Housing & Economic Land Availability Assessments (HELAA) & Brownfield Register - Interactive Mapping Guidance Notes

There are two ways of viewing the HELAA, the suggested method is via the interactive map. But alternatively you can view or print the full pdf report & appendixes. The various components are found on the [HELAA web page here.](#)

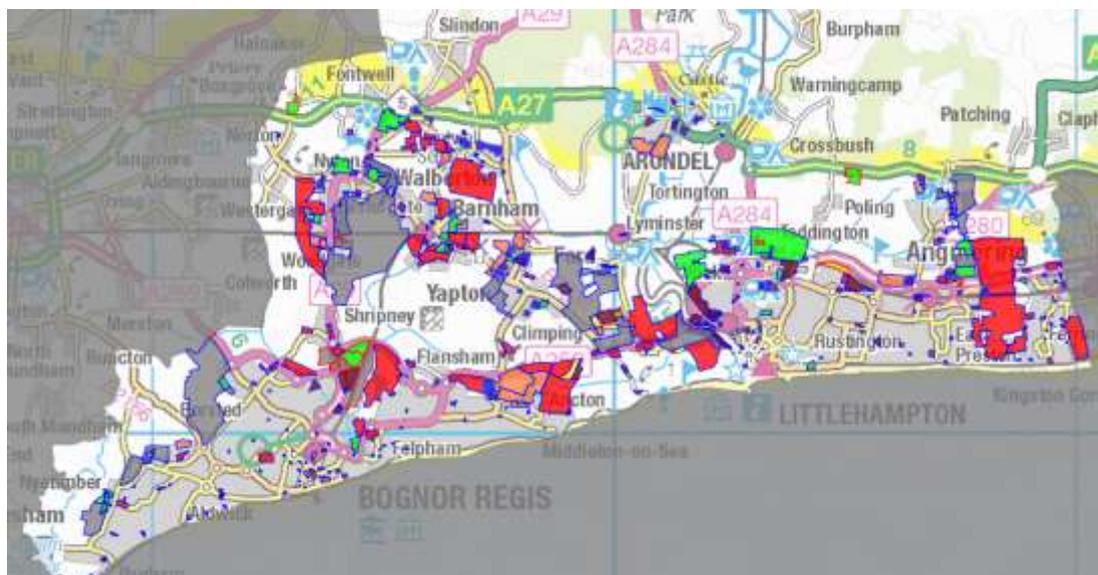## Background on producing an Electronic HELAA

The Strategic Housing Land Availability Assessment was last reviewed and published in May 2012. The last main Economic Land Availability Assessment was carried out in December 2010. The data in both these assessments were combined electronically in December 2014 and the planning permission commitments (up to 31st March 2015) were added to form the Housing & Economic Land Availability Assessment (HELAA for short). This HELAA was then published on the website in an excel format but unfortunately this version did not contain location plans and duplication existed.

In order to start re-assessing the HELAA, the base data needed to be pulled together in an electronic database with location plans added. The version presented here is the result of 2 years work undertaken over the summer of 2016 and 2017. It incorporates all new submissions and updates to existing sites received up until 30th June 2017 and all residential and employment site commitments (planning permissions) from West Sussex County Council data (up to 31st March 2017). All sites completely built out have been removed.

From December 2017 the Interactive HELAA will also identify Brownfield Sites identified in Part 1 of the Register. The Town & Country Planning (Brownfield Land Register) Regulations 2017 introduced a duty for local planning authorities to prepare, maintain and publish a register of brownfield land within its area and introduced permission in principle (PiP) as a new route to obtaining planning permission for these sites. If a site has been identified as a Brownfield site under Part one, there will be a date entered against the 'Brownfield Register Date' on the 'more info' attributes box.
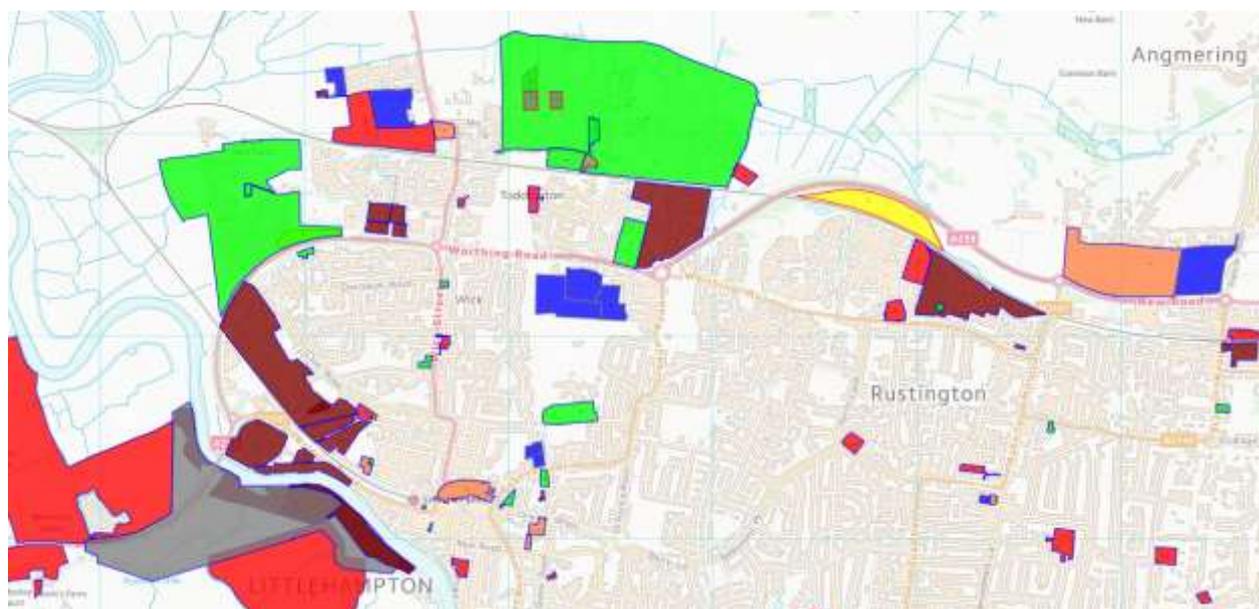
Please note that South Downs National Park Authority (SDNP) will have their own data so we do not have any sites showing within the Park area. (In the Choose map layers icon you can tick against South Downs National Park – which will then grey out the Park area)

Interactive Map

When you first open the map it shows you the whole of the Arun District Area and all the coloured Polygon sites matching each relevant reference in the HELAA (see example above). The polygon sites are colour coded to match their status in the HELAA see Table 1 – Classification of HELAA Sites.

For all known HELAA sites there should be a blue dot (polygon point) marking the centre of the site and most sites will also have a coloured polygon around the dot indicating the location of the site as well.

Guidance on navigating the Interactive map system and explanation of codes used within it

You can search for a specific address in the Search address… box (at the top centre of the screen).
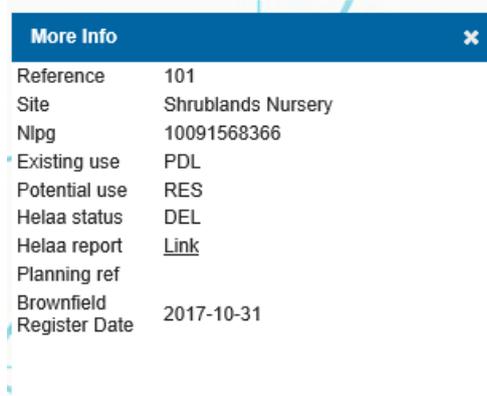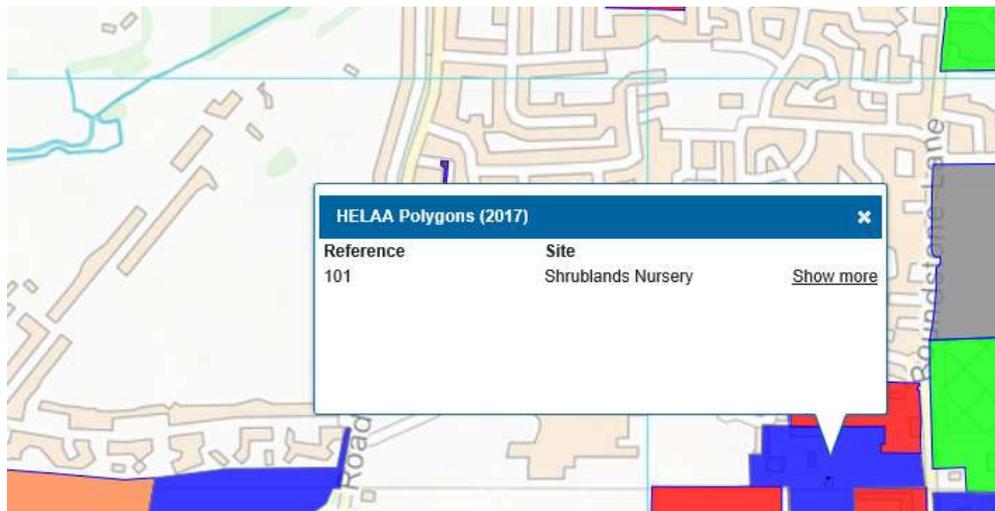
Zoom in and out using the plus and minus icons on the bottom left of the screen or with a roller ball mouse (roll forward and back to zoom in and out).

Click and drag with your mouse to move around the map. When you find a coloured polygon, you can (left mouse) click anywhere within it, to make an attributes box appear with further details.

If you click on the dot (or polygon point) it will bring up an attributes box for the reference of the polygon point as well as the reference of the polygon. There may be multiple polygons/points covering the same area.

There may be some sites that only contain a dot (with attributes) but no coloured polygon –this is usually because it is a site with planning permission which is well under construction, so there is little point us spending the time drawing up the polygon only for it to be removed again once the site is built out. However lack of a polygon may be a genuine technical error (in which case we would be grateful if you would submit a site update form to bring this to our attention)

When you click on the 'Show more' link on a polygon attribute box it opens another 'More Info' attributes box with further codes/information/links:

This second attribute box shows the key information codes* and the current status of the site and it contains a link to the HELAA report for that specific site. If there is also a related planning permission on the site it will show a link next to 'Planning ref' that will take you through to the full details (as held on the planning application web page).

*Key to codes in the more info attributes table

Existing Use Codes (based on the Local Plan Viability Study January 2017) :

AMN = Amenity

CPK = Car Park

GDN = Garden

GRE = Greenfield

IND = Industrial

MIX = Mixed uses

OTH = Other

PDL = Previously Developed Land (*But not necessarily entered in Part 1 of the Brownfield register*)

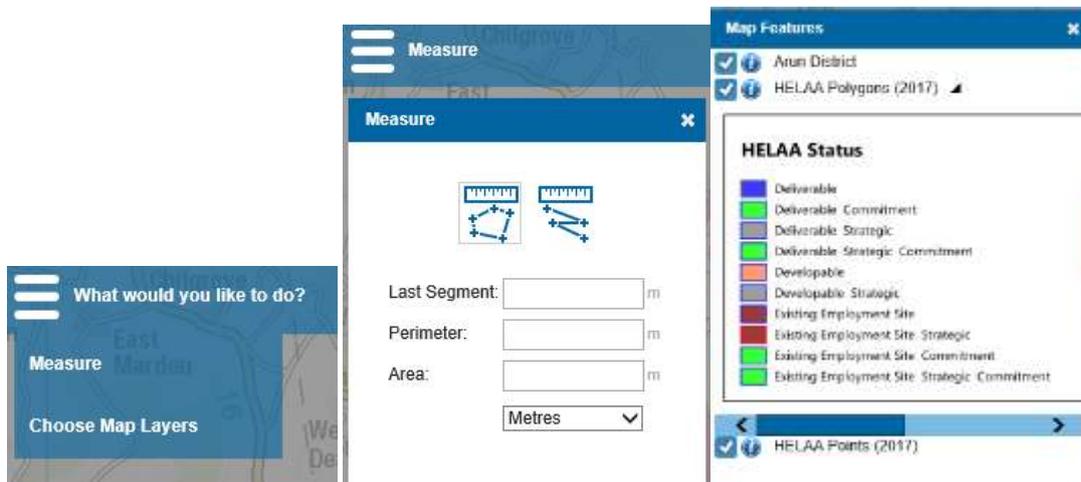RES = Residential

 Potential Use(s) Codes:

EC = Employment site

RES = Residential

MIX = Mixture Residential and/or Employment

<u>HELAA Status:</u>

Table 1: Classification of HELAA Sites
Deliverable - Commitment: to be considered a '<u>deliverable commitment</u>' a site should have extant planning permission, be available now, be in a suitable location for development and be achievable within the next five years (i.e that development of the site is economically viable). These sites are coloured GREEN on the HELAA spreadsheet. They may include employment sites as well as residential sites.
Deliverable: to be considered '<u>deliverable</u>' a site should be available now, be in a suitable location for development and be achievable within the next five years (i.e that development of the site is economically viable). These sites are coloured BLUE on the HELAA spreadsheet.
Developable: to be considered '<u>developable</u>' sites should be in a suitable location and there be a reasonable prospect that the site can be *available* and *achievable* in 6-10 or 11+years. These sites are coloured YELLOW on the HELAA spreadsheet.
Not currently developable: if it is not a suitable location and/or it is not known when the site could be made available or viably developed, it is considered '<u>Not Currently Developable</u>' and is coloured RED on the HELAA spreadsheet.
Strategic Deliverable/Developable: Areas being considered as proposed strategic allocations, they are subject to more detailed assessment under the local plan sustainability appraisal process.
Potential Employment Site: These are sites considered to be in a suitable location, be available and achievable for Employment uses i.e. Business & Industrial uses.
Existing Employment Site: These are sites that are in currently occupied by Employment uses i.e. Business and Industrial uses

The interactive map has layers which can be turned on and off and other useful information can be found at the top left of the screen under 'What would you like to do?' 'Measure' or 'Choose Map Layers':

Measure allows you to measure a line or a polygon in square metres.

Choose Map layers allows you to turn the polygons or the points off an on by taking the tick on and off and shows all the possible combination of coloured Status codes under the little triangle icon next to HELAA Polygons (2017).

If you click on the i (info) icon further summary info (covered in these notes) and quick links to other web pages/documents can be viewed.

You can also view the map in aerial photo mode by clicking on the drop down box next to Colour Mapping (on the top right hand side of the screen) and click on Aerial Photography:

Printing

Although you can screen print (using Alt + Print screen/Snipping Tool) the maps are subject to strict Ordnance Survey Copyright and cannot be copied for any 3rd party use (for example for making a planning application).

The HELAA sites are under constant review and are subject to change. An updated version will be published annually – any factual errors, or site updates can be sent via the online form at any time and will be picked up in the next published version.

To submit a new submission site to the HELAA please use the call for sites form