

APPENDIX G

NOTIONAL CAPACITY ASSUMPTIONS

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The Green Belt Review adopts a series of assumptions relating to the net developable area (NDA) and a “benchmark” density of 30 dwellings per hectare (dph). In cases of parcels and sub-parcels with a substantially urban setting where the surrounding dpa is higher an assumed density of 35dpa has been used. The notional development capacity has only been reduced where necessary to take account of specific constraints, for example if the vehicular access is unsuitable to serve more than a specified number of dwellings.

Assumptions used in conversion of ‘gross’ to ‘net’ developable area

Gross Developable Area	Net Developable Area
Less than 0.4 ha	100% of gross area
0.4 ha to 2 ha	90% of gross area
Sites over 2 ha	75% of gross area

The assumptions underpinning the net developable area for employment land (B2/B8) are the same as those used within the St.Helens Employment Land Needs Study (2015). Employment land requirements are expressed as a gross site size rather than floor space delivered. Therefore, the capacity of employment sites is generally the gross area, minus any undevelopable sections of the parcel or sub-parcel.

The resultant development capacity for each parcel or sub-parcel recommended for either allocation or safeguarding in the emerging Local Plan, is listed Table 5.2 for employment and Table 5.4 for housing.

At LPPO consultation stage, the Council received a number of representations from developers and landowners referring to specific sites and their own development capacity figures, which broadly supported the Council’s assumptions, however, critically the Council’s estimates were ‘conservative’ in estimate as they were generally lower than those put forward by the developer or landowner.

Therefore, the Council considers the assumptions made in the Green Belt Review to be robust and able to provide a realistic estimate of potential development capacity.