Brownfield registers in practice

Preparing a register
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Contents

1. Brownfield registers and planning
2. What “good” looks like
3. Swindon
4. Questions
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, 3\textsuperscript{rd} 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

Brownfield Densities
- 244 to 709 dph (11)
- 106 to 244 dph (13)
- 65 to 106 dph (11)
- 34 to 65 dph (13)
- 10 to 34 dph (14)
## Stage 2 – Assessing Suitability

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

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

- 2.3 – Achievability:
  - Capacity and phasing

<table>
<thead>
<tr>
<th>Brownfield Ref</th>
<th>Site Source</th>
<th>Name / Address</th>
<th>Site Area</th>
<th>Accept / Reject</th>
<th>Typology</th>
<th>Capacity Source</th>
<th>Dwelling Capacity</th>
<th>Timescales</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>BR10</td>
<td>SHLAA</td>
<td>Land to rear of Goddard Avenue/ Bath Road</td>
<td>0.88</td>
<td>R</td>
<td></td>
<td>2 SBC Estimate</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>BR11</td>
<td>SHLAA</td>
<td>Eastcott Hill, Bus Depot</td>
<td>0.56</td>
<td>A</td>
<td></td>
<td>2 SBC Estimate</td>
<td>22</td>
<td>22</td>
<td>Lower density than Typ Area. Application S/15/16 elderly was refused.</td>
</tr>
<tr>
<td>BR12</td>
<td>SHLAA</td>
<td>Garage Colony, Swindon Road</td>
<td>0.14</td>
<td>R</td>
<td></td>
<td>1 SBC Estimate</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>BR13</td>
<td>SHLAA</td>
<td>Rear of Deacon Street</td>
<td>0.24</td>
<td>R</td>
<td></td>
<td>1 SBC Estimate</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>BR14</td>
<td>SHLAA</td>
<td>Even Swindon Infant School, Hughes Street</td>
<td>0.78</td>
<td>A</td>
<td>N/A</td>
<td>Adopted Site Brief</td>
<td>12</td>
<td>12</td>
<td>Adopted development large A1 food store and 11-15 year site as curre remediation.</td>
</tr>
<tr>
<td>BR15</td>
<td>SHLAA</td>
<td>Depot, County Road (off Station Road)</td>
<td>0.35</td>
<td>A</td>
<td></td>
<td>2 SBC Estimate</td>
<td>26</td>
<td>26</td>
<td></td>
</tr>
<tr>
<td>BR16</td>
<td>SHLAA</td>
<td>Lock ups- rear of 48 Perry’s Lane</td>
<td>0.22</td>
<td>R</td>
<td></td>
<td>2 SBC Estimate</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>BR17</td>
<td>SHLAA</td>
<td>Garages and Land East of Wingfield Avenue</td>
<td>0.23</td>
<td>A</td>
<td></td>
<td>2 SBC Estimate</td>
<td>9</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>BR18</td>
<td>SHLAA</td>
<td>Lock up garages at Alton Close</td>
<td>0.22</td>
<td>R</td>
<td></td>
<td>2 SBC Estimate</td>
<td></td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>
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?

awhitaker@swindon.gov.uk

01793 466433
RE: Brownfield register regulations
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
Planning Advisory Service (PAS)
Yesterday the government published two things: a) Invitation to bid for funds to support LDOs on b
Alice Loster 29 Jan 2015
Ldos, brownfield land

Brownfield register regulations
Planning Advisory Service (PAS)
Were published today http://www.legislation.gov.uk/ukssi/2017/403/contents/made Comes into force in A
Richard Crawley 23 Mar 2017
brownfield land, register

Brownfield Test
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
Planning Advisory Service (PAS)
I have seen in a number of commentaries on the NPPG that the new guidance includes 'a renewed emph
Michael Whitehead 01 Apr 2014
npff, policy, housing land
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@pas_team

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