



East
Northamptonshire
Council

The Brownfield Register

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What's it all about?

- WHY is it needed
- The Government has set out its commitment to introduce a statutory brownfield register and ensure that 90% of suitable brownfield sites have planning permissions for housing by 2020.
- Through brownfield registers a standard set of information will be kept up to date and made publicly available to help provide certainty for developer and communities and encourage investment in local areas.
- Expectation that sites on the register will be granted permission in principle if not already permitted



What is brownfield land

- Definition taken from Annex C of the National Planning Policy Frame (NPPF)
- Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.



How it will be achieved

- Housing and Planning Bill received royal assent on 12th of May
- Section 151 requires councils to compile, publish and maintain registers of types of sites to be prescribed in regulations.
- Register of brownfield land suitable for housing development and self-build.
- Land must be capable of supporting 5 or more dwellings or is >0.25 hectares



The process

- Meetings
- Methodology for assessment (SHLAA)
- Provision of information
- Site visits
- Scoring – traffic light system
- Compilation of sites
- Publication



SHLAA - Strategic Housing Land Availability Assessment

- Assessment required by national planning policy
- Support the delivery of sufficient land to meet the need for more home
- Assessment does not determine it should be allocated for housing
- Does not guarantee planning permission or has any formal planning status
- Potential availability and suitability of land for housing
- Each site assessed against 13 criteria



The Brownfield Register – Pilot Study

- Each council taking part in the study received £10,000
- 73 councils taking part
- Joint venture
- North Northamptonshire Joint Planning Unit working on behalf of:-
 - East Northamptonshire Council
 - Corby Borough Council
 - Borough Council of Wellingborough
 - Kettering Borough Council
- Pilot Brownfield Register to be published by end June 2016



What should be in it

- Manual provided by Department for Communities and Local Government
- Site reference
- An estimate of the number of dwellings
- Extent of site
- Size
- Planning status
- Ownership
- Plotted on mapping system
- List of sites



Stage 1 – Identifying provisional sites

- Meets the requirement of the NPPF definition of previously used land
- Site 0.25ha or larger
- Site already committed for housing (allocation or permission)
- Is site vacant, derelict or surplus public sector land
- Sites in up to date SHLAA or Local Plan



Stage 2 – Assessing provisional sites based on the SHLAA criteria

Physical constraints

- Access
- Drainage
- Ground conditions
- Utilities
- Flood risk

Potential impacts

- Townscape
- Landscape
- Heritage
- Biodiversity
- Archaeology

Environment

- Noise
- Odour

Reasonable prospect site will be available for development within 10 years



Physical constraints – ground conditions

Used a traffic light system

Unlikely	5	Green
Yes, potential contamination may be present due to industrial history and/or previous use of the site. Any monitoring and subsequent remediation to mitigate the risks of such contamination would need to be undertaken by and at the cost of the developer.	3	Yellow
Yes, potential contamination may be present due to industrial history and/or previous use of adjoining sites. Any monitoring and subsequent remediation to mitigate the risks of such contamination would need to be undertaken by and at the cost of the developer.	1	Red

The outcome

- Not yet published
- 7 sites on the register
- Only 2 not consented
- Both have contamination identified as a constraint
- Dover District Council lists 42 sites 11 have planning permission
- Mid Devon lists 35 sites all either SHLAA panel approved or consented
- South Cambs list 160 sites of which only 7 are not consented
- Was it worth it?



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Thank you for listening