

## **HOUSING & ECONOMIC LAND AVAILABILITY ASSESSMENTS (HELAA)<sup>i</sup>.**

**2.1 The HELAA is an important evidence source to inform Plan-making, but does not in itself determine whether a site should be allocated for housing or economic development or whether planning permission should be granted. The allocation of a site for development can only be made in the Local Plan or through a Neighbourhood Plan. The Plan-making process will determine which suitable sites should come forward for development and for what level of development.**

**2.2 Although sites can only be allocated in the Local Plan or a Neighbourhood Plan, planning applications must still be determined during the preparation of a Plan and via the Development Management process. This can relate not only to sites that the Council is considering allocating, or has allocated, but to sites that are contrary to an emerging or adopted Plan.**

**2.3 The HELAA is not the Council's last word in respect of site analysis for Development Management or site allocation purposes. Due to the scope of the HELAA, the Council has not assessed every site to the extent that would be required to support a planning application or make an allocation.**

**2.4 The scrutiny of a sites suitability & capacity credentials can and will increase during the Development Management process. There should not be too much variance between an assessment in the HELAA and the Development Management view (although the HELAA should not be read as pre-application advice, which should be routinely sought). However, for some sites the judgement as to whether it is suitable (or how suitable it is) can be finely balanced, involving a range of considerations.**

**With regards to sites suitable/unsuitable, this is not the final decision and is based on a number of factors and one of which is constraints, if a planning application can be submitted which is able to overcome the identified constraints which made a site unsuitable for development and subsequently the site application is approved then the HELAA site would change to suitable or Part suitable depending on the factors involved.**

**This is the same instance with a Neighbourhood Plan if it proposes to allocate a site which was unsuitable in the HELAA. Smaller developments maybe suitable where strategic development was not or alternatively if a PC can demonstrate that the constraints could be overcome with a reasonable agreement from the relevant departments then the site could also become suitable.**

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<sup>i</sup> Source of information; NP team at AVDC