

## Appendix 2 – HELAA Assessment Criteria

### SUITABILITY

#### A. Site/location attributes

This first section of the 'suitability' criteria, is designed to quickly sift out locations and sites, which by reason of their size, location (in relation to existing settlements) or purpose (in the case of 'call for sites' submissions only) are considered unsuitable. Any 'red' assessments in this stage will result in the location/site being removed from the process with no further assessment.

#### Site size

	Site size
Red	Site less than 0.4 ha and deemed unlikely to be able to accommodate 10+ dwellings
Amber	Site less than 0.4 ha but may be capable of accommodating 10+ dwellings
Green	Site greater than 0.4 ha

Red categorisation in this case would result in the site being assessed no further.

### Site purpose

	<b>Purpose (Call for Sites submissions only)</b>
<b>Red</b>	Site put forward for protection – i.e. no change from its existing state.
<b>Amber</b>	N/A
<b>Green</b>	Site put forward for development potential

Red categorisation in this case would result in the site being assessed no further. The site will be removed from the process as unsuitable, given that the purpose of the assessment process is to assess potential for development. Where the same land (either as a whole or in part) has been put forward under a separate submission for its development potential, that submission will be assessed in line with this assessment methodology.

### Site Location

	<b>Site Location</b>
<b>Red</b>	The site is located in the open countryside, divorced from existing settlements (in itself and in combination with other sites), and is not of sufficient size to consider a new settlement in itself or in combination with adjacent available sites.
<b>Amber</b>	The site is not within or immediately adjacent to an existing settlement, but in combination with other potentially available sites could become an extension to an existing settlement or become part of a new settlement.
<b>Green</b>	The site is within or immediately adjacent to an existing settlement <b>OR</b> The site is remote from existing settlements but could be of sufficient size to create a new settlement (minimum 200ha*)

\*based on other 'garden village' schemes both within and beyond South Warwickshire. The scale of any new settlement must however be linked also to 'achievability' criteria.

Red categorisation in this case would result in the site being assessed no further. The site will be removed from the process as unsuitable.

## B. Policy designations and site constraints

### National policy designations

	Green belt	Area of Outstanding Natural Beauty (AONB)	Registered Park and Gardens
<b>Red</b>	N/A	The site is wholly or substantially* within the designated AONB -	The site is wholly or substantially* within a registered park and garden.
<b>Amber</b>	The site is wholly or substantially within the designated green belt	The site is directly adjacent to the AONB	The site is directly adjacent to a registered park or garden
<b>Green</b>	The site is wholly outside of the designated green belt and not directly adjacent to it	The site is wholly outside of the designated AONB and not adjacent to it	The site is not within or adjacent to a registered park or garden.

\*substantially is considered to be 50% or more of the gross area.

Sites which fully or partially fall within the Green Belt, will not be automatically removed from the assessment process at this stage. The Green Belt is a restrictive policy constraint that will need to be carefully assessed as part of the overall development strategy of the SWLP. This will further inform whether any locations or sites within the greenbelt should be developed. The purpose of the HELAA is to assess only whether sites *could* be developed, and not whether they *should*.

Sites within the Cotswolds Area of Outstanding Natural Beauty are also highly restrictive. Sites which are indicated as red in these criteria may not be assessed further. Any sites within a registered park or garden would also be removed from the process as unsuitable.

## Ecological designations

	<b>European Wildlife site</b>	<b>National Wildlife Site</b>	<b>SSSI</b>	<b>Special Protection Area (SPA)</b>	<b>Local Wildlife Site</b>	<b>Potential Wildlife Site</b>	<b>Ancient Woodland</b>
<b>Red</b>	Site wholly within an area with this designation	Site wholly within an area with this designation	Site wholly within an area with this designation	Site wholly within an area with this designation	Site wholly within an area with this designation	Site wholly within an area with this designation	Site wholly within an area with this designation
<b>Amber</b>	Site partially within and/or immediately adjacent to an area with this designation	Site partially within and/or immediately adjacent to an area with this designation	Site partially within and/or immediately adjacent to an area with this designation	Site partially within and/or immediately adjacent to an area with this designation	Site partially within and/or immediately adjacent to an area with this designation	Site partially within and/or immediately adjacent to an area with this designation	Site partially within and/or immediately adjacent to an area with this designation
<b>Green</b>	Site does not include any land within this designation, nor is it immediately adjacent to it.	Site does not include any land within this designation, nor is it immediately adjacent to it.	Site does not include any land within this designation, nor is it immediately adjacent to it.	Site does not include any land within this designation, nor is it immediately adjacent to it.	Site does not include any land within this designation, nor is it immediately adjacent to it.	Site does not include any land within this designation, nor is it immediately adjacent to it.	Site does not include any land within this designation, nor is it immediately adjacent to it.

Red categorisation in one or more of the above criteria would result in the site being assessed no further. The site will be removed from the process as unsuitable.

## Land constraints

	<b>Flood risk</b>	<b>Brownfield/greenfield</b>	<b>Agricultural land quality</b>	<b>Minerals and waste</b>
<b>Red</b>	Site is wholly or substantially within the flood zones 2 or 3 or subject to surface water flooding	<b>N/A</b>	The site is comprised wholly or substantially of the highest quality agricultural land within Grades 1 and/or 2	The site is wholly or substantially within a minerals and waste allocation.
<b>Amber</b>	Site is partially with flood zones 2 or 3 and/or partially subject to surface water flooding.	The site is wholly or substantially comprised of land that has not been previously developed (greenfield)	The site is within grade 3a or only partially grade 1 and/or 2	The site is within a minerals and waste safeguarding area
<b>Green</b>	The site is wholly outside of flood zones 2 and 3, and is not subject to surface water flooding.	The site is wholly or substantially comprised of previously developed (brownfield land)	The site is comprised of grade 3b, 4 or 5 agricultural land, or does not currently comprise agricultural land.	The site is not within a minerals and waste allocation or safeguarded area

## Heritage constraints

	Heritage assets	Note heritage asset(s)** and whether within the site or the relative in proximity to the site
Red	The location/site is likely to have a significantly detrimental impact on a heritage asset and its setting, for which no mitigation can be envisaged.	
Amber	The location/site includes a designated heritage asset, for which further assessment is required. OR the location/site is in relatively close proximity* to a designated heritage asset, and assessment of impact on the setting of that asset would require further assessment	
Green	The location/site does not include any designated heritage assets, and it is unlikely to directly impact upon the setting of any heritage assets.	

\*a degree of judgement will need to be employed in assessing the relative proximity of the asset. The actual proximity of any potential development location and its relevance to the asset is likely to vary dependent on the type of heritage asset, and the type and scale of development that may be envisaged.

\*\*heritage assets could include the following: listed buildings, conservation areas, scheduled monuments, archaeological interest, or local heritage assets.

## AVAILABILITY

	<b>Ownership</b>
Red	Site is in multiple ownerships, with no clear indication of willingness to work together or sell.
Amber	Site in multiple ownerships/tenancies but landowners have expressed willingness to sell. Any barriers to availability (i.e. operational requirements or tenancies) may be overcome.
Green	Site in single ownership, where the landowner has expressed intention to sell, or the land is already under the control of a developer

## ACHIEVABILITY

	<b>Viability and deliverability</b>	<b>List potential constraints to 'achievability' (e.g. major infrastructure within/close to the site; such as HS2, or pressurised gas pipes etc; or known contamination)</b>
Red	Development costs, market conditions and/or constraints are likely to make delivery unviable	
Amber	Site constraints and associated additional development costs may potentially be mitigated to make development viable.	
Green	No foreseen extraordinary development costs or constraints. Market conditions appear favourable.	