



planning advisory service



Brownfield registers in practise

Preparing a register

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Aug 2017

www.pas.gov.uk

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Just to note

- Part 1 = the register
 - Part 2 = the PIP
 - Part 2 is the interesting bit
 - You might want to do some thinking about PIP while you do part 1
 - For sites that comply (not EIA / habitats)
 - “Soft” part 2 ?
-

Planning and land

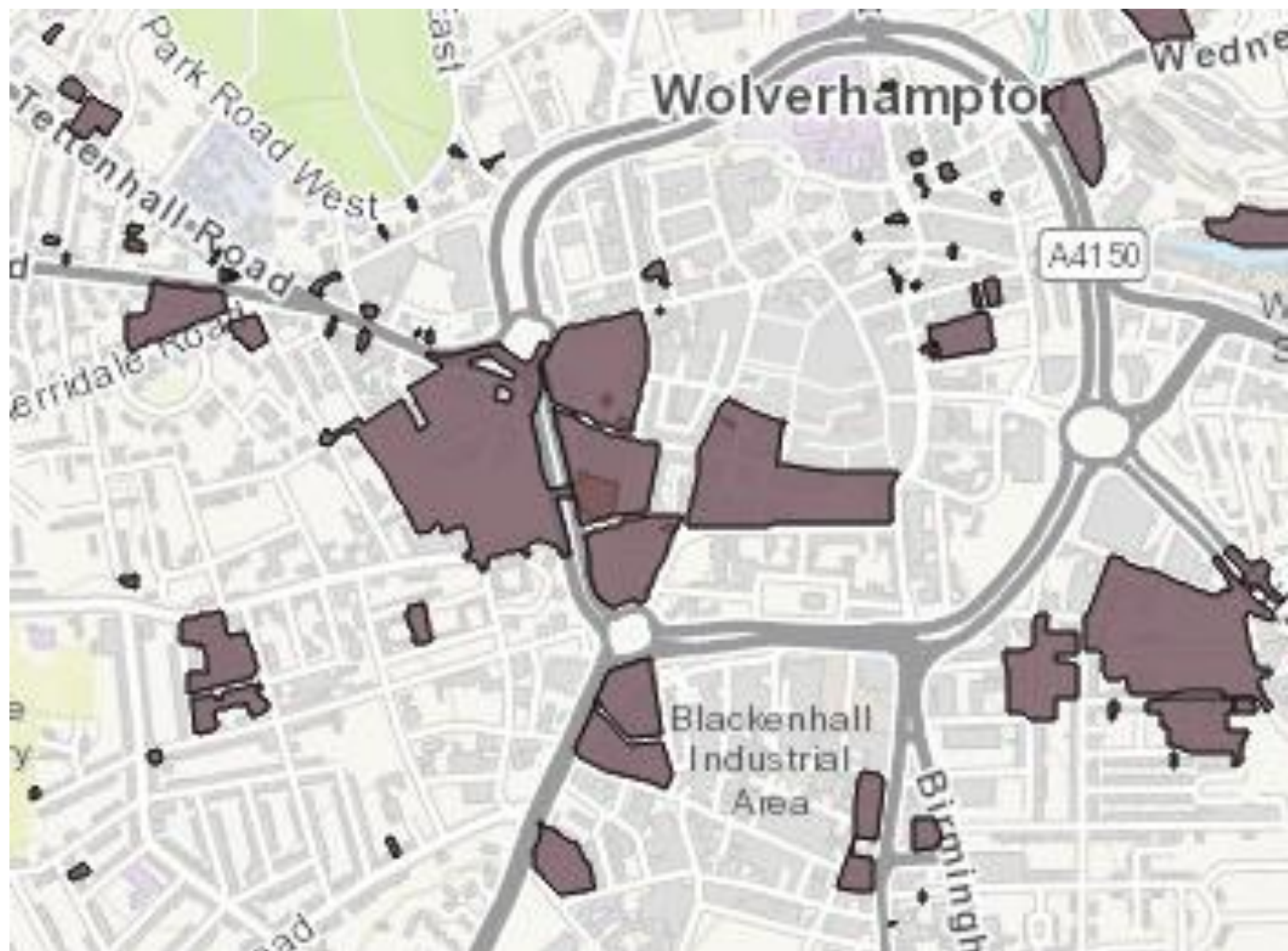
- We already think publically about land
 - SHLAA / HELAA
 - Monitoring
 - Land supply
 - We already make judgements about sites
 - Development potential
 - Availability / achievability
 - Don't reinvent the wheel for your register
-

What does “good” look like?

- See “self-build” register
 - Compliance is not what matters
- Remember purpose:

5. What is the purpose of brownfield registers?

Brownfield registers will provide up-to-date, publicly available information on brownfield land that is suitable for housing. This will improve the quality and consistency of data held by local planning authorities which will provide certainty for developers and communities, encouraging investment in local areas. Brownfield registers should include all brownfield sites that are suitable for housing development irrespective of their planning status.



Good / best / bestest

1. Use polygons & helpful summaries
 2. Think about PIP now (soft Part 2?)
 3. Get contact details of promoters
 4. Work with economic development
 5. Host / network / speed date (SMEs)
 6. Actively promote
 7. Monitor - understand if register is working (investment, diversity) & change if it is not
-

Preparing the Data: facilitating thoughts on how councils can meet the requirements

**Anthony Whitaker
Principal Planning Policy Officer
Swindon Borough Council**

**Brownfield Land Register Open Data
Standards Workshop
Bristol City Hall, 3rd August 2017**

Agenda

1. Pilot Methodology
2. Issues encountered
3. Lessons learned
4. Top tips

Pilot Methodology

- Stage 1 – Identifying provisional brownfield sites
- Stage 2 – Assessing suitability
- Stage 3 – Compiling the register
- Stage 4 – Publishing the register

- BLR 'Part 1' only
- Permission in Principle not part of the pilot

Stage 1 – Identifying provisional brownfield sites

- Eligibility:
 - Previously Developed Land (NPPF Glossary)
 - either capable of providing 5 or more dwellings or larger than **0.15 hectares** in size.
 - Must be suitable for residential-led development.

Stage 1 – Identifying provisional brownfield sites

- Site sources:
 - Published SHLAA (2013)
 - Unimplemented planning permissions with extant permission
 - Unimplemented office-to-resi prior approvals
- No new call for sites
- Base date 1st April 2016 – consistency with monitoring processes

Stage 1 – Identifying provisional brownfield sites

- Extract sites from:
 - 2013 SHLAA database
 - IDOX Uniform
 - Housing monitoring database
- Assign an ID
- Enter into spreadsheet
- Map all sites in a single GIS layer

Stage 2 – Assessing Suitability

- Three strands to ‘suitability’:
 - The site is ‘suitable’ for development – complies with policy and free of insurmountable constraint.
 - The site is ‘available’ for development – providing an estimate of when construction will start and be completed, taking into account land ownership and known legal issues.
 - The site is ‘achievable’ – making a judgement about the economic viability of a site and the capacity of a developer to complete and let or sell the development over a certain period.

Stage 2 – Assessing Suitability

- 2.1 – Suitability
 - GIS overlap query
 - Local Plan constraints
 - ‘Showstopper’ constraints
 - National Planning Policy Framework footnote 9
 - Site survey
 - Technical input from other officers (Drainage, Highways, Conservation)

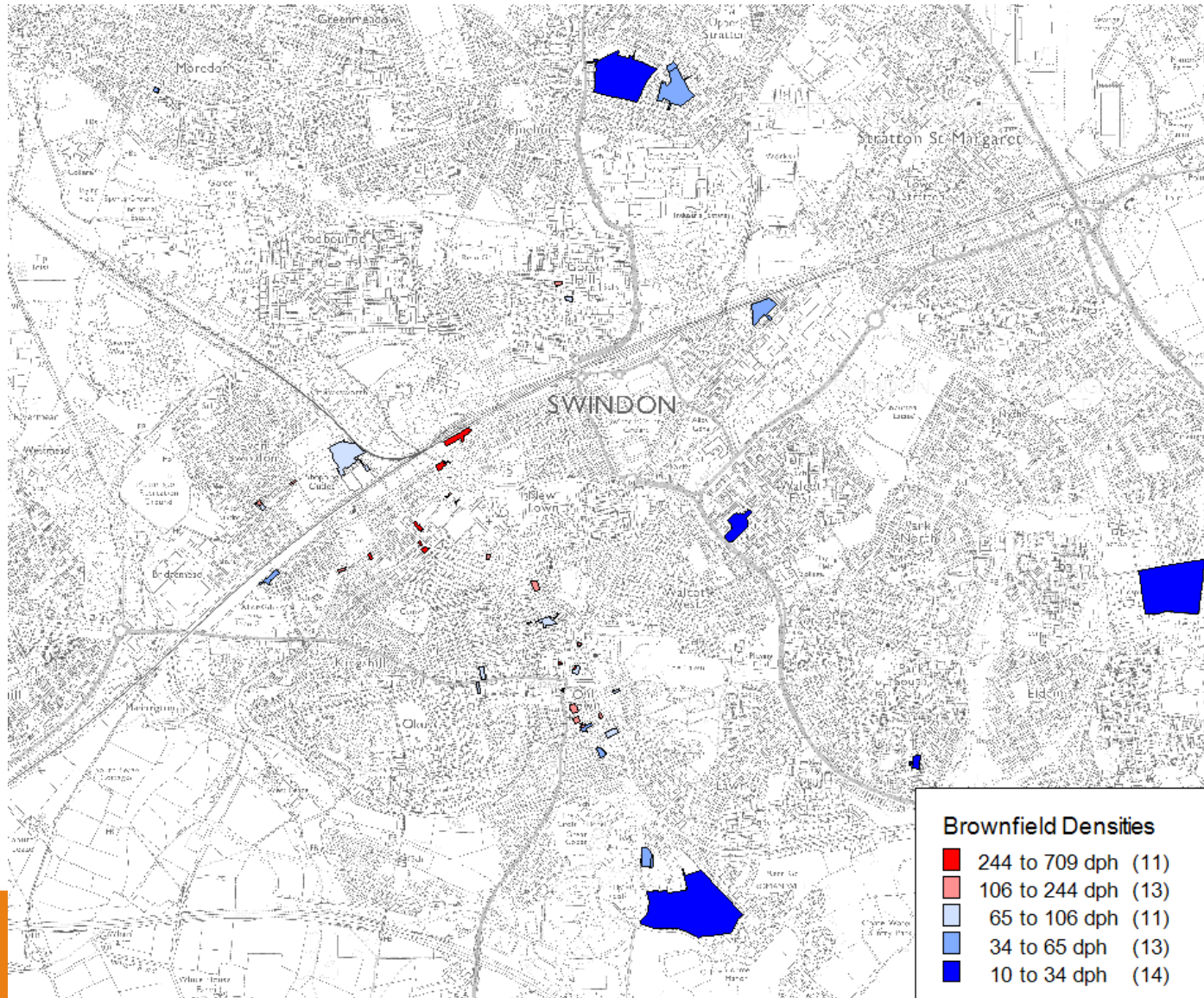
Stage 2 – Assessing Suitability

- 2.2 – Availability:
 - Review existing call for sites information
 - GIS overlap query
 - Review more recent planning history – assumed that where a more recent permission or planning history was discovered on the site the most recent permission was used and the previous permission was recorded as ‘superseded’.

Stage 2 – Assessing Suitability

- 2.3 – Achievability:
 - Deliverability
 - Viability
 - Density
- Analysis of all recent brownfield planning permissions
- Assumption that sites with planning permission have gone through the planning system and are policy compliant and viable.

Stage 2 – Assessing Suitability



Stage 2 – Assessing Suitability

- 2.3 – Achievability:
 - Four typologies
 - Applied densities to sites to estimate capacity

Typology	Name	Criteria	Characteristics	Average Density
1	Small Site (Central Area)	Less than 0.5ha, within/adjacent to CAAP boundary	All flats	90 dph
2	Small Site (Rest of Borough)	Less than 0.5ha, rest of Swindon	Majority housing (some flats)	40 dph
3	Medium Site	Site between: 0.5ha and 5ha	Majority housing (some flats), open space	40 dph
4	Large Site	Site larger than 5ha	Majority housing (some flats), mixed uses, community infrastructure and open space.	20 dph

Stage 2 – Assessing Suitability

- 2.3 – Achievability:
 - Capacity and phasing

Brownfield Ref	Site Source	Name / Address	Site Area	Accept / Reject	Typology	Capacity Source	Dwelling Capacity	Timescales			Comments
								0-5	6-10	11-15	
BR10	SHLAA	Land to rear of Goddard Avenue/ Bath Road	0.88	R	2	SBC Estimate	0				
BR11	SHLAA	Eastcott Hill, Bus Depot	0.56	A	2	SBC Estimate	22	22			Lower density than Typ Area. Application S/15/elderly was refused.
BR12	SHLAA	Garage Colony, Swindon Road	0.14	R	1	SBC Estimate	0				
BR13	SHLAA	Rear of Deacon Street	0.24	R	1	SBC Estimate	0				
BR14	SHLAA	Even Swindon Infant School, Hughes Street	0.78	A	N/A	Adopted Site Brief	12	12			Adopted development large A1 food store and 11-15 year site as curre remediation.
BR15	SHLAA	Depot, County Road (off Station Road)	0.95	A	2	SBC Estimate	26			26	
BR16	SHLAA	Lock ups- rear of 48 Perry's Lane	0.22	R	2	SBC Estimate	0				
BR17	SHLAA	Garages and Land East of Wingfield Avenue	0.23	A	2	SBC Estimate	9	9			
BR18	SHLAA	Lock up garages at Alton Close	0.22	R	2	SBC Estimate	0				

Stage 2 – Assessing Suitability

- 2.3 – Achievability:
- Developer workshop:
 - Tested approach with local developers
 - Checked assumptions were reasonable (for example over capacity, phasing and build-out rate)
 - Reviewed sites and capacities
 - Amended typologies and assessments where necessary
- The densities and typologies were approved at the workshop

Stage 3 – Compiling the register

- ‘Cut and paste’ to populate the prescribed DCLG ‘schema’ spreadsheet.
- Mandatory and optional fields now confirmed in Schedule 2 to the Regulations.
- Only ‘accepted’ sites included on BLR Part 1.
- Rejected sites to be published in the SHELAA.

Stage 4 – Publishing the register

- Publish in the required formats:
 - Spreadsheet
 - GIS layer
- Uploaded on Council website
- Uploaded on established data portals
- Notify DCLG
- Decision-making
 - Member Briefing Note pursued as no new sites were assessed in the pilot.
 - Different process may be required for ‘full’ BLR.

Problems encountered

- Lack of information recorded within Uniform – Validation
- Using three different databases and manually entering and cross-referencing information.
- Difficulty extracting information from Uniform:
 - GIS boundaries.
 - Description of development

Problems encountered

- Populating the schema:
 - Readily available information, but labour-intensive unless automated
 - Lack of consistency across our databases
 - Planning history – manual search on Public Access – UPRN?
 - Ownership information – internal GIS mapping available showing land in SBC ownership. How to treat private sites?

Lessons learned and next steps

- Pilot process was useful
 - Need to improve our monitoring processes
 - Reduce manual data entry
 - Make better use of existing data
 - Understand where data exists and needs to be created
- New SHELAA underway incorporating BLR as a 'subset'. Including new Call for Sites and SBC-owned land.

Top tips for preparing the data

- Engage early on with planning colleagues to understand what data is available and where it is located:
 - SHELAA
 - DM and Validation (Uniform)
 - Monitoring database
- Engage with GIS and Systems to automate the process as much as possible
- Structure the SHELAA database around the BLR schema to assist with data entry
- Take a proactive approach to updating the SHELAA – it will help with plan-making, 5YHLS and meet the requirement to update the BLR annually

Any Questions?

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81 results for "brownfield"

Sort by Relevance

Results 1-10 of 81



RE: Brownfield register regulations

More like this ↗

Planning Advisory Service (PAS)

This is such an important point. I haven't got my teeth into the new regs yet, and there are techni

Richard Crawley 04 May 2017

📌 brownfield land



LDOs on brownfield land - government proposals

More like this ↗

Planning Advisory Service (PAS)

Yesterday the government published two things: a) Invitation to bid for funds to support LDOs on b

Alice Lester 29 Jan 2015

📌 Idos, brownfield land



Brownfield register regulations

More like this ↗

Planning Advisory Service (PAS)

Were published today <http://www.legislation.gov.uk/uksi/2017/403/contents/made> Comes into force in A

Richard Crawley 23 Mar 2017

📌 brownfield land, register



Brownfield Test

More like this ↗

Planning Advisory Service (PAS)

Client obtained planning permission for a new bridge access on to part of their garden which had an

mark jones 13 Apr 2012



NPPG and brownfield land

More like this ↗

Planning Advisory Service (PAS)

I have seen in a number of commentaries on the NPPG that the new guidance includes 'a renewed emphas

Michael Whitehead 01 Apr 2014

📌 nppf, policy, housing land

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