

Note on the HELAA site assessment spreadsheet

The HELAA methodology (see: <https://info.westberks.gov.uk/CHttpHandler.ashx?id=43267&p=0>) explains the process for assessing sites. It is a step by step process and each tab on this spreadsheet covers a different part of the process. An interactive map (<http://westberks.maps.arcgis.com/apps/webappviewer/index.html?id=b61737be521c47019902f20f120b5357>) of the sites is also available.

Stage 1a Site Identification

This tab mainly contains details about where the site is located and if it has been promoted before.

The sites have been given a code based on the Parish it is located within, eg. CA = Cold Ash, CHI = Chieveley, etc.

During the preparation of the HELAA, officers were notified by the promoters of 15 sites that they no longer wanted them considered. It is for this reason that it appears that some sites are missing from the list of sites, i.e. BUR7, HUN1, HUN2, HUN13, HUN15, NEW4, PAN2, PUR1, SCD3, TIL4,

Stage 1b Automatic Exclusion

There are some exclusion categories in the methodology. Sites that fall within these categories are excluded from further assessment. Only one site has been excluded from further assessment because it is virtually completely located within the functional floodplain.

Stage 2a Development Potential

This is information about what type of development the site is promoted for and how much of that type of development might fit on the site.

Stage 2b Suitability

This tab contains a lot of information. This is all considered carefully, to arrive at an assessment of whether the site is suitable for type of development it is being promoted for. If a site is assessed as 'unsuitable', then its availability and achievability have not been assessed.

Stage 2c Availability

This is information about any known legal or ownership issues with the site that might make it more difficult to be developed. If a site is assessed as 'unavailable' then its achievability has not been assessed.

Stage 2d Achievability

This tab contains information about how long it might take for a site to come forward for development, e.g. a site that has a development partner on board would be more likely to come forward for development sooner than a site without a development partner.

Stage 2e Deliverability

Using the conclusions on suitability, availability and achievability, this tab categorises sites as 'developable' (within 5 years), 'deliverable' (within years 6-10 and 11-15), 'potentially developable' or 'not developable' within the next 15 years.