

Brownfield Land Register

Guidance Note

2022

1. WHAT IS THE BROWNFIELD LAND REGISTER?

1.1 The Brownfield Register does not allocate sites for housing or economic development. Sites are allocated through more detailed planning assessment and consultation, as part of the plan making process. The conclusions in the Brownfield Register are based on information that was available at the time of the study. The Register should be considered as a live document that will be updated.

1.2 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require all local planning authorities to prepare and publish a register of previously-developed 'brownfield' land that is considered to be suitable, available, and achievable for residential development.

1.3 It aims to encourage increased housebuilding and reuse of previously developed sites, supporting the government ambition to build 300,000 dwellings a year nationally. Through brownfield registers, a standard set of information will be kept up-to-date and made publicly available to help provide certainty for developers and communities and encourage investment in local areas.

1.4 The regulations set out provision for two parts to the register: Part One to list all sites which meet the criteria as set out in the regulations, and Part Two which gives certain sites permission in principle (PIP) for development. Local authorities are required to produce Part One of the register but as the sites which are included on Part Two are subject to an assessment by the local authority based on their own requirements for their area, this is optional. It has not been deemed necessary to include sites in Part Two of the Register at this time. However, this does not preclude publication of a Part Two in future versions of the Register.

2. COMPILING THE BROWNFIELD REGISTER

2.1 The Brownfield Register was compiled in accordance with the 2017 Regulations, DCLG's 'Brownfield Land Registers Data Standard: Preparing and publishing a register', and planning practice guidance. In order to be added to the Register, sites had to be:

- at least 0.25ha in size or capable of accommodating at least 5 dwellings; and
- considered to be potentially suitable for housing-led development, available now and with



development potentially achievable within the next 15 years (including 'deliverable' sites that are potentially achievable within the 5-year housing land supply) – based on the Council's Strategic Housing Land Availability Assessment (SHLAA) and taking account of any constraints and deliverability issues.

2.2 It therefore excludes smaller brownfield sites and those assessed to not be suitable for residential development, that are not presently available for development, or where it is considered that development would be unviable or otherwise not realistically achievable within the next 15 years. Derelict/vacant industrial land and premises not considered suitable for alternative housing redevelopment are therefore not included in the Register.

2.3 As a first step towards compiling the Register, sites were assessed as part of the HELAA process based on the following criteria:

Availability:

- Site owner must have intention to sell or develop land
- Developer must have intention to develop
- Must not have been a change in these intentions within 21 days of the sites' entry into the Register
- The local authority must consider the site free of ownership or other legal issues which could impede its development

Suitability:

- Land has been allocated for residential development in a local development plan document, or;
- Land has planning permission for residential development, or;
- Land has been granted permission in principle for residential development, or;
- Land is appropriate for residential development in the opinion of the local authority, having regard to:
 - Any adverse impact on the natural environment
 - Any adverse impact on the local built environment, particularly on heritage assets
 - Any adverse impact on local amenity which residential development might cause for residents of neighbouring developments and residents of the development itself

Achievability:

- The local authority considers development likely to take place within fifteen years of entry



onto the Register

2.4 If a site meets all of these criteria then it must be added to Part 1 of the Register. Where sites are to be added to the Register, the following information must be included:

- The URI of the Local Authority
- The name of the local authority
- The local authority's reference for the site
- Where a site was previously part of another site, details of the superseded site
- The name and address of the site
- A link to a plan which identifies the site
- Location co-ordinates identifying a point on the site, east/west and north/south, with the reference system used specified
- The area of the site in hectares
- The ownership status of the site
- The planning status of the site
- If the site is permissioned, details of the planning permission
- A description of any proposed housing development, or a range number of dwellings the local authority believes the land could support
- The minimum net number of dwellings the local authority believes the land could support
- The date that the site was first entered into the Register
- The date that information about the site was last updated in the Register

2.5 The Council's 2022 Brownfield Land Register identifies:

- 46 qualifying brownfield sites that are suitable for housing development, available now and potentially achievable within the next 15 years;
- Indicative capacity for 2918 dwellings within the net developable areas of the sites;
- Of the 46 sites included in the register, 18 already have planning permission for housing development.
- 8 of the permitted sites are already under construction with 568 dwellings completed on those sites, leaving a residual indicative capacity for a potential 2350 dwellings across the 46 sites.

