

Borough Council of  
**King's Lynn &  
West Norfolk**



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**Local Plan review (2016 -2036)**

**HELAA Site Assessments**

# HELAA Site Assessments



- In the region of 550 sites have been put forward for consideration in the Local Plan process from our 'Call for Sites & Policy Suggestions' consultation
- A schedule and mapping of those sites will be publicly available via our website. It is important to note that this does not allocate or grant permission, nor does it give any views on the sites
- These sites will now be subject to detailed assessment using the agreed HELAA methodology
- This is consistent with the NPPF & PPG, consulted upon last year and agreed by all of the LPA's in Norfolk as part of the NSF – 'duty to co-operate'

# HELAA Site Assessments



- Housing and Economic Land Availability Assessment (HELAA)
- Key evidence document which will support the Local Plan review
- Its main purpose is to test whether there is sufficient land to meet the full objectively assessed need (FOAN) and identifies where this may be located
- It does not in itself determine whether a site should be allocated or given planning permission for development
- It is for the Local Plan to determine which sites are the most suitable to meet the housing needs

# HELAA Site Assessments

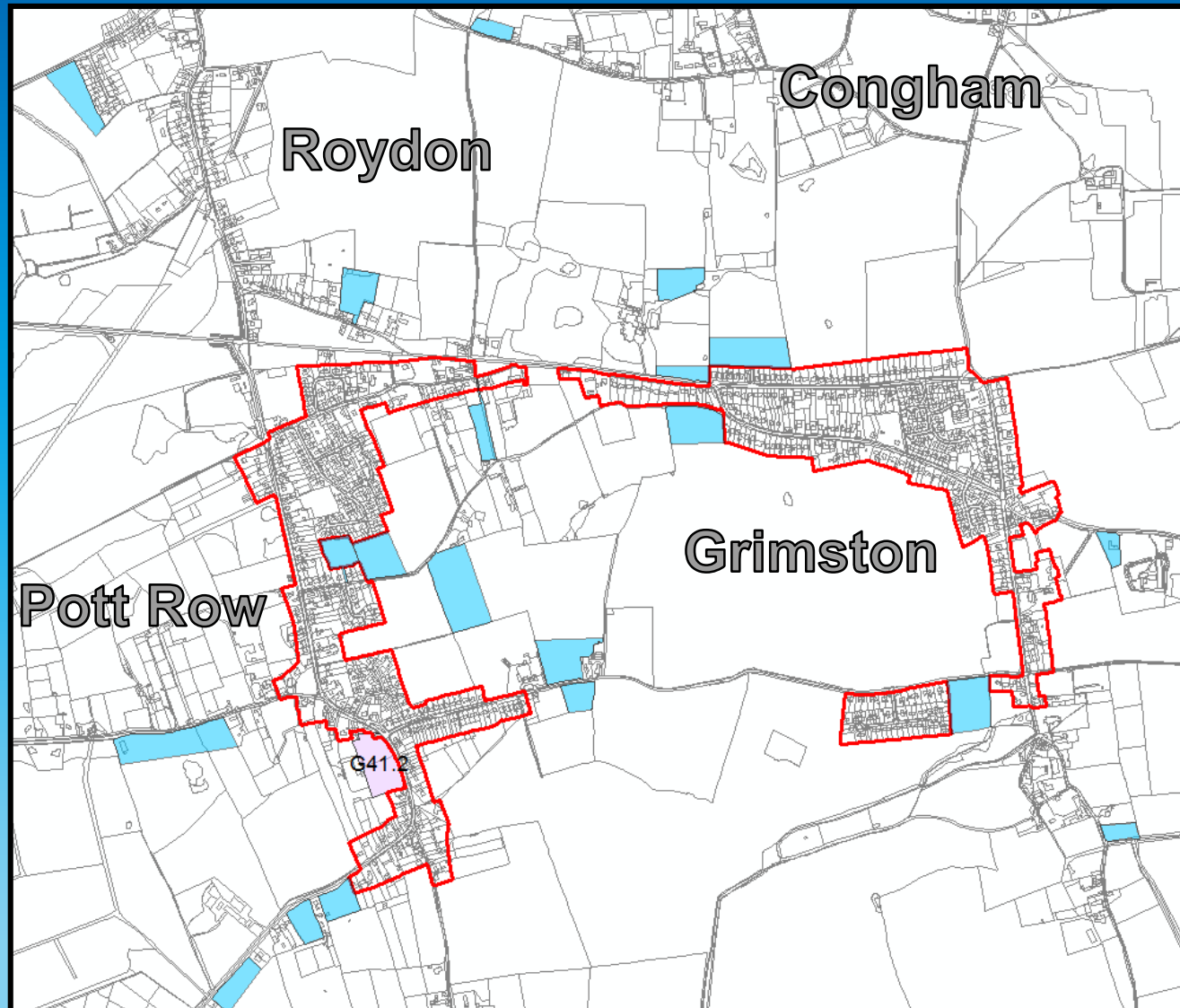


## First 'Cut':

1. The site has to be at least 0.25ha, or capable of delivering 5 or more dwellings
2. It has to be either within or adjacent to the development boundary. It can be adjacent to an existing SADMP allocation
3. It should be at a settlement which is identified for larger scale growth either within our adopted Local Plan or settlement hierarchy
4. Sites within Flood Zone 3b, EU designations, areas of SAM's, ancient woodlands, statutory allotments, designated green spaces or area at risk from coastal erosion will be discounted

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## Estimating Development Potential

- The purpose of this stage is to determine if sites are deliverable (0-5 years) or developable (6-10 years or 11-15 years)
- We shall use our density model to calculate the capacity of sites:

Assumed net developable site area compared to site area
<ul style="list-style-type: none"><li>• Less than 0.4ha: 100%</li><li>• 0.4ha to 2ha: 90%</li><li>• Sites over 2ha: 75%</li></ul>
Density (dwellings per hectare) for settlements
<ul style="list-style-type: none"><li>• Sub-regional Centre: 39dph</li><li>• Main Towns: 36dph</li><li>• Key Rural Service Centres and Rural Villages: 24dph</li></ul>

# HELAA Site Assessments



## Assessment of Suitability

- To assess the suitability of sites a 'red', 'amber' 'green' (RAG) approach will be applied to assessing various constraints and potential impacts which might affect development
- If a site receives a 'red' score it will be discounted from the assessment and classed as not suitable
- An 'amber' score will not immediately rule out a site. However, some mitigation will be required for the site to be suitable
- A 'green' score represents no constraint or impact
- Desktop study and focused site visits

# HELAA Site Assessments



## Constraints

- access to site (NCC Highways Authority)
- access to local services & facilities
- utilities capacity (utility providers)
- utilities infrastructure (utility providers)
- contamination (BCKLWN Environmental Quality)
- flood risk (EA)
- coastal change (EA)
- attractiveness



# HELAA Site Assessments



## Impacts

- landscape / townscape
- biodiversity and geodiversity (NCC)
- historic environment (Historic England, NCC, BCKLWN conservation officer)
- open space
- transport & roads (Highways England, NCC HA)
- compatibility with neighbouring uses

# HELAA Site Assessments



## Assessment of Availability

- A site will be considered available based upon the information provided by the developer / landowner
- Sites with unresolved ownership issues, such as ransom strips, tenancies, covenants and multiple ownership with no agreements will not be considered

## Assessment of Achievability:

- A site will be considered achievable where there is a reasonable prospect that development will occur on the site at a particular point in time

# HELAA Site Assessments



## HELAA Outputs

- Schedule and mapping of all sites
- Assessment of each site; suitability, availability, achievability, viability. This will determine whether a site is realistically expected to be developed and when
- The potential type and quantity of development that could be delivered on each site
- An indicative housing trajectory (including allowance for windfall)
- Whether we can meet our housing need