



Northumberland County Council

Brownfield Land Register – Guidance Note and Summary

(December 2018)

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 2018 – Summary Findings

The latest Northumberland Brownfield Register and accompanying interactive map reflects the Council’s updated SHLAA and 5-year housing land supply (December 2018) and identifies:

- 164 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 216.47ha;
- with an indicative minimum capacity for 3,757 dwellings.
- 58 sites already have planning permission for housing development (including 14 outline permissions), while 8 others currently have live full or outline applications in the system pending decision – hence 35% 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.
- 46 sites are assessed to be ‘deliverable’ with at least some of the total 1,536 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.
- 17 permitted sites are already implemented and under construction, but with none of the total 556 dwellings permitted across those sites yet completed.
- For the 118 sites not yet fully permitted (including 12 outline permissions yet to gain reserved matters approval), these could potentially provide for at least a minimum 2,479 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 28 mandatory fields in the database is provided below to assist understanding of the Register:

1. **Organisation URI:** the MHCLG's unique organisation identifier link for Northumberland County Council.
2. **Organisation Label:** this is 'Northumberland County Council'.
3. **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.
4. **Previously Part Of:** this field is only used for sites that have been split into the brownfield component of the original SHLAA record for the overall site (i.e. 9999).
5. **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.
6. **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.
7. **Coordinate Reference System:** site grid coordinates are given using the Ordnance Survey National Grid reference system 'OSGB36' format (Ordnance Survey Great Britain 1936).
8. **Geo X:** the 'easting' grid coordinate in OSGB36 format, relating to a 'centroid' at the middle of the site.
9. **Geo Y:** the 'northing' grid coordinate in OSGB36 format, relating to a 'centroid' at the middle of the site.
10. **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 'Development Description' field providing some qualitative context and outlining the area of the overall SHLAA site.
11. **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'.
12. **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.

13. **Planning Status:** the latest status of the site in the development management process. This reflects the most up-to-date position (as at September 2018 as recorded in the latest SHLAA). The 'Notes' field is used to provide additional clarification regarding planning applications.
14. **Permission Type:** if applicable, the type of permission in place (as at September 2018). 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.
15. **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.
16. **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.
17. **Proposed For PiP:** a 'yes' is shown for those Brownfield Land Register sites that have been identified by the Council for 'permission in principle' (PiP).
18. **Min Net Dwellings:** 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 'Development Description' field is used to provide details of how the minimum net dwelling figure has been arrived at.
19. **Development Description:** details of residential development that is likely to be appropriate for the site. This description includes any useful information, including details of the nature and setting of the site, any further details of how the capacity has been arrived at, and if there is an indication of whether a certain type and mix of dwellings would be fitting for the site.
20. **Non Housing Development:** any development proposals for the site that do not involve residential use. If the site is identified as having potential for a mixed-use scheme through the SHLAA then it is highlighted in this field with any useful context outlined. In these instances a preference, or proposal, for a range of types of development will usually have been indicated a part of the site submission evidence provided by a landowner and/or developer during the SHLAA process. In the case of permitted sites, specific detail is given regarding the range, type and amount of development of non-residential purposes, such as permitted floorspace for employment or retail uses if available.
21. **Part 2:** any sites that have been identified by the Council for inclusion on 'Part 2' of the Brownfield Land Register as having been granted 'permission in principle' (PiP).
22. **Net Dwellings Range From:** this is used if it is considered that the appropriate site yield may fall within a range; this field identifies the lower range. Details of yield are identified in the 'Development Description' field.

23. **Net Dwellings Range To:** this is used if it is considered that the appropriate site yield may fall within a range; this field identifies the upper range. Details of yield are identified in the 'Development Description' field.
24. **Hazardous Substances:** sites that have been identified by the Council for 'permission in principle' (PiP) and thus inclusion on 'Part 2' of the Brownfield Land Register and that would be impacted by hazardous substances legislation.
25. **Site Information:** a link to the sites schedule from the Council's published SHLAA, outlining details of the latest site-specific assessment of the site. This schedule provides an additional source of evidence but should be read in conjunction with Brownfield Land Register, the Council's interactive mapping system and the SHLAA and 5-year housing land supply report to give a full picture of the potential for future residential development.
26. **Notes:** further descriptive detail of any planning history for the site, providing additional context to support the link provided to the Council's public access system in the 'Planning History' field. In circumstances where the land has been subject to multiple applications or permissions, this information provides clarity. As well as identifying extant consents, details of any lapsed, refused or withdrawn applications are also outlined. If there is a planning application relevant to the site, either current or historic, then any specific details about the type and scale of development will also be given here as identified on the application.
27. **First Added Date:** the date on which the site record was first added to the Register. Sites identified through the original 'pilot' Brownfield Register in June 2016 are recorded as such.
28. **Last Added Date:** the date on which the site record was last reviewed, amended or changed.

The regulations also provide for Councils to include additional fields at the end of the Brownfield Land Register database that they may consider to be useful to show. The Northumberland Brownfield Land Register includes the following additional fields:

29. **Uni ID:** a unique reference number for Brownfield Land Register sites. Note that sites previously included in the Register but which have since been completed or no longer meet the criteria for inclusion (eg. <5 dwellings remaining for completion, or no longer assessed to be suitable, currently available or achievable within the SHLAA) have been removed from the Register.
30. **Settlement:** the settlement within which the site is located (if within an established settlement).
31. **Parish:** the parish within which the site lies.
32. **SHLAA 2018 - Suitable:** the latest assessment of suitability for housing development of the site in the SHLAA.
33. **SHLAA 2018 - Available:** the latest assessment of current site availability in the SHLAA.
34. **SHLAA 2018 - Achievable:** the latest assessment of the site's achievability in the SHLAA.
35. **SHLAA 2018 - Timescale:** the latest assessment of the likely timescale in the SHLAA for when any housing completions might be anticipated to start to be realised.
36. **SHLAA 2018 - Capacity:** the latest assessment of the indicative dwellings capacity of the site in the SHLAA. Where a site is the sub-divided brownfield parcel of a larger SHLAA site, this figure represents a pro-rata proportion of the overall site area.

37. **Latest Most Relevant Residential Application:** the reference number of the most recent relevant housing-related planning application for the site.
38. **Total ha:** the total area of the site in the SHLAA.
39. **BF ha:** the site area of the brownfield parcel part of a larger mixed brownfield-greenfield SHLAA site.
40. **Coordinate Reference System WGS84:** site grid coordinates using the 'WGS84' reference system format (World Geodetic System 1984).
41. **GeoX WGS84:** the 'easting' grid coordinate in WGS84 format, relating to a 'centroid' at the middle of the site.
42. **GeoY WGS84:** the 'northing' grid coordinate in WGS84 format, relating to a 'centroid' at the middle of the site.
43. **Coordinate Reference System ETRS89:** site grid coordinates using the 'ETRS89' reference system format (European Terrestrial Reference System 1989).
44. **GeoX ETRS89:** the 'easting' coordinate at in ETRS89 format, relating to a 'centroid' at the middle of the site.
45. **GeoY ETRS89:** the 'northing' coordinate at in ETRS89 format, relating to a 'centroid' at the middle of the site.