



Northumberland County Council

Brownfield Land Register – Guidance Note and Summary

(December 2020)

What is the Brownfield Land Register?

All local planning authorities are required to prepare and publish a [register of previously-developed 'brownfield' land](#) that is considered to be suitable, available and achievable for residential development. It is therefore important to note that the Brownfield Land Register is not a register of all 'brownfield' sites within the Council's administrative area, but only those previously-developed 'brownfield' sites that are:

- 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.

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. Brownfield housing sites under construction nearing completion are not included. Derelict/vacant industrial land and premises not considered suitable for alternative housing redevelopment are therefore not included in the Register.

Where some previously-undeveloped 'greenfield' land is within a SHLAA site, only the 'brownfield' part of the site is included in the Register. 'Brownfield' sites planned for a mix of uses are included where they are housing-led development schemes with only ancillary non-housing elements, but they are excluded where the residential element is only an ancillary component of the mixed-use development.

It is important to note that, as with the SHLAA, inclusion of a site on the Brownfield Land Register does not mean that planning permission has been granted or will necessarily be granted for housing development. Nor does the inclusion of a site on the Register give any additional weight or status if an application for planning permission is made.

What is 'Brownfield' Land?

The Government's [National Planning Policy Framework \(NPPF\)](#) defines Previously-Developed Land (PDL) as: *"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."*

What is Permission in Principle?

Sites can only be included in Part 2 of the Brownfield Land Register if the Council also opts to grant [in](#)

[principle' planning permission](#) for the basic fundamental principles of development (ie. land use, location and amount). Prior consultation will be carried out by the Council on any sites proposed to be granted Permission in Principle (PiP).

For any sites granted Permission in Principle in Part 2 of the Register, in order to gain a full implementable planning permission, the landowner or prospective developer would need to submit a separate fee-chargeable application for 'Technical Details Consent'. The PiP-compliant development must then commence on site within 5 years.

Northumberland Brownfield Land Register 2020 – Summary Findings

The latest Northumberland Brownfield Register and accompanying interactive map reflects the Council's last SHLAA and 5-year housing land supply (2019), updated by further information provided to the Inspector as part of the Local Plan EiP, and published during 2020. The updated Register identifies:

- 222 qualifying brownfield sites (>0.25ha or >5 dwellings capacity) that are suitable for housing-led development, available now and potentially achievable within the next 15 years, of which 27 sites (suffixed with x) are split/subdivided parts of larger SHLAA sites that also incorporate previously undeveloped 'greenfield' areas of land;
- comprising 'brownfield' land totalling 405.03ha;
- with an indicative minimum capacity for 6,153 dwellings.
- 102 sites already have planning permission for housing development (including 4 outline permissions), while 8 others currently have live full or outline applications in the system pending decision – hence 46% of Brownfield Land Register sites currently have some form of planning permission, compared to the Government's aim to get planning permission in place on 90% of suitable 'brownfield' sites by 2020.
- 89 sites are assessed to be 'deliverable' with at least some of the total 3,501 dwellings capacity across those sites considered to be potentially achievable for completion within the next 5 years, and thus form part of the Council's 5-year housing land supply. The remainder of these units have either already been completed, therefore contributing to the overall plan requirement, or are 'developable', anticipated for delivery from year-6 onwards.
- A number of the permitted sites are already implemented and under construction, but remain on the register until final completion.
- For the 122 sites not yet fully permitted (including the sites with outline permissions yet to gain reserved matters approval), these could potentially provide for at least a minimum 2,383 new dwellings.

Northumberland County Council has not proposed any sites for 'Permission in Principle' for entry into Part 2 of the Register at the present time. Hence the fields relevant to Part 2 currently remain blank in the Brownfield Land Register database.

Northumberland Brownfield Land Register - Explanatory Notes

The Brownfield Land Register consists of a schedule of sites, set out in the format prescribed in the Government's regulations, and should be read in conjunction with the interactive map. Further information about each of the 20 mandatory fields in the schedule is provided below to assist understanding of the Register:

1. **Organisation URL:** the MHCLG's unique organisation identifier link for Northumberland County Council.
2. **Site Reference:** the site reference is a four-figure numeric reference (e.g. 9999) consistent with the site reference in the SHLAA. In some instances this is followed by a letter to signify a division in the land parcel, with the wider area being broken down into sub-sites. Where the overall SHLAA site is mixed in nature, having both brownfield and greenfield elements, then only the brownfield parcel is identified on the Register. In such instances, in order to differentiate as a sub-site within the SHLAA boundary, the recorded is followed by an 'x' (e.g. 9999x), confirming that this is an extract of a wider site. These extracts are identified solely for the purposes of the Brownfield Land Register and it is important to note that the SHLAA assessment should be viewed in the context of the overall site.
3. **Site Name Address:** the location of the site, again consistent with the 'site name' in the SHLAA but often with added detail to aid identification.
4. **Siteplan URL:** a link to the Northumberland County Council SHLAA mapping webpage. This interactive resource identifies all of the sites included in the SHLAA, providing brief summary details from the published assessment, and thus also the sites included in the Brownfield Register. The brownfield sites are identified as a separate layer and can be searched for using the 'Site Reference' outlined in the Register.
5. **Geo X:** the 'easting' grid coordinate in OSGB36 format, relating to a 'centroid' at the middle of the site.
6. **Geo Y:** the 'northing' grid coordinate in OSGB36 format, relating to a 'centroid' at the middle of the site.
7. **Hectares:** the size of the land parcel in hectares (i.e. 4.99). Where the record relates to a subdivided parcel of the overall SHLAA record, only the brownfield land area is identified, with the 'Notes' field providing some qualitative context and outlining the area of the overall SHLAA site.
8. **Ownership Status:** details of the ownership of the site, where known, based on the Council's information, primarily evidence gathered as part of the SHLAA process. Where exact details are not known, or are unclear, sites are labelled as having 'unknown ownership'.
9. **Planning Status:** the latest status of the site in the development management process. This reflects the most up-to-date position (as at December 2020). The 'Notes' field is used to provide additional clarification regarding planning applications.
10. **Permission Type:** if applicable, the type of permission in place (as at December 2020). Where multiple permissions relate to the site, the latest (or most relevant) application is identified. The 'Notes' field is used to provide additional clarification regarding planning applications.
11. **Permission Date:** if applicable, the date on which the decision was made for the latest (or most relevant) planning consent. The 'Notes' field is used to provide additional clarification regarding planning applications.
12. **Planning History:** where applicable, a link to further details for the site. Where a site has been subject to a planning application – whether live, extant or historic – then a link is provided to the Northumberland Planning Public Access webpage. This link is directly to 'property history' for the site, meaning that all relevant applications through the development management process are listed. Therefore, if a site has been subject to multiple applications then all proposals can be identified and reviewed. The 'Notes' field is used to provide additional clarification regarding planning applications.

13. **Deliverable:** a 'yes' is shown where the Council's latest evidence suggests that residential development will take place within the next five years. This is based on the latest Northumberland SHLAA and 5-year housing land supply (updated in 2020 through the Local Plan EiP).
14. **Net Dwellings Range From:** an appropriate yield for the site. Where sites already have planning consent (full permission or outline permission with reserved matters) this is the number of dwellings permitted. For sites not yet with planning permission (or outline permissions yet to gain reserved matters approval), this minimum capacity of the site is assumed to be -10% below the indicative capacity of the site identified in the latest assessment through the SHLAA process, which is usually based on either the Council's established methodological approach to calculating yield for the net developable area of the site or is otherwise informed directly by the development management process (eg. evidence from a planning application). The 'Notes' field is used to provide details of how the minimum net dwelling figure has been arrived at.
15. **Net Dwellings Range To:** an appropriate yield for the site. Where sites already have planning consent (full permission or outline permission with reserved matters) this is the number of dwellings permitted. For sites not yet with planning permission (or outline permissions yet to gain reserved matters approval), this maximum capacity is the indicative capacity of the site identified in the latest assessment through the SHLAA process, which is usually based on either the Council's established methodological approach to calculating yield for the net developable area of the site or is otherwise informed directly by the development management process (eg. evidence from a planning application). The 'Notes' field is used to provide details of how the minimum net dwelling figure has been arrived at.
16. **Hazardous Substances:** an indication, where known, of whether the site may be contaminated, based on the Council's information. A 'yes' is shown only if this is confirmed. In this instance, the local planning authority would be required to conduct an environmental impact assessment on the proposed development, in line with regulation 26(3) of the Planning (Hazardous Substances) Regulations 2015
17. **Notes:** a qualitative summary to aid understanding of the site, and expand upon the previous data fields. Each site has a bespoke synopsis, that can cover a wide range of matters, that can include some of the following context. The nature and setting of the site, the current and historic land uses, any existing buildings and/or occupiers. Any requirement for demolition, clearance and remediation prior to redevelopment. Whether there is scope for conversion of existing buildings. Constraints that could impact on development, if relevant including listed buildings, other heritage assets, factors such as flood risk and notable adjacent uses. Any further details of how the capacity has been arrived at, the yield and density, and if there is an indication of whether a certain type and mix of dwellings would be fitting for the site. If relevant, any planning and/or development history, including details of an current and/or historic planning applications, or construction that has occurred to date. The latest information regarding availability, including if there is evidence that the site is being actively marketed or proposed for redevelopment, by a landowner, developer and/or agent. Details of any sites that may be suitable for mixed-use development, with further descriptors of the potential nature of non-residential uses. It is important that these notes should be read in conjunction with the site-specific assessment in the SHLAA.
18. **First Added Date:** the date on which the site record was first added to the Register.
19. **Last Added Date:** the date on which the site record was last reviewed, amended or changed.
20. **First Added Date:** the date on which the site record is effectively archived in the Register. This can be due to a number of reasons, but usually either because the land has now been built on, either for a completed housing scheme or for a non-residential uses, or where it is confirmed that the site is no longer available for residential development. In these instances, the record is not deleted and the site will remain on the register for historical reasons.