



# Northumberland County Council

## Brownfield Land Register – Guidance Note and Summary (December 2023)

### What is Brownfield Land?

The definition of 'brownfield land', or 'previously developed' land, is set out by Government in the [National Planning Policy Framework \(NPPF\)](#). In its simplest form, it is land which is, or was, occupied by a permanent structure. However, there are exceptions to this general rule, such as sites occupied by agricultural or forestry buildings, land utilised for minerals extraction, or residential gardens and parks. The full definition can be read in the [Glossary to NPPF \(Annex 2\)](#).

### What is a Brownfield Land Register?

As part of the evidence base to support the development plan, all local planning authorities are required to prepare and publish a [register of previously developed brownfield land](#) on an annual basis.

Part 1 of the Register is a schedule of brownfield sites considered to be suitable, available, and achievable for residential development at the time of assessment. This includes sites with planning permission and those without.

To be included, a site must meet the following criteria:

- Be at least 0.25 hectares (ha) in size, or capable of accommodating at least 5 dwellings; and,
- Considered to be 'deliverable' or 'developable' with the next 15 years, following assessment in the [Strategic Housing Land Availability Assessment \(SHLAA\)](#), after taking account of any constraints and deliverability issues.

Therefore, it excludes small brownfield sites, land not currently assessed as suitable for residential development, and/or those sites where residential development is not considered achievable at this time.

Some sites include a mix of both greenfield and brownfield land. In this instance, only the brownfield element of the site is included on the Register.

Whilst the focus is on residential development, land earmarked for a range of potential future uses is included, but a lower site yield (capacity for new dwellings) recognises the potential for inclusion of other development, such as commercial or retail space, alongside housing.

Once included on the Register, a site is not removed. Rather, if circumstances change, and the land would no longer meet the necessary criteria, that record is archived. Examples include when a revised assessment means the land is no longer suitable and/or achievable for residential development. Similarly, sites for which planning permission has been granted for housing development are also archived once the development is completed.

**It is important to note that, as with the SHLAA, the 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 Permission in Principle?

Part 2 of the Register comprises the sites in Part 1 that the local planning authority has decided would be suitable for a grant of [permission in principle \(PiP\)](#) for residential development. Prior consultation will be carried out by the Council on any sites proposed to be granted Permission in Principle (PiP).

For any site granted Permission in Principle in Part 2 of the Register 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 2023 – Summary Findings

The latest Northumberland Brownfield Land Register and accompanying interactive map reflects the last SHLAA and 5-year housing land supply for Northumberland.

The updated Part 1 of the Register identifies:

- 200 qualifying brownfield sites (>0.25ha or >5 dwellings capacity) that are suitable for housing-led development. These are available now and potentially achievable within the next 15 years. Of the overall total, 23 sites are split/subdivided parts of larger SHLAA sites that also incorporate previously undeveloped 'greenfield' areas of land (sites suffixed with 'x').
- An overall total of 298.16ha of brownfield land.
- An indicative minimum capacity for at least 4,750 dwellings, with potential capacity for up to 5,039 dwellings.
- 78 sites that already have planning permission for housing development (including 3 outline permissions). There are also 8 others that currently have a live application in the system pending a decision (either full or outline). This means, 43% of available and achievable sites on the Brownfield Land Register currently have some form of planning application related to them.
- 64 sites are assessed as 'deliverable' within the next 5 years. At least some of the total capacity of 2,409 dwellings across those sites is potentially achievable for completion in this immediate timeframe. These sites form part of the [5-year housing land supply](#). The remainder of these units have either already been completed or are anticipated for delivery from year-6 onwards ('developable' sites).
- Several of the permitted sites are already under-construction but will remain on the register until final completion. Once completed, they are archived.
- The 114 sites not yet fully permitted – including sites with outline permissions yet to gain reserved matters approval and sites for which an application is currently pending – could potentially provide for at least a minimum 2,124 new dwellings, with indicative capacity for up to 2,325 dwellings.

Finally, 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. The schedule 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 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 a mix of brownfield and greenfield land, then only the brownfield parcel is identified on the Register. In such instances, the reference is followed by an 'x' (e.g., 9999x), confirming that this is an extract of a wider SHLAA site. These sub-parcels 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 the sites included in the SHLAA, providing summary details from the published assessment. 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 in December 2023. The 'Notes' field is used to provide additional clarification regarding planning applications.
- 10. Permission Type:** if applicable, the type of permission in place in December 2023. 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. If 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.
- 14. Net Dwellings Range From:** an appropriate yield for the site. Where a site already has planning consent (full permission or outline permission with reserved matters) this is the number of dwellings permitted. For sites yet to benefit from planning permission (or outline permissions yet to gain reserved matters approval), this minimum capacity of the site is assumed to be approximately 10% below the indicative capacity of the site identified in the latest SHLAA assessment. This is usually based on either the established methodological approach to calculating yield or is informed directly by the development management process (e.g., evidence from a planning application). The 'Notes' field is used to provide further details of how the figure has been determined.
- 15. Net Dwellings Range To:** an appropriate yield for the site. Where a site already has planning consent (full permission or outline permission with reserved matters) this is the number of dwellings permitted. For sites yet to benefit from planning permission (or outline permissions yet to gain reserved matters approval), this maximum capacity of the site is the indicative capacity of the site identified in the latest SHLAA assessment. This is usually based on either the established methodological approach to calculating yield or is informed directly by the development management process (e.g., evidence from a planning application). The 'Notes' field is used to provide further details of how the figure has been determined.
- 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 understand of the site and expand upon the previous data fields. Each site has a bespoke synopsis, that can cover a wide range of matters, which 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, or remediation prior to redevelopment. Whether there is scope for conversion of existing buildings. The 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 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. End Date:** the date on which the site record is effectively archived in the Register. This can be due to several reasons, but usually either because the land has now been built on, either for a completed housing scheme or for non-residential uses, or where it is confirmed that the site is no longer suitable, and/or available, and/or achievable for residential development. In these instances, the record is not deleted, and the site will remain on the register for historical reasons.