



New local plan for Cheshire East

Land availability assessment (draft methodology)

March 2024

Open

Fair

Green

Front cover images (clockwise from top-left):

- Crewe Market Hall and Municipal Buildings
- Arclid north plant site and lake (image supplied by Bathgate Silica Sand Ltd)
- Jodrell Bank Observatory
- Lamberts Lane Bridge, Congleton
- Tabley Park, Northwich Road, Knutsford

Contents

1	Introduction	4
2	Planning policy context.....	5
	National Planning Policy Framework.....	5
	Planning Practice Guidance	5
3	Methodology.....	6
	Stage 1: Identification of sites and broad locations.....	7
	Stage 2: Site and broad location assessment.....	14
	Stage 3 Housing windfall assessment.....	16
	Stage 4: Assessment review.....	17
	Stage 5: Final evidence base.....	17
	Appendix 1: Lead in times and build rates.....	19

1 Introduction

1.1 The National Planning Policy Framework (“NPPF”) and National Planning Practice Guidance (“PPG”) require local planning authorities to assess the amount of land that is available for housing and economic development in their areas. This is known as a Land Availability Assessment.

1.2 Cheshire East Council (“the council”) last published its Strategic Housing Land Availability Assessment¹ and its Employment Land Review² in 2012 and these evidence base documents informed the preparation of the Cheshire East Local Plan Strategy.

1.3 The council has now embarked on the preparation of a new local plan and the Land Availability Assessment will enable the council to consider the availability of land for future development and provide an understanding of the constraints that affect it.

1.4 The Land Availability Assessment is an important evidence source to inform plan-making but does not represent policy, nor does it determine whether a site should be allocated for future development or whether planning permission should be granted. Land allocations can only be made through local plans or neighbourhood plans. This document sets out the draft methodology for preparing the Cheshire East Land Availability Assessment.

IMPORTANT

The inclusion of a site in the Land Availability Assessment does NOT confer any planning status on the site, it does not imply that it will be allocated, nor that planning permission would be granted should an application be submitted for consideration.

The Land Availability Assessment will be used to inform future stages of work in producing the new local plan in relation to land availability and site selection. Where relevant, sites may also be considered for potential inclusion on the Brownfield Land Register.

1 https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/strategic_housing_land_assmnt/shlaa.aspx

2 https://www.cheshireeast.gov.uk/planning/spatial-planning/research_and_evidence/employment-needs.aspx

2 Planning policy context

2.1 The Land Availability Assessment will be prepared in accordance with national planning policy including the NPPF and PPG

National Planning Policy Framework

2.2 ¶31 of the NPPF sets out that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.

2.3 The NPPF ¶69 requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.

2.4 In terms of economic development, NPPF ¶86 requires planning policies to set criteria, or identify strategic sites, for local and inward investment and to meet anticipated needs over the plan period. NPPF ¶126 states that policies should also reflect changes in the demand for land and be informed by regular reviews of both the land allocated for development in plans, and of land availability.

Planning Practice Guidance

2.5 PPG expands upon and provides practical guidance to support the NPPF. The PPG is regularly updated, with the latest guidance relevant to Housing and Economic Land Availability Assessments being published in July 2019.

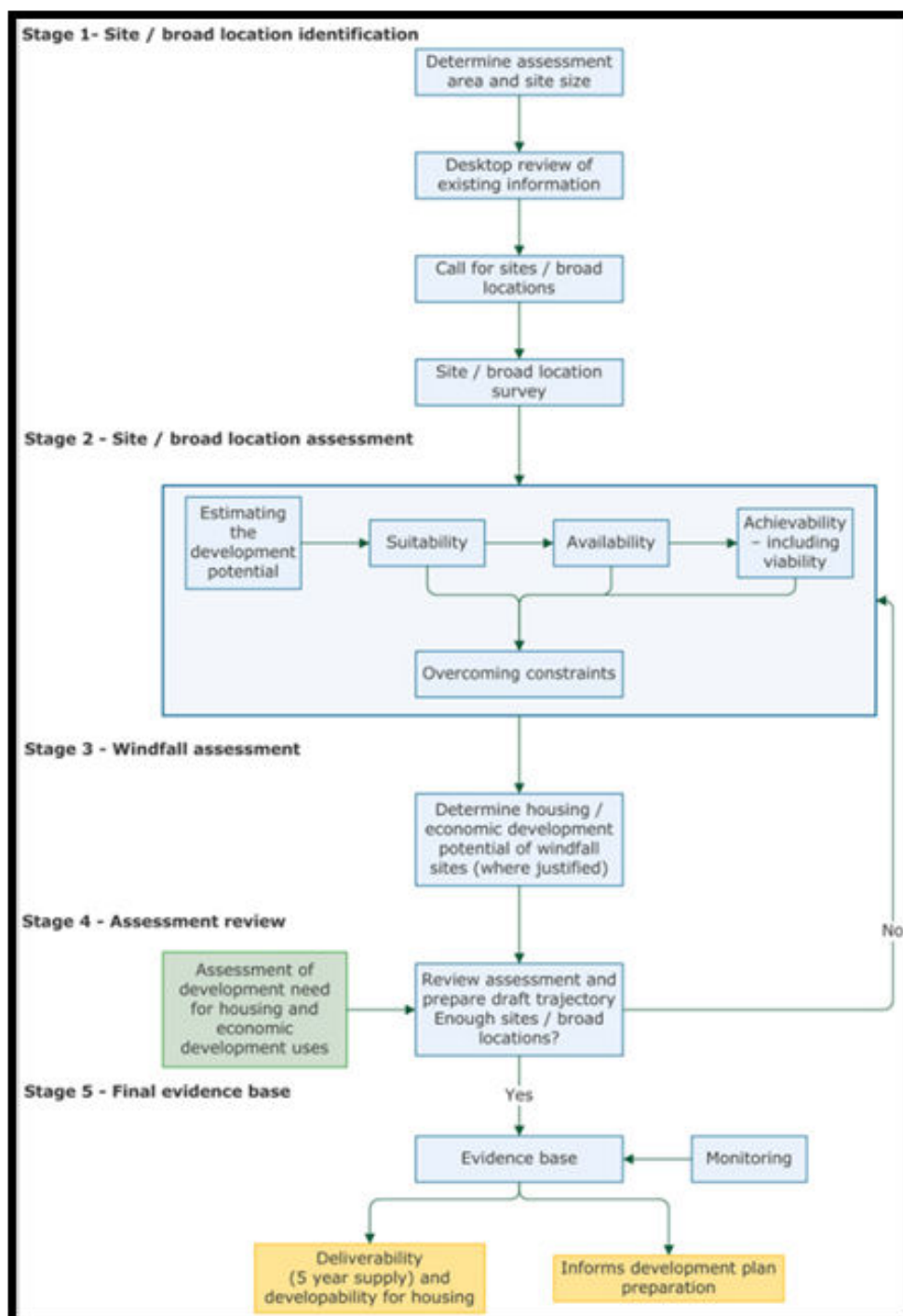
2.6 The guidance states that the purpose of the assessment is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment also helps with the identification of a five-year supply of housing land and help to inform as well as make use of sites in brownfield registers³.

3 Planning Practice Guidance: Housing and Economic Land Availability Assessment Paragraph: 001
Reference ID: 3-001-20190722

3 Methodology

3.1 The Cheshire East Land Availability Assessment will comprise of five stages based on the guidance set out in PPG and the flow chart at Figure 3.1 below summarises the methodology set out in national guidance⁴:

Figure 3.1 National Planning Practice Guidance Housing and Economic Land Availability Assessment Methodology Flow Chart



⁴ Planning Practice Guidance: Housing and Economic Land Availability Assessment Paragraph: 005 Reference ID: 3-005-20190722

Stage 1: Identification of sites and broad locations

3.2 The geographical area for the Land Availability Assessment will cover the whole of Cheshire East⁵ and will primarily focus on housing and economic land uses. This is in line with the PPG which provides guidance on assessing land availability for housing and economic uses. Housing will be defined as development falling within Use Class C3 (residential dwellings) which may include self and custom build, first homes and other forms of specialist housing for example, housing for older people (which may include C2 uses). Economic development uses are defined in the PPG as retail, leisure, cultural, office, warehousing, etc.

3.3 On 1 September 2020, the Use Classes Order 1987 was amended, and new Classes were introduced including a new Class E (commercial, business and service); Class F.1 (learning and non-residential institutions); and Class F.2 (local community). The previous Class B1 use now falls within Class E however Classes B2 and B8 remain unchanged.

3.4 The Land Availability Assessment will consider economic development uses that fall within Classes B2, B8 and E. Additional forms of development will also be considered for example, land for renewable energy development, community uses and sites for Gypsies & Travellers.

Size thresholds

3.5 The PPG sets out that a Land Availability Assessment should consider all sites capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above⁶. The Cheshire East Land Availability Assessment will use these thresholds for housing and economic development.

3.6 For housing sites, sites that are capable of delivering less than 5 dwellings will be considered to be windfall.

Desktop identification of sites and broad locations

3.7 The PPG states that when carrying out desktop review, plan-makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible. It is important that plan-makers do not simply rely on sites that they have been informed about, but actively identify sites through the desktop review process that may assist in meeting the development needs of an area⁷.

3.8 The PPG includes a table of the types of sites and potential data sources that should be reviewed as part of the desktop assessment and an extract is provided below⁸ and where practicable, information will be gathered from these sources.

5 excluding the part of the borough which falls into the Peak District National Park as this is covered by its own planning authority.

6 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 009 Reference ID: 3-009-20190722

7 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 010 Reference ID: 3-010-20190722

Table 3.1 Type of site and potential data source (Extract from PPG)

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs without planning permission	<ul style="list-style-type: none"> Local and neighbourhood plans Planning applications records Development Briefs
Planning Permissions for housing and economic development that are unimplemented or under construction	<ul style="list-style-type: none"> Planning application records Development starts and completions records
Planning applications that have been refused or withdrawn	<ul style="list-style-type: none"> Planning application records
Brownfield land in the local authority's ownership	<ul style="list-style-type: none"> Local authority records
Surplus and likely to become surplus public sector land	<ul style="list-style-type: none"> National register of public sector land Engagement with strategic plans of other public sector bodies such as county councils, central government, National Health Service, police, fire services, utilities services, statutory undertakers
Sites with permission in principle, and identified brownfield land	<ul style="list-style-type: none"> Brownfield land registers (parts 1 and 2) National Land Use Database Valuation Office database Active engagement with sector
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g., offices to residential)	<ul style="list-style-type: none"> Local authority empty property register English Housing Survey National Land Use Database Commercial property databases (e.g., estate agents and property agents) Valuation Office database Active engagement with sector Brownfield land registers
Additional opportunities for un-established uses (e.g., making productive use of under-utilised facilities such as garage blocks)	<ul style="list-style-type: none"> Ordnance Survey maps Aerial photography Planning applications Site surveys
Business requirements and aspirations	<ul style="list-style-type: none"> Enquiries received by local planning authority. Active engagement with sector
Brownfield sites in rural locations	<ul style="list-style-type: none"> Local and neighbourhood plans Planning applications Ordnance Survey maps

Type of site	Potential data source
	<ul style="list-style-type: none"> • Aerial photography • Site surveys
Large scale redevelopment and redesign of existing residential or economic areas	<ul style="list-style-type: none"> • Local and neighbourhood plans • Planning applications • Ordnance Survey maps • Aerial photography • Site surveys
Sites in adjoining villages and rural exceptions sites	<ul style="list-style-type: none"> • Local and neighbourhood plans • Planning applications • Ordnance Survey maps • Aerial photography • Site surveys
Potential urban extensions and new free-standing settlements	<ul style="list-style-type: none"> • Local and neighbourhood plans • Planning applications • Ordnance Survey maps • Aerial photography • Site surveys

Call for sites and broad locations

3.9 In addition to a desktop review, a call for sites and broad locations exercise can also enable sites to be promoted for development for consideration and assessment. This may be undertaken for a fixed period of time or on an ongoing basis. In accordance with the PPG, a call for sites and broad locations will be aimed at as wide an audience as is practicable so that those not normally involved in property development have the opportunity to contribute⁹.

3.10 The call for sites and broad locations may identify land that was not identified through the desktop review. It may also provide more up-to-date or detailed information about land identified through the desktop review.

Sites and broad locations with overlapping boundaries

3.11 There is potential for duplication and overlapping boundaries when identifying sites and broad locations from the varying types of data sources. Where there is duplication of a site or broad location with identical boundaries, the site or broad location will only be assessed once within the Land Availability Assessment.

3.12 Where site or broad location boundaries overlap, the first action will be to explore the reason for this overlap. This can be done by considering the source(s) of the sites/ broad locations in the first instance. In the situation that a more recent submission or data source clearly supersedes an earlier submission or data source, the more recent

⁹ Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 012 Reference ID: 3-012-20190722

boundary will be used. In the situation that two or more distinct sites or broad locations overlap, they will be assessed together as a whole, with commentary provided on the suitability, availability and achievability of individual parcels.

Initial site and broad location survey

3.13 The sites and broad locations identified through the desktop review and any call for sites will be added to an internal GIS mapping system and an initial assessment will be undertaken.

3.14 The purpose of the initial assessment is to establish up-to-date, high-level information on each site and broad location in relation to its characteristics and key constraints. This will help to understand the type and scale of development that may be possible if it was ever allocated and to gain a greater understanding of deliverability, including any barriers and how they could be overcome¹⁰.

3.15 Information on the sites and broad locations will be collected as part of the initial assessment stage. Table 3.2 sets out the minimum information to be collected and if there are any other known site-specific issues or constraints these will also be noted.

Table 3.2 Initial survey information

Type of Information	Explanation
Site reference	Unique site reference for the site/ broad location
Name	Site/broad location name
Address	Address of site/ broad location
Parish	Name of parish that the site/broad location falls within
Ward	Name of the ward that the site/ broad location falls within
Size	Area size in hectares
Source of site	Note how the site/broad location was identified for inclusion in the Land Availability Assessment (e.g., desktop/call for sites).
Potential type of development	
Submitted/promoted use	Note submitted/proposed use as per call for sites and broad locations or planning application submissions.
Potential physical constraints	
Access	High level description of any physical constraints in terms of vehicular, cycle or pedestrian access
Access to services and facilities including public transport	High level description of access to services and facilities including public transport services.

¹⁰ Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 013 Reference ID: 3-013-20190722

Type of Information	Explanation
Surrounding land uses and character	High level description of surrounding land uses and character (e.g., urban/rural character)
Ground conditions	Note whether there are any known ground conditions that could impact upon the suitability of the site for development, including any known land contamination constraints.
Topography	High level description of any known constraints relating to levels
Air Quality Management Area ("AQMA")	Note if the site/ broad location is within an AQMA
Area of Mineral Interest	Note if the site/ broad location is within an Area of Mineral Interest
Minerals Safeguarding Area	Note if the site is in a Minerals Safeguarding Area
Flood risk/ drainage issues	High level description based on the majority of the site/ broad location and reference to Flood Risk Zones and any known drainage issues
Groundwater Protection Zones	Note if the site/ broad location is within or adjacent to a Groundwater Protection Zone
Infrastructure/utilities	High level description of any known physical constraints such as pylons, overhead power lines, substations, transmission pipelines and their safeguarded area, and water/wastewater infrastructure
Hazardous Substances Consultation Zone	Note if the site/ broad location is within a Hazardous Substances Consent Consultation Zone
Aircraft Noise (Manchester Airport)	Note if the site/ broad location is within an area subject to aircraft noise levels above the Significant Observed Adverse Effect Level (SOAEL)
Public Rights of Way	Note if there are any Public Rights of Way within the site/broad location or adjacent to it.
Jodrell Bank World Heritage Site Consultation/ Buffer Zone	Note if the site is within the Jodrell Bank Consultation/ Buffer Zone
Within HS2 safeguarding area	Note if the site is within or adjacent to the HS2 safeguarding area(s).
Potential environmental constraints	
Special Areas of Conservation (SAC)	Note if there is a SAC within or adjacent to the site/ broad location.
Special Protection Area (SPA)	Note if there is a SPA within or adjacent to the site/ broad location.

Type of Information	Explanation
Ramsar site	Note if there is a Ramsar site within or adjacent to the site/broad location.
Potential SPA, SAC or Ramsar site	Note if there is a Potential SPA, SAC or Ramsar site within or adjacent to the site/broad location.
Site of Special Scientific Interest (SSSI)	Note if there is a SSSI within or adjacent to the site/broad location.
SSSI Impact Risk Zone	Note if the site/ broad location falls within an Impact Risk Zone for SSSIs/SPA's SAC's and Ramsar Sites
Local Nature Reserves	Note if the site/ broad location falls within or is adjacent to a Local Nature Reserve
Site of Biological Importance (SBI)	Note if the site/ broad location falls within or is adjacent to an SBI
Local Wildlife Site	Note if the site/ broad location falls within or is adjacent to a Local Wildlife Site
Regionally important Geological and Geomorphological Sites ("RIGGS")	Note if the site/ broad location falls within or is adjacent to a RIGGS
Scheduled Ancient Monuments (SAM) and Ancient Woodlands	Note if there is a SAM or Ancient Woodland within or adjacent to the site/broad location.
Ecological Network area	Note if the site/ broad location is within an Ecological Network Area
Priority habitat	Note if the site/broad locations contains any Priority Habitat
Offset Biodiversity Net Gain Sites	Note if the site/ broad location is within or adjacent to an area that is identified for Biodiversity Net Gain
Tree Preservation Order(s) ("TPO's")	Note is there are any TPOs within or adjacent to the site/broad location
Agricultural Land Classification	If all or part of the site/ broad location is agricultural land, note the classification (i.e., 1,2,3)
Historic Battlefield	Note if there are any Historic Battlefields within or adjacent to the site/broad location
Heritage assets	Note if there are any Heritage Assets within or adjacent to the site/broad location
Landscape Designations	
Local Landscape Designation	Note if the site is within a designated Local Landscape Area

Type of Information	Explanation
Designated Local Green Space (LGS)	Note if there is a LGS within or adjacent to the site/broad location
Protected Open Space	Note if there is a Protected Open Space within or adjacent to the site/broad location
Green Belt	Note if the site/broad location is within the Green Belt.
Safeguarded Land	Note if the site falls within an area of safeguarded land
Strategic Green Gap	Note if the site is within or adjacent to a Strategic Green Gap
Open countryside	Note if the site is within the open countryside

Initial sifting of sites and broad locations

3.16 The PPG states that there may be some sites and broad locations which, when taking into account national policy and designations, will not be appropriate to carry out more detailed assessments as it is clear that they will not be suitable for development¹¹.

3.17 Table 3.3 below identifies those constraints that will be considered to be 'showstoppers' and these will be used to automatically sift sites out from further assessment at Stage 2. Any sites sifted out will be published in a separate long list of sites with reasons given for their exclusion.

Table 3.3 Initial site sift

Constraints/Criteria	Explanation
Sites and broad locations for less than 5 dwellings or under Sites of less than 0.25 hectares (or 500 square metres of floor space) for economic development	Sites to be excluded as they do not meet the size threshold set out in the PPG. Sites of less than 5 dwellings will be included as part of the windfall assessment for housing.
Flood risk	Sites to be excluded for residential development if majority of the area falls within Flood Zone 3b. If the area of flood risk covers only part of the site, those parts will be excluded and the site area and capacity re-evaluated based on the remaining area.
Site of Special Scientific Interest	Sites to be excluded if a SSSI covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.

¹¹ Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 014 Reference ID: 3-014-20190722

Constraints/Criteria	Explanation
Special Areas of Conservation	Sites to be excluded if a SAC covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.
Special Protection Area	Sites to be excluded if a SPA covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.
Ramsar Site	Sites to be excluded if a Ramsar site covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.
Scheduled Ancient Monuments (SAM) and Ancient Woodlands	Sites to be excluded if a SAM or Ancient Woodland covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.
Historic battlefield	Sites to be excluded if a Historic Battlefield designation covers the entire area. If the designation only covers part of the site, the designated part of the site will be excluded and the site area and capacity re-evaluated based on the remaining area.

Stage 2: Site and broad location assessment

3.18 All sites that are not sifted out at Stage 1 will be subject to further assessment including consideration of their suitability, availability, achievability, possible timescales for delivery and development potential.

Suitability

3.19 The PPG¹² states that a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. When considering constraints plan-makers 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.
- potential impacts including effect upon landscapes including landscape features, nature and heritage conservation.

12 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 018 Reference ID: 3-018-20190722

3.20 It is highlighted that there may be sites within the assessment that are in locations such as the Green Belt or Open Countryside that would require significant policy change to enable them to be considered suitable for development. If this is the case, this will be noted in the assessment for the relevant site.

3.21 The assessment of a site with an existing policy constraint does not infer that it will be allocated in the new Local Plan. Further work will be needed as part of the Local Plan process to understand future development requirements, the spatial distribution of that development and the sites needed to meet identified requirements.

3.22 Sites that are allocated in the Cheshire East Local Plan or the Site Allocations and Development Policies Document have already been assessed as being suitable for development prior to their inclusion in these plans. Consideration would need to be given as to whether any circumstances have changed which would alter their suitability.

Availability

3.23 The PPG states that a site or broad location can be considered available for development, when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development¹³. Extant or expired planning permissions can also inform availability and will establish five-year timeframes, or beyond, of developability.

Achievability

3.24 The PPG states that a site or broad location 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. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period¹⁴.

Estimating development potential

3.25 The Land Availability Assessment will estimate the development potential of each site/broad location. This stage considers the number of homes or land that can be delivered for employment uses on a site.

3.26 The PPG states that the estimation of the development potential of a site or broad location can be guided by existing or emerging plan policy including locally determined policies on density. Plan makers should seek to make the most efficient use of land in line with policies set out in the NPPF¹⁵. This should also take into consideration of viability, given the quantum may affect viability and therefore, achievability and so inform developability within five years or beyond.

13 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 019 Reference ID: 3-019-20190722

14 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 020 Reference ID: 3-020-20190722

15 Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 016 Reference ID: 3-016-20190722

3.27 The development potential of the sites and broad locations will be assessed on a case- by-case basis. For housing, a density multiplier of 30 dwellings per hectare will normally be applied. The housing potential is indicative only and does not prejudice assessments made through the Local Plan or planning application process.

3.28 The developable area of the site/broad location will also need to be identified based on the constraints listed in Table 3.4. The developable area and the development potential at this stage remain indicative for the purposes of the Land Availability Assessment. It will be for the Local Plan process to identify how relevant constraints could be addressed through appropriate mitigation, including the assessment of sites through the Sustainability Appraisal and allocation of sites in the Local Plan and other associated Development Plan Documents. It could also be tested thoroughly through the development management process. The allocation of sites in the council's new Local Plan would only be proposed following more detailed site assessment work. For the purposes of the Local Plan Strategy and Site Allocations and Development Policies Document, the findings of this more detailed assessment work were set out in settlement reports, published as part of the evidence base for these plans.

3.29 For Gypsy and Traveller sites, the size and layout of existing traveller sites will be considered, as well as the Government's Good Practice Guide: Designing Gypsy and Traveller Sites (May 2008). Although the Good Practice Guide is dated and has been withdrawn, it does include useful design principles which are still relevant.

3.30 Sites and broad locations that are identified as not being suitable and available for development will not be considered achievable. Sites and broad locations that are identified as being suitable for development but not available may not be deliverable within the first five years but may be identified as being achievable later in the plan period.

Timescales

3.31 The timescale for the development potential and rate of development will be identified considering the size, scale and quantum of development. This will take into consideration evidence of lead-in times and build-out rates. Information from the site submissions, developers and other third parties will help inform timescales and development rates. The council's latest published evidence of lead in times with regards to housing is found in the Cheshire East Housing Monitoring Update Report 21/22 and is attached at Appendix 1.

Stage 3 Housing windfall assessment

3.32 The term 'windfall sites' is defined in the NPPF as "sites not specifically identified in the development plan"¹⁶.

3.33 The PPG outlines that a windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in Paragraph 71 of the NPPF.

16 National Planning Policy Framework (July 2021) Glossary

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”.¹⁷

3.34 The Land Availability Assessment, evidence of historic windfall delivery rates and expected future trends will be used to determine whether the application of a windfall allowance is justified in anticipated supply.

3.35 The Land Availability Assessment does not include sites which are less than 5 dwellings (net), therefore a windfall allowance will be included for smaller developments falling below the defined Land Availability Assessment threshold of 5 dwellings. The annual windfall allowance will be determined by applying a trend-based approach based on an analysis of completions over a period of 10 years.

Stage 4: Assessment review

3.36 Once sites and broad locations have been assessed, an indicative trajectory will be produced setting out how much housing and economic development can be provided across the plan area and at what point in the future it could be delivered. It may be the case that much of this development would only be capable of coming forward subject to significant policy changes. The indicative trajectory should therefore be treated with significant caution.

3.37 The indicative trajectory will outline the forecasted delivery of development in three timeframes as set out in the PPG17: 0-5 years, 6-10 years and 11 years and beyond.

Stage 5: Final evidence base

3.38 The Land Availability Assessment will, as a minimum, include the following information in accordance with the PPG¹⁸:

- A list of all sites or broad locations considered, cross-referenced to their locations on maps.
- An assessment of each site or broad location including:
 - An assessment of the suitability, deliverability/ developability of each site. Where sites have been discounted, reasons will be given.
 - Where sites are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.
 - An indicative trajectory of anticipated development based on the evidence available.

¹⁷ National Planning Policy Framework (July 2021) Paragraph 71

¹⁸ Planning Practice Guidance: Housing and Economic Land Availability Assessment, Paragraph: 026 Reference ID: 3-026-20190722

3.39 The assessments will be made publicly available in an accessible form.

3.40 The Land Availability Assessment will be used alongside a suite of relevant technical reports and analysis, to inform the development strategy for the plan area and subsequently, to inform the site selection process and formation of policy criteria. It may also be used to identify available land for inclusion in the Part 1 Brownfield Land Register.

Appendix 1: Lead in times and build rates

Forecasting approach summary: Housing monitoring Update 2021/22			Gross Dwellings Permitted													
			Less than 10	10-11	12-20	21-30	31-35	36-70	71-100	101-150	151-180	181-200	201-280	281-400	400+	
Site status	Under construction	Lead in time to first completion	All delivered within five years	Start at 2022/23												
		Build Rate p/a		10	12	15	16	19	24	26	33	38	39	56	Housebuilder history at similar sized sites	
				Housebuilder history at similar sized sites												
				Median build rates based on completion history												
	Full Permission / Reserved Matters	Lead in time to first completion	All delivered within five years	Start at 2023/24												
		Build Rate p/a		10	12	15	16	19	24	26	33	38	39	56	Housebuilder history at similar sized sites	
				Housebuilder history at similar sized sites												
	Outline Permission	Lead in time to first completion	All delivered within five years	Bespoke lead in time (where clear evidence that site is deliverable)												
		Build Rate p/a		10	12	15	16	19	24	26	33	38	39	56	Housebuilder history at similar sized sites	
				Housebuilder history at similar sized sites												
	Resolution to grant permission (awaiting s.106) Allocated sites without permission Brownfield Register sites without permission	Lead in time to first completion	All delivered within five years	Bespoke lead in time (where clear evidence that site is deliverable)												
		Build Rate p/a		10	12	15	16	19	24	26	33	38	39	56	Housebuilder history at similar sized sites	
				Housebuilder history at similar sized sites												