below under the heading "SLAA Assessment Sites by Parish":

<https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2011-2036/slaa-2011-2036.aspx>

Appendix 2: Housing trajectory

The housing trajectory will be available in a separate document to be published in advance of the 20th July 2017 Full Council meeting. Once published it will be available at the local plan “Supporting Evidence” webpage at the link below:

<https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2011-2036/supporting-evidence.aspx>