

# HELAA Assessment Form

<i>HELAA Ref:</i>		<i>Date submitted:</i>	
<i>Site Address:</i>		<i>Area (ha):</i>	
		<i>Method of Identification:</i>	
		<i>Date of site visit:</i>	
<i>Ownership / promoter name:</i>		<i>Planning History</i>	
<i>Ownership contact details</i>			

Site Location / Site Boundary

Site Photo

Site Photo

Site Photo

**Proposed Site Use:**

Site use 1

Site use 2

Site use 3

- Residential
- Employment
- Retail
- Tourism and Leisure
- Gypsy and Travellers
- Other

## Stage 1: Initial Assessment on suitability

A	Is the size of the site 0.25ha or over (or capable of delivering 5 or more dwellings)	
B	<p>Has the site ...</p> <ul style="list-style-type: none"> <li>• been allocated for housing; <u>or</u></li> <li>• been identified as suitable in previous assessments; <u>or</u></li> <li>• had planning permission; <u>or</u></li> <li>• there has been a positive change in circumstances; <u>or</u></li> <li>• is a new site?</li> </ul>	
C	<p>Is the site within or does it contain any of the following:</p> <ul style="list-style-type: none"> <li>• SAC</li> <li>• SSSI</li> <li>• National Nature Reserve</li> <li>• Ramsar</li> <li>• SPA</li> <li>• Extreme Flood Hazard (as defined in the SFRA for the year 2115)</li> <li>• Ancient Woodland</li> <li>• Scheduled Monument</li> <li>• Registered Parks and Gardens</li> <li>• Channel Tunnel Safeguarding</li> <li>• Minerals and Waste Safeguarding (DM8 and other policies in Kent Minerals and Waste Local Plan)</li> </ul>	

Proceed to Stage 2?	
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## Stage 2: Detailed Assessment on suitability

A	<p><b>Relationship to the settlement hierarchy?</b> –  <i>Settlement name. Is it a town, a service or rural centre, primary or secondary village? Is it infill or extension?</i></p>	
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<b>B</b>	<b>Is the site previously developed (brownfield)?</b>	
<b>C</b>	<b>Physical or Infrastructure Constraints:</b>	
	<b>i) Can a suitable access to the highway network be created?</b>	<i>* Insert Highways England / KCC Highways comments</i>
	<b>ii) Is there adequate highway capacity?</b>	<i>* Insert Highways England / KCC Highways comments</i>
	<b>iii) Is there a suitable point of connection to water supply?</b>	
	<b>iv) Is there a suitable point of connection to foul sewage network?</b>	
	<b>v) Is there adequate sewage capacity?</b>	
	<b>vi) Is there suitable point of connection to electricity supply?</b>	
	<b>vii) Are there electricity pylons on site?</b>	
	<b>viii) Is there contamination or any hazardous risk?</b> <i>– has the site any history of being used for landfill, industrial processes, petrol station, railway land etc.</i>	
	<b>ix) Are there adverse ground conditions?</b> <i>- has the site any known land instability issues (as per Policy NE6); or had previous use for mining / mineral extraction?</i>	
	<b>x) Is there difficult topography?</b>	
	<b>xi) Is there a watercourse or waterbody within or near the site?</b>	
	<b>xii) Is it in flood zone 2?</b>	
	<b>xiii) Is it in flood zone 3?</b> <i>- If yes hazard rating 2115 with climate change - Nil/Low/Moderate/Significant</i>	
<b>D</b>	<b>Could the development potentially have a detrimental impact on any of the following?</b>	
	<b>i) Townscape</b> <i>– Existing urban structure and grain, massing and scale of built form, legibility, landmarks, vistas and skyline.</i>	
	<b>ii) Landscape</b> <i>– Landscape and visual impact, capacity and sensitivity, scale of growth (see AECOM, Landscape Assessment,)</i>	
	<b>iii) AONB and its setting</b> <i>- Infill development or extension.</i>	<i>* North Downs AONB comments</i>
	<b>iv) Agricultural land classification</b>	
	<b>v) Is the site affected by Nutrient Neutrality?</b>	<i>* Environment Agency comments</i>
	<b>iv) Kent BAP sites (Now Biodiversity Opportunity Areas)</b> <i>– see KLIS</i>	<i>* Natural England's comments</i>
	<b>v) Tree Preservation Orders</b> <i>– Individual or blanket TPO's, could blanket TPO be refined?</i>	
	<b>vi) Heritage Asset and its setting</b> <i>– Conservation area, listed building, non-designated heritage asset, area of archaeological potential?</i>	
	<b>vii) Historic Park/Garden or Square</b> <i>- see PPLP Policy HE4</i>	
	<b>viii) Local Wildlife Site</b>	<i>* Kent Wildlife Trust comments</i>
	<b>ix) Protected Open Space</b> <i>- playing fields,</i>	<i>* Sport England comments</i>
<b>E</b>	<b>Has the site been identified to be retained in the Employment Land Review?</b>	

<b>F</b>	<b>Sustainable Location. Using the most direct route, is the site within 400m (desirable) or 800m (acceptable) of the following?</b>	
	• A bus stop or railway station	
	• A primary school	
	• A convenience store	
	• Within 1km of a GP surgery	
<b>G</b>	<b>External Environmental Factors</b>	
	<b>Would the amenity of residents be adversely affected by any external environmental factors? – are there any neighbouring uses and/or infrastructure that would create noise, light, sound pollution.</b>	

<b>Proceed to Stage 3?</b>	
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### Stage 3: Deliverability

<b>A</b>	<b>Do any of the following factors affect the availability of the site?</b>	
	<b>i) Multiple Ownership/Ransom Strip?</b> <i>Have land registry details been provided? (Append to form)</i>	
	<b>ii) Existing Tenancy/Lease Agreement?</b> <i>If yes, has a copy of tenancy and/or lease agreement be provided? (Append to form)</i>	
	<b>iii) Willingness of the Owner(s) to Sell?</b> <i>If yes, has a signed letter / agreement be provided? (Append to form)</i>	
	<b>iv) Willingness of the Developer to Develop?</b> <i>If yes, has a signed letter / agreement be provided? (Append to form)</i>	
	<b>v) Occupied by use unlikely to Cease</b>	

<b>Proceed to Stage 4?</b>	
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### Stage 4: Achievability

<b>A</b>	<b>Market Interests</b>	
	<b>i) Compatible with adjacent uses</b>	
	<b>ii) Land Values compared with Existing and Alternative Uses</b>	

	<b>iii) Attractiveness of Locality</b> - house price indices	
	<b>iv) Demand</b> – what CIL Charging Zone does the site fall in?	
<b>B</b>	<b>Cost</b>	
	<b>i) Site preparation</b> – Removal of existing structures, earthworks (cut and fill)	
	<b>ii) Abnormal costs</b> - Remediation / decontamination, land stabilisation	
	<b>iii) planning policy</b> - Affordable housing, open space / play space contributions	
	<b>iv) infrastructure</b> – Major junction / highway improvements, connection to utilities over a significant distance, provision of community infrastructure	
	<b>v) CIL</b> – select zone	<ul style="list-style-type: none"> <li>• Zone A</li> <li>• Zone B</li> <li>• Zone C</li> <li>• Zone D</li> </ul>
<b>C</b>	<b>i) Type of dwelling</b> - select	<ul style="list-style-type: none"> <li>• Residential Care Home / Nursing Home (C2)</li> <li>• Housing (C3)</li> <li>• Self or Custom Build (C3)</li> <li>• Gypsy and Traveller Pitch</li> </ul>
	<b>ii) Quantity</b>	
	<b>iii) Type of commercial space</b> - select	<ul style="list-style-type: none"> <li>• General Industry (B2)</li> <li>• Storage and Distribution (B8)</li> <li>• Retail, financial and professional services, café and restaurants (E (a-c))</li> <li>• Leisure, Health and Creche (E (d-f))</li> <li>• Office and Light Industrial (E (g))</li> <li>• Learning and Education (F1)</li> <li>• Community Facilities (F2)</li> <li>• Sui-generis</li> </ul>
	<b>iv) Quantity of floorspace (M2)</b>	
<b>D</b>	<b>Delivery and Phasing</b>	
	Is the site 'deliverable' (1 - 5 years)?	
	Is the site 'developable' (6 – 15 years)?	

## **Stage 5: Comments from other organisations**

<ul style="list-style-type: none"> <li>• FHDC Internal – Property/Housing/Environmental Health</li> </ul>
<ul style="list-style-type: none"> <li>• Local Authorities (Ashford, Dover, Canterbury, Rother)</li> </ul>

**CONCLUSIONS**

**Completed by** .....

**Signed** .....

**Date** .....