



Department for
Communities and
Local Government

Brownfield Land Registers and Permission in Principle

Mide Beaumont/Jamie Wzietek

Planning – Development Management



- Primary powers secured through the **Housing and Planning Act 2016**
- Secondary legislation came into force in April 2017:

Town and Country Planning (Brownfield Land Registers) Regulations 2017

Regulations require local planning authorities to prepare, maintain and publish registers of brownfield land suitable for residential development

Town and Country Planning (Permission in Principle) Order 2017

Order enables local authorities to grant permission in principle on suitable sites in their registers



Brownfield land registers

- Will provide up to date, consistent, publicly available information on all brownfield sites that are suitable for housing – irrespective of planning status
- Will be kept locally
- Are a vehicle for granting permission in principle (PiP) on suitable sites – decisions must have regard to the development plan, NPPF, and other material considerations

Pilots

- 73 local planning authorities piloted the preparation of brownfield registers and the majority published registers last summer – informed secondary legislation
- They tested a national data standard, meeting Open Data principles, including the information to be provided about sites and the format for making information available



Requirement to keep a register

- Each authority must prepare and maintain a register of brownfield land that is suitable for housing within their area
- The first register to be published by 31 December 2017. Registers to be reviewed at least once a year

Information to be included

- Set out in Schedule 2 of the Regulations – must be kept updated for sites on Part 1
- Information required to be given to the Secretary of State in a specified format – regulation 18 of the 2017 Regulations



Requirement for registers to be kept in 2 parts:

Part 1:

- all brownfield sites that a local planning authority has assessed as appropriate for residential development – includes sites with extant planning permission
- all sites in Part 1 of the register are required to give the relevant information required by Schedule 2 to the 2017 Regulations

Part 2:

- a subset of Part 1, containing only those sites in Part 1 that the LPA has decided would be suitable for a grant of permission in principle (PiP) for residential development
- additional information required by Schedule 2 to the Regulations to trigger a grant of PiP



Open data and digital planning

- commitment to increasing amount of planning data available and utilising open data standards
- we have set out a national data standard that local planning authorities in England are encouraged to follow in preparing and publishing their brownfield land registers
- nationally consistent information on suitable brownfield sites available for residential development
- designed to ensure registers are accessible and capable of analysis
- data standard has been published alongside the policy guidance