

Thurrock Housing Land Availability Assessment – Appendix 1 Methodology

October 2025

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1. Introduction

- 1.1. The Housing Land Availability Assessment (HLAA) is a technical evidence-based document which Local Plan-Making Authorities are required to produce to provide a clear understanding of the land available within their area for housing, as outlined in paragraph 72 of the National Planning Policy Framework (NPPF) (Dec 2024).
- 1.2. The HLAA identifies a future supply of land which is assessed as being suitable, available, and achievable and which may have potential for housing development over the Local Plan period. It will provide an important source of evidence to inform plan-making and decision-taking but as outlined in the National Planning Practice Guidance (PPG), it is not the role of the HLAA to determine whether a site should, or should not, be allocated for development.
- 1.3. The HLAA's role is to provide information on the range of sites which are available to meet a Local Authority's housing requirement, but it is the role of the Local Plan itself to determine which of these sites are the most suitable to meet those requirements. The key objectives of the HLAA are therefore to:
 - Identify sites and broad locations with potential for development;
 - Assess their suitability for development and the likelihood of development coming forward (availability and achievability); and
 - Assess their development potential.
- 1.4. It is therefore important to note that the HLAA gives no planning weight to any sites which are ultimately included and, the identification of a site in the HLAA does not mean that it will be granted planning permission or that it will be allocated for development in future Local Plans. This will be done through the normal plan-making procedures. The HLAA will be a key document informing a separate site selection process for allocations to meet the identified housing needs for the Local Plan.
- 1.5. Furthermore, the fact that a site does not get included in the HLAA does not preclude the possibility of permission for development being granted on that site in the future
- 1.6. The HLAA will be undertaken based on the information available at the time of the study being prepared. Circumstances and/or assumptions may change over time which could mean, for example, that identified constraints could change, or there may be additional constraints which were not identified at the time of the

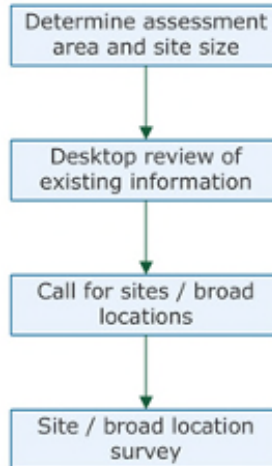
assessment (for example, the release of updated flood map data). Any changes will be reflected when the HLAA is updated, and the assessment/conclusions will be updated accordingly. Therefore, the HLAA should be viewed as a 'living document', which is regularly monitored and kept up to date so that it remains a useful resource for the Council to use to inform plan-making and decision-taking.

Purpose of Document

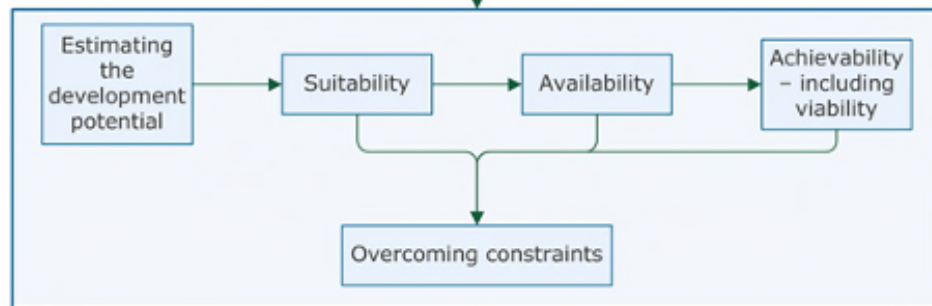
- 1.7. Thurrock Council is in the process of preparing a new Local Plan, which will plan for development in Thurrock to 2044. It is therefore important that the Council has an updated evidence base to inform future development in Thurrock. This is particularly important as Thurrock is expected to face increasing demographic pressures and has an identified housing need for a minimum of 21,700 new homes by 2044 (as of May 2025), whilst the current identified housing supply is approximately 1 year. By conducting a new HLAA, with a refreshed methodology, Thurrock will have an evidence base that accurately reflects evolving needs, priorities, and objectives, and aids the allocation of the most suitable sites for future development.
- 1.8. National Planning Practice Guidance (PPG) sets out a thorough methodology for assessing land availability and recommends that plan-making authorities consider this guidance when preparing and updating statements. Planning authorities are expected to present reasons for deviating from the guidance, if and when applicable. The PPG provides a general flowchart which lays out the methodology for completing a HLAA and is reproduced below in Figure 1.
- 1.9. The role of this document is to set out the methodology to be used in the production of Thurrock Council's HLAA. It will be largely based on the guidance provided in the PPG. Thurrock Council has used the digital tool, PlaceMaker, to assist us in carrying out the site assessment. This tool enables an automated assessment alongside a qualitative officer assessment, therefore making the assessment more efficient, through and transparent. The methodology will also reflect the role and use of PlaceMaker.
- 1.10. The following chapter breaks down each stage of the methodology that will be followed in order to prepare the HLAA. The stages are based on those outlined in the PPG but amended where necessary to suit the local context.

Figure 1: Planning Practice Guidance Methodology Flowchart

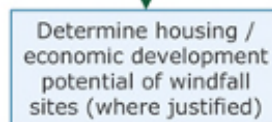
Stage 1 - Site / broad location identification



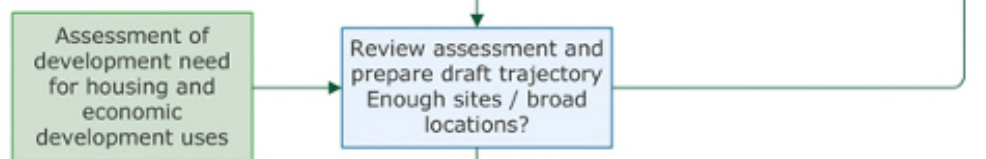
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

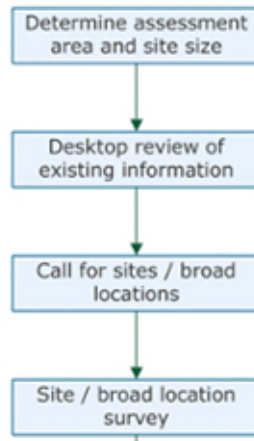


2. Methodology

Stage 1: Identification of Sites and Broad Locations

Figure 2: Planning Practice Guidance Methodology Stage 1

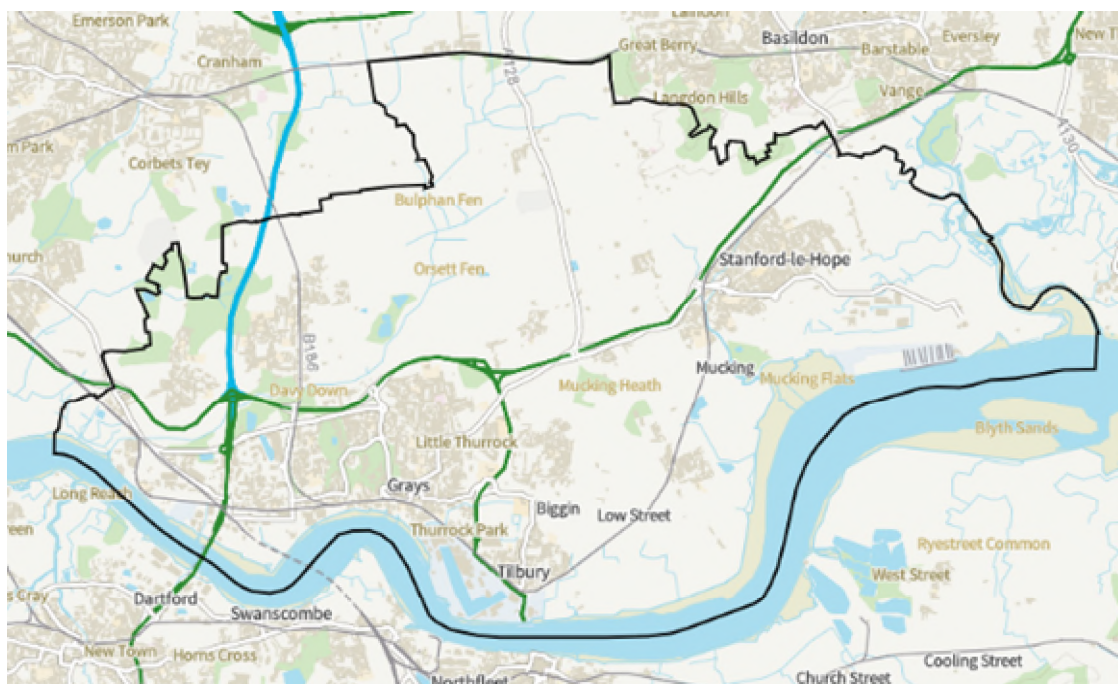
Stage 1- Site / broad location identification



Assessment Area and Site Size

- 2.1. In accordance with the PPG, the assessment area covered by the HLAA should be the plan-making area, which is the entire borough of Thurrock, indicated below in Figure 3.

Figure 3: Map of HLAA Area



- 2.2. In accordance with the PPG, plan-makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments or new settlements, where appropriate. The PPG states that it may be appropriate to consider all sites capable of delivering 5 or more dwellings for assessment in the HLAA. Therefore, the minimum site size for sites to be included in the HLAA is 0.15ha. It is considered that a site of this size would have capacity for 5 dwellings if developed at a density of between 30-35 dwellings per hectare.

Desktop Review of Existing Information

- 2.3. The PPG highlights that when conducting a desktop review, plan-makers need to be proactive in identifying as wide a range of sites and broad locations as possible, including existing sites that can be improved, intensified, or changed. It is important that plan-makers do not solely rely on sites they have been informed about, but actively seek to identify sites through the desktop review process.
- 2.4. Identified sites, which have particular constraints (such as Flood Risk), need to be included in the assessment for the sake of comprehensiveness but these constraints need to be set out clearly, including where they severely restrict development. An important part of the desktop review, however, is to identify sites and their constraints, rather than simply to rule out sites outright which are known to have constraints.
- 2.5. The PPG states the types of sites and relevant data sources that could be considered to identify sites/broad locations. Based on this, and considering the local context in Thurrock, the HLAA may take the following sites into account:
- Sites with planning permission that have not yet started ;
 - Planning permissions that have lapsed in the previous 5 years (since 2020);
 - Planning applications that have been withdrawn or refused in the previous 5 years (since 2020);
 - Sites on the Brownfield Land Register;
 - Sites submitted to the Call for Sites or in response to Local Plan consultations;
 - Sites under the ownership of Thurrock Borough Council;
 - Surplus and likely to become surplus public sector land;
 - Vacant and derelict land and buildings;

- Additional opportunities for un-established uses (eg. under-utilised garage blocks);
- Sites identified through other studies as not required in their existing use (e.g. redundant commercial buildings or, underutilised open space);
- Large scale redevelopment/re-design of existing residential or economic areas

2.6. Once sites have been identified, they will be mapped and uploaded to PlaceMaker (where they have not been submitted directly), and will be subject to a sifting process to ensure sites are not duplicated (if they have been identified by multiple sources).

Call for Sites/Broad Locations

2.7. The PPG emphasises the importance of issuing a Call for Sites so that the process of identifying land is as transparent as possible and the scope of sites is maximised. Furthermore, it allows for those who may not normally be involved in property development to contribute and propose their thoughts.

2.8. As part of the preparation of the Local Plan, Thurrock Council has conducted a series of Call for Sites exercises since 2014 to allow landowners, developers, organisations and individuals to identify land with the potential for future development. Following the launch of PlaceMaker in 2024, all previous submissions to the Call for Sites were contacted and asked to resubmit their site through PlaceMaker and the Call for Sites was open for additional new submissions until 31st January 2025. The Call for Sites asks for detailed information surrounding ownership, proposed use, existing features and constraints, and deliverability information.

2.9. It should be noted that where previous submissions to the Call for Sites have not been resubmitted by the initial proposer through PlaceMaker, the site will still be assessed as to its suitability for future development through the HLAA. However, the site will be assessed as being 'not available' for development until such time as the site is re-submitted to PlaceMaker. This is due to the fact that some of the earliest submissions to the Call for Sites are from over 10 years ago so it is not considered that it is reasonable to assess them as being 'available' for development.

Site/Broad Location Survey

2.10. Each site will undergo an initial automated assessment to establish whether the site has reasonable potential for development when considered against 'absolute

constraints' such as national policy areas and designations. The intention is to filter out any sites which are clearly unsuitable for development and where the carrying out of further detailed site assessment is not appropriate. In line with the PPG, sites that do have a reasonable potential for development will be subject to a detailed site assessment in Stage 2. Those that do not hold a reasonable potential for development will be excluded at this stage.

- 2.11. The following is a list of absolute constraints that have been considered in the initial assessment and which would make land immediately unsuitable for development if they covered 100% of the site.

Table 1: Absolute Constraints

Nationally/ Internationally Significant Nature Designations
• Special Area of Conservation • Special Protection Area • Ramsar Sites • Site of Special Scientific Interest • National Nature Reserves • Ancient Woodland
Nationally/ Internationally Significant Heritage Designations
• Scheduled Ancient Monuments • Historic Parks and Gardens
Flooding
• Flood Storage Areas
Open land with national protection
• Registered Parks and Gardens • Town & Village Greens
Amenity Risks
• Blast Zones • HSE Inner Zone/ HSE DPZ Zone/ Comah sites
Nationally Significant Infrastructure Projects
• Land within the LTC Permanent Land Acquisition

- 2.12. The PlaceMaker tool calculates the % of the site that each constraint covers and reduces the area of the site that is deemed to be suitable for development. Where

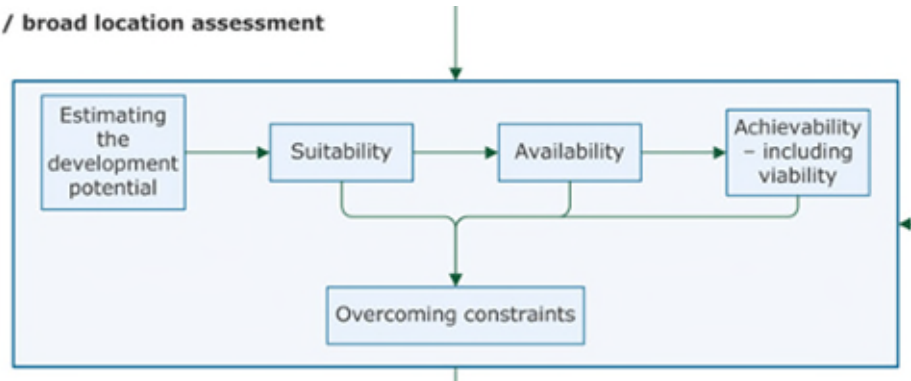
the suitable area is reduced to 0, the site is deemed to be unsuitable for development and excluded from further assessment.

- 2.13. All sites excluded at this stage will still be mapped and the final HLAA will categorise them as unsuitable, alongside the reason for exclusion.

Stage 2: Site/Broad Location Assessment

Figure 4: Planning Practice Guidance Methodology Stage 2

Stage 2 - Site / broad location assessment



- 2.14. Stage 2 focusses on assessing the development potential of each site/broad location, as well as its suitability for residential use, and whether the site is available, and achievable (likelihood of development coming forward). This will provide a basis on which a judgement can be made as to whether a site can be considered deliverable within the next five years, or developable over a longer period.
- 2.15. Information on the development potential, suitability and achievability will have been collected and analysed through PlaceMaker assessments, stakeholder engagement, and responses to the Call for Sites process and previous Local Plan consultations.

Suitability

- 2.16. The PPG outlines that a site/broad location is suitable if it would provide an appropriate location for development when considered against relevant constraints and their mitigation potential.
- 2.17. When considering constraints, plan-makers may wish to consider information obtained via site surveys as well as:

- National policy;

- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority areas; and
- Potential impacts.

- 2.18. The assessment of suitability will outline where policy constraints currently exist. These will not deem a site unsuitable on their own but will be recorded.
- 2.19. Preparation of a new Local Plan or change in policy could result in these constraints being overcome/mitigated, resulting in the site becoming suitable in the future. As part of this, the HLAA will be updated so that suitability assessments remain accurate.
- 2.20. Sites with an extant planning permission have been previously assessed in terms of their suitability for development through the Development Management process and do not require a further assessment of suitability. These sites will be considered to be suitable for development in the HLAA unless there is information to the contrary.

Assessing Suitability

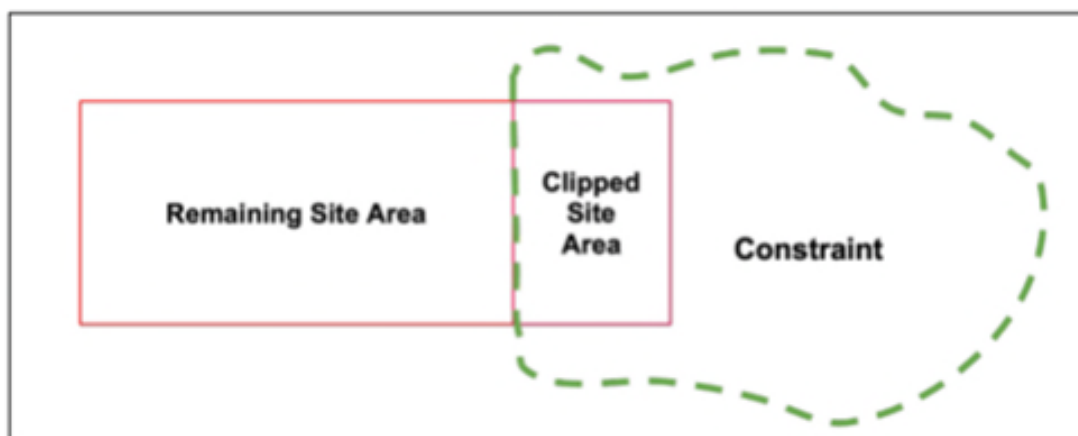
- 2.21. The PPG outlines that a site/broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential for mitigation.
- 2.22. The assessment of suitability will outline where policy constraints currently exist. These will not deem a site unsuitable on their own but will be recorded. A site's suitability will initially be automatically assessed through PlaceMaker. The methodology applied takes each constraint we have considered in the site assessment, and assign one of three approaches: Clip, Balance or For Information.

Clip Exclusions

- 2.23. No policies or designations are considered so sensitive, that a partial overlap on a site would make that entire site unsuitable for development. Instead, policies and designations that would deem a site unsuitable for development, are 'clipped' from the developable area of the site, with the remaining area being retained in the HLAA assessment process (process set out in Figure 5 below). If a site were to be clipped to such an extent that it no longer met the minimum size site threshold for inclusion in the HLAA, then the site would be designated as unsuitable. The

suitability constraints used to determine clip exclusions are set out in Table 1 above.

Figure 5: Clip Exclusions



Balance Scoring

- 2.24. A constraint may be compatible with development on a site, however a cumulation of multiple constraints on a site may make the site unsuitable. The impact of one or multiple constraints on a site have been translated into a penalty level, ranging from high to low (with high impact on suitability being the most severe). The severity of the constraint(s), alongside the amount of overlap between the constraint and the site, generates a balance score. Balance scores are removed from a base of 100, and any site's score that falls below 25 is deemed unsuitable for development. The sites are ranked such that a balance score of 100 is the most suitable, and the sites become less suitable as their scores decrease. The matrix below in Table 2 shows how the significance of the constraint on the site, creates the penalty score to be applied to the site.

Table 2: Balance Score Matrix

		Overlap			
		Majority (>50%)	Significant (>25% and <=50%)	Minor (>5% and <=25%)	Negligible (<=5%)
Penalty Level	High	75	37.5	18.75	0
	Medium	50	25	12.5	0
	Low	25	12.5	6.25	0

- 2.25. The suitability constraints used to determine balance scoring are set out in Table 3 below.

Table 1: Balance Score Constraints

Environmental features and designations
• Local Wildlife Sites • Potential Local Wildlife Sites • Tree Preservation Orders • Country Parks • Parks and Gardens • Village Greens • Fields in Trust • Allotments • Local Green Space Recommendations • Historic Landfill sites • AQMA
Heritage features and designations
• Listed Buildings • Listed Building 100m Buffer
Infrastructure
• Existing pylons • Existing overhead lines
Flooding
• Flood Zone 2 • Flood Zone 3
Economic designations and development
• Freeport Tax and Custom Sites • LDO London Gateway • Primary Industrial and Commercial Areas • Employment Broad Location – Urban Extension • Oil Refineries & Oil Refinery Expansion Areas • Oil and Chemical Storage & Oil and Chemical Storage Expansion Areas

For Information

- 2.26. Constraints designated as 'For Information' will not have an automatic impact on site suitability. They are markers for matters that may need a more in-depth review following the completion of further technical assessments (such as the Green/Grey Belt Assessment) or accounted for at a more detailed stage of plan-making.

- 2.27. The suitability constraints that have been noted for information and further consideration are set out in Table 4 below.

Table 4: 'For Information' Constraints

'For Information' Constraints
• Green Belt • Agricultural Land Classification • Archaeological sites • Conservation Area • Landscape Character Area • Historic Landfill Sites Buffer • Air Quality Management Areas • Potential route for Norwich to Tilbury (electricity transmission project) • High Pressure Gas Pipelines/ Gas Pipeline Buffers • HSE Middle Zones/ HSE Outer Zones LTC Temporary Possession of Land • Secondary Industrial and Commercial Areas • Retail Centres and Parades • Public Rights of Way • Topography • Priority Habitat Inventory • SFRA Critical Drainage Areas

- 2.28. Following the initial automatic assessment, all sites that remain suitable are subject to a further sift to review the suitability of sites that have been clipped. A site may now be seen as unsuitable if for example, there are accessibility issues or the site is no longer attached to a settlement boundary due to the site area being removed.

Proximity to Settlements

- 2.29. Sites which are wholly within the countryside, share no immediate boundary or provide an extension to an existing settlement in conjunction with other sites and cannot form a standalone settlement (3,000+ homes), are also designated unsuitable at this stage.
- 2.30. All remaining suitable sites are then subject to a more detailed assessment through the completion of further technical evidence and engagement with specialist consultees on overcoming potential constraints that have been

identified. Any issues raised here will be outlined in the final assessment of each site for consideration at a later stage of the plan-making process, unless they are considered to be a fundamental constraint to the site coming forward for residential development, which cannot be overcome. In this case, the site would be deemed unsuitable.

- 2.31. During the preparation of the Local Plan, the HLAA may be further updated so as to allow the suitability assessment to reflect upon the emerging development strategy and policies of the new Plan.

Assessing Availability

- 2.32. The PPG considers a site available for development when, on the best information available (confirmed by Call for Sites as well as appropriate information from landowners and legal searches), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner, who has expressed an intention to develop, may be considered available.
- 2.33. The PPG states that the existence of planning permission is a good indication of the availability of sites. Sites with planning permission can be considered available within the first five years. Sites that are deemed as deliverable, should be considered available unless evidence indicates otherwise.
- 2.34. For the purposes of the HLAA, Thurrock Council will utilise the following approach to assessing availability:
- 2.35. For sites that have an extant planning permission, the site will be deemed available unless we have information to suggest otherwise. Information gathered through our monitoring process will be used where necessary and relevant landowners/developers will be contacted for clarification reasons.
- 2.36. For sites put forward through the Call for Sites process, with a completed submission form on PlaceMaker (including a map detailing ownership of land submitted), the site will be deemed to be available. Further information will be sought from the landowner/developer to supplement the assessment of availability if and when we become aware of issues such as ransom strips, existing tenancies or continued existing use of site.
- 2.37. Where sites have been identified through other means, efforts will be made to identify landowners to contact them and seek their views on the potential availability of the site for development. This includes historical Call for Sites submissions where the site has not been re-submitted through the PlaceMaker

database. Where possible, a Call for Sites submission will be sought. Where it is not possible to identify or contact owners, a reasoned judgement will be made as to the likelihood of development coming forward, and whether the site should be deemed available.

- 2.38. Any sites which are not deemed to be available for development to commence before 2044 (the end of the Plan period) will be outlined in the HLAA report as unavailable along with a reason for this conclusion.

Assessing Achievability (Including Viability)

- 2.39. The PPG outlines that a site is considered achievable for development where there is reasonable prospect that the particular type of development will be developed on the site, at a particular point in time. It is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let/sell the development over a certain period.
- 2.40. When assessing the achievability of sites for the purpose of the HLAA Thurrock Council will utilise the following approach:
- 2.41. Sites under construction, or those with an extant planning permission will be deemed achievable unless there is information suggesting otherwise. Information gathered through our monitoring process will be used where necessary and relevant landowners/developers will be contacted for clarification reasons.
- 2.42. Sites submitted via the Call for Sites process will be assessed against the information submitted concerning viability to inform achievability conclusions. This will be supported further through viability studies and information on market delivery factors (i.e. adjoining land uses, marketing information, proposed phasing). A site will be considered achievable if there is reasonable prospect that it will be developed at some point before 2044. If we become aware of any constraints impacting achievability, further information will be sought from landowners/developers.
- 2.43. Where sites have been identified through other means, efforts will be made to identify landowners to contact them and seek their views on the potential achievability of the site. Where possible, a Call for Sites submission will be sought. Where it is not possible to identify or contact owners, a reasoned judgement will be made as to the achievability of the site. This will be supported further through viability studies.
- 2.44. Taking the above factors into account, each site's achievability will be assessed as being either achievable or not achievable.

Estimating the Development Potential of Sites

- 2.45. Development potential is the number of homes that could be built on a site. The feasibility of achieving a particular amount of development depends on environmental, physical, economic and planning policy considerations.
- 2.46. The PPG outlines that the development potential of each identified site can be guided by the existing or emerging plan policy, including local policies on density. When assessing development potential, the PPG outlines that plan-makers should seek to make the most efficient use of land in line with policies set out in the NPPF.
- 2.47. Development potential is emphasised as a significant factor in the PPG that affects the economic viability and suitability of a site/broad location for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.
- 2.48. For identified sites with an extant planning permission, the number of housing units/amount of other development permitted will be used. If there is the intention for permission to not be implemented, then the development potential of the site will be reassessed with the previous development permission levels considered.
- 2.49. All new sites identified through the HLAA will undergo an assessment of their development potential. PlaceMaker will be used to provide an initial capacity assessment for each site, using indicative densities. A standard density of 35 dwellings per hectare will be used to calculate potential capacity for every site. PlaceMaker is also able to spatially analyse the site and immediate area to calculate a prevailing density which, if higher than the standard density, would be used to generate a second capacity. The capacity calculation will be based on the site area that is deemed suitable for development, following the site's assessment of suitability.
- 2.50. In order to give a realistic interpretation of the housing yield from each site, it is assumed for sites larger than 5 hectares a proportion of the site would not be developable for housing. For example, on the largest sites it was assumed that land will also be required to provide for jobs, open space, schools and so, as part of the building of sustainable communities. The assumptions for the proportion of land available for housing is based on site sizes as shown in Table 5 below.

Table 5 : Developable Area Thresholds

Site size (ha)	No of units (35dph)	Multiplier
< 5	Up to 175	1.0
5 - 10	176 – 350	0.95
10 - 20	351 - 700	0.9
20 - 50	701 – 1,750	0.8
50 - 100	1,751 – 3,500	0.7
100+	3,500+	0.5

- 2.51. Following this, there will be an Officer 'sense check' of the development potential of each site taking into account any other site specific information that Officers are aware of. Using the data gathered from these approaches a 'residential working capacity' will be identified which will set out the indicative housing capacity for each site.
- 2.52. However, it will still be acknowledged that the true potential of individual sites would have to be determined via a detailed site assessment that considers a wider range of factors (e.g. potential for high density development in strategic locations). Any sites that progress to allocation in the new Local Plan, will be subject to a more detailed assessment of capacity to inform site allocation.
- 2.53. During the preparation of the new Local Plan, the HLAA will continue to be updated to reflect the emerging development strategy and policy. As such, the development potential of each site will be kept under review and modified where necessary. However, it must be noted that the development potential of a site indicated in the HLAA is only indicative and it will be for a site-specific allocation within the Local Plan or, a future planning application for the site, to determine the exact number of units to be permitted on the site.

Overcoming Constraints

- 2.54. The PPG outlines that where constraints have been identified, the assessment will need to consider what action could be taken to overcome them. Examples of constraints include policies set out in the NPPF, adopted or emerging development plan (which may affect the suitability of the site), and unresolved multiple ownerships, ransom strips tenancies, or operational requirements of landowners (which may affect the availability of the site).
- 2.55. Identified constraints may not rule out a site completely, and consideration will be given by Thurrock Council towards mitigation. This consideration will utilise information gathered through the Call for Sites, and expert opinion (e.g. highways, ecology etc.) will be sought where appropriate to support conclusions. Where it is

found that there is a reasonable chance of the constraint being overcome, the site will remain as a potentially suitable site. Further technical work that is being undertaken to inform the preparation of the Local Plan will assist the Council in reaching a final conclusion as to whether the identified constraints can be suitably mitigated and support the allocation of a site.

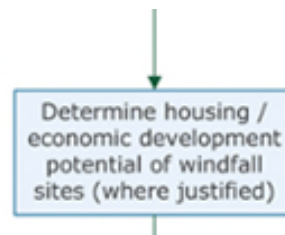
Assessing Timescale and Rate of Development

- 2.56. The PPG states that information on suitability, availability, achievability, and constraints can be used to assess the timescale within which each site is capable of development.
- 2.57. This may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites, allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year.
- 2.58. Subsequent decisions on the phasing of individual sites/broad locations for growth over the plan period to 2044 will be made as part of the wider plan making process, taking into account other evidence and vision objectives and will be set out in the Local Plan housing trajectory.

Stage 3: Windfall Assessment

Figure 6: Planning Practice Guidance Methodology Stage 3

Stage 3 - Windfall assessment



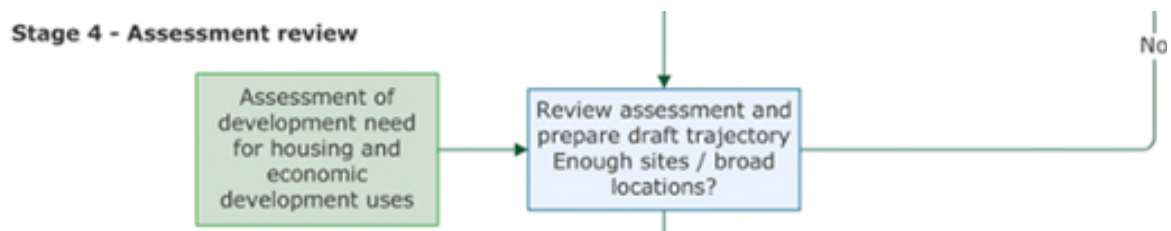
- 2.59. This stage of the assessment determines the housing potential of windfall sites (sites not specifically identified in the development plan) where justified.
- 2.60. A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 of the NPPF. Here, any allowance should be realistic and have regard to past delivery rates and expected future trends.
- 2.61. The nature of previous windfall development and completion rates on windfall sites will be assessed as part of the HLAA, to help provide judgement as to whether

there are genuine local circumstances to justify a windfall allowance and its extent. Care will be taken to avoid duplication of sites.

- 2.62. Consideration will also be given towards the likelihood of historic windfall trends continuing. This will involve mapping windfall completions, and assessing whether area with previously high windfall rates still have potential for the future.

Stage 4: Assessment Review

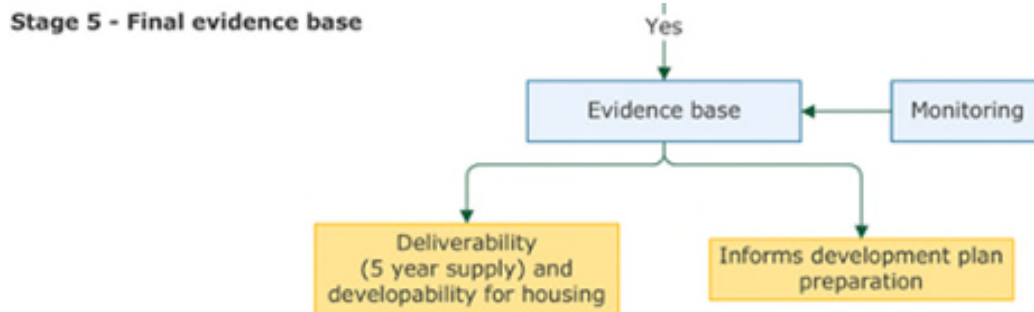
Figure 7: Planning Practice Guidance Methodology Stage 4



- 2.63. The PPG outlines that once the sites/broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This will set out how much housing could be developed across the plan period.
- 2.64. If it is found that insufficient sites/broad locations have been identified to meet objectively assessed needs, including the identified local housing need, then strategic policy-making authorities will need to revisit their assessment. This may be done via carrying 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.
- 2.65. 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 (i.e. through statements of common ground, and in accordance with duty to cooperate).
- 2.66. If following this, housing needs cannot be met, then the plan-making authority will have to demonstrate the reasons why as part of the plan examination.
- 2.67. Further technical work that is being undertaken to inform the preparation of the Local Plan will assist the Council in refining the conclusions on the development potential of sites and the preparation of a final housing trajectory for inclusion in the Local Plan.

Stage 5: Final Evidence Base

Figure 8: Planning Practice Guidance Methodology Stage 5



2.68. Following the HLAA, the expected outputs to be produced are:

- A digitally accessible interactive map that outlines all the sites assessed and the conclusions of their assessment; and
- A set of tables listing all sites considered, and summaries of their assessment conclusions;

2.69. The HLAA forms part of the evidence base for Thurrock's new Local Plan, and will be a key document informing a further site selection process to meet the Council's vision and objectives. The HLAA will need to be reviewed during the plan preparation process as new information becomes available.