

Table 7.1: Site Selection Methodology – Overview of key stages of the site selection process

Selection Stage	Description	Number of Sites that meet criteria		Reference
		Input	Output	
1	<p>Preparation of HELAA</p> <p>High Level Assessment</p> <p>Call for sites – notification of sites to Council from land owners, site promoters and interested parties</p> <p>HELAA Stage 1: High level assessment to test conformity with Local Plan Strategy or Environmental Constraints, in particular to filter sites out where:</p> <ul style="list-style-type: none"> • The site is wholly located within Flood Zone 3 • The site is not contiguous with an urban settlement boundary around an excluded settlement (unless large enough to create a new sustainable village – 1,000 dwellings) • The site is smaller than 0.25 ha or has been promoted for <5 dwellings • The site does not adjoin one of the 7 washed over villages identified in the 2019 Green Belt Study 	144	112 (32 sites failed at Stage 1)	HELAA 2019
2	<p>Preparation of HELAA</p> <p>Assessment of Suitability/ Availability/ Achievability</p> <p>HELAA Stage 2: Identify pool of ‘potential’ development sites based on high level assessment of ‘suitability, availability, achievability and deliverability’. Estimated developable area and initial site capacity estimates are established at this stage, in particular:</p>	112	73 (36 sites failed Stage 2 and 3 sites were withdrawn)	HELAA 2019

3	<p>Detailed Assessment</p> <p>More detailed 'filter' of sites against a range of more detailed assessment criteria on a site-by-site basis, in particular:</p> <ul style="list-style-type: none"> • Green Belt Harm and Green Belt Boundaries • Sustainability Appraisal • Consideration of flood risk and the sequential test • strategic advantages/ disadvantages • strategic infrastructure requirements and cumulative impacts • identification of indicative site capacities (i.e. either the capacity identified at Stage 1, or a refined capacity in light of any matters identified at Stage 2 such as Green Belt harm) • Calverton Test 	89 (including reassessed Draft Local Plan sites)	52 (35 sites failed Stage 3)*	Site Selection Topic Paper 2019
4	<p>Settlement Assessment</p> <p>Further analysis and detailed evidence testing at a settlement level, in particular:</p> <ul style="list-style-type: none"> • consultation with Key Stakeholders, Infrastructure Providers and Specialist Officers • technical evidence (Transport, Viability, 'exceptional circumstances' and Calverton Test • Strategic matters (e.g. protection of employment land) 	78 (Includes all Local Plan sites + 2019 sites)	78	Site Selection Topic Paper 2019
5	<p>Detailed Options Testing</p> <p>Identify 'Reasonable Alternative' 'strategic' Options to inform Sustainability Appraisal and further assessment to ensure boroughs housing requirement is met in full in the most appropriate and sustainable manner.</p>	78	78	Site Selection Topic Paper 2019
6	Identify Preferred Options	78		Site Selection Topic Paper 2019

*Sites LHe4 and LHe5 are treated as one potential allocation