

Why does the Council prepare a brownfield land register?

A brownfield land register is a requirement of Government legislation (Schedule 2 of the Town and Country Planning (Brownfield Land Register) Regulations 2017), and local planning authorities are required to prepare and maintain a register of previously developed land, a Brownfield Land Register (BLR). The purpose of the brownfield land register is to provide up-to-date and consistent information in a standardised way across all local planning authorities in England, for appropriate brownfield sites that are considered suitable and available for housing-led development.

What sources of information were used to prepare the Council's register?

The first iteration of the Council's BLR used the most up to date information from the Housing and Economic Land Availability Assessment 2017, and housing land monitoring information. Subsequent versions of the register are based on the outcomes of the latest housing land monitor, and information submitted on individual sites.

What does Part 1 mean?

Part 1 is required (by Regulation 3 of Brownfield Land Register Regulations 2017) by all relevant local planning authorities. It is a list of brownfield sites appropriate for residential development where the relevant criteria are met.

What are the criteria for a Part 1 site?

For a site to be considered for inclusion on the Part 1 register, it must:

- be wholly or partially previously developed land (brownfield);
- have a site area > 0.25 hectares or a capacity of five or more dwellings;
- be [suitable](#) with regard to local and national planning policy - a site must be located within or adjacent to an identified main urban area, key or local service centre as set out in the Local Plan (Part One) and publication draft Local Plan (Part Two);
- be [available](#) for development - the owner has expressed an intent to sell; a developer has expressed an intent to develop; or there are no known ownership issues /legal impediments to development; and
- be [achievable](#) for residential development within 15 years; OR
- be a previously developed site with an extant planning permission for residential development.

What does Part 2 mean?

Part 2 is a subset of the Part 1 register. It identifies the appropriate brownfield sites that have been granted permission in principle for residential development. Local planning authorities are able to trigger a grant of [permission in principle](#) for residential development for sites in the register where the [required procedures](#) are followed. At the current time, the Council does not propose to grant permission in principle on sites, however this will be reviewed annually alongside the Part 1 register.

What is permission in principle?

The permission in principle (PIP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.

What defines a suitable site?

The Town and Country Planning (Brownfield Land Register) Regulations 2017 set out the meaning of suitable, available and achievable in Regulation 4 (2), for the purpose of preparing the register, which can be read at <http://www.legislation.gov.uk/ukxi/2017/403/regulation/4/made>

Brownfield Land Register frequently asked questions

What information is provided about sites on the register?

Information on individual sites relates to the suitability of the site for housing development. The register does not provide specific details of ownership, the intention of the owners, or valuation and sale price information. The register should not be viewed as a single comprehensive source of housing development sites, and is subject to change / amendments as well as periodic updates in line with the regulations and guidance.

What happens if the planning status of a permission changes?

Sites with planning permission may subsequently have expired or development may have commenced since the data was published, and are therefore no longer available. Additional information may also become available about the delivery of site, planning policy may change, or development may be approved for alternative uses. This information is updated as part of the required review.

Can I suggest sites to be considered for the register?

The Council is happy to receive new submissions of appropriate brownfield sites that meet the requirements in the planning practice guidance. Site submissions are reviewed periodically and the register is updated accordingly where sites meet the prescribed criteria.

Where can I find guidance and further information about preparing a register?

National Planning Practice Guidance: <https://www.gov.uk/guidance/brownfield-land-registers>

Town and Country Planning (Brownfield Land Register) Regulations 2017:

<http://www.legislation.gov.uk/ukxi/2017/403/introduction/made>

Brownfield Land Registers Data Standard: Preparing and publishing a register:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/653657/BrownfieldLandRegisters_-_DataStandard.pdf