

Newcastle Brownfield Land Register

December 2021



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Disclaimer

The Brownfield Register does not allocate sites for housing or economic development. Sites are allocated through more detailed planning assessment and consultation, as part of the plan making process. The methodology paper supporting the Submission Draft Development and Allocations Plan (DAP) clarifies this process, which determines which sites should be identified for residential development and economic development uses and likely timescales for their development.

In relation to the information contained within this report, identification of potential sites, buildings or areas in the Brownfield Register, the Register does not state or imply that the councils would necessarily grant planning permission for development. All planning applications will continue to be determined against the appropriate development plan and other relevant material considerations.

The conclusions in the Brownfield Register are based on information that was available at the time of the study and the Council does not accept liability for any factual inaccuracies or omissions. Information will be compiled with all due care and attention, however inevitably discrepancies may occur. The Register should therefore be considered as a live one that will be updated.

The boundaries to sites, buildings and areas will be based on the information made available at the time by agents and landowners. The Register does not preclude any amendment of these boundaries for the purposes of a planning application.

1. Introduction

- 1.1 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require local authorities to prepare, maintain, and publish a register of brownfield land which is suitable, available, and achievable for residential development.
- 1.2 This will contribute to the government's target that 90% of suitable brownfield sites have planning permission for housing. It also aims to encourage increased housebuilding and reuse of previously developed sites, supporting the government ambition to build 300,000 dwellings a year nationally. Through brownfield registers, a standard set of information will be kept up-to-date and made publicly available to help provide certainty for developers and communities and encourage investment in local areas.
- 1.3 The regulations set out provision for two parts to the register: Part One to list all sites which meet the criteria as set out in the regulations, and Part Two which gives certain sites permission in principle (PIP) for development. Local authorities are required to produce Part One of the register but as the sites which are included on Part Two are subject to an assessment by the local authority based on their own requirements for their area, this is optional. It has not been deemed necessary to include sites in Part Two of the Register at this time.
- 1.4 The Newcastle Brownfield Register contains 107 sites.
- 1.5 There are no sites either proposed for Part 2 (as a Permission in Principle) or included in Part 2 of the register. However, this does not preclude publication of a Part Two in future versions of the Register.

2. Compiling Newcastle's Brownfield Register

2.1 The Brownfield Register was compiled in accordance with the 2017 Regulations, DCLG's 'Brownfield Land Registers Data Standard: Preparing and publishing a register', and planning practice guidance. In order to be added to the Register, sites had to be a minimum of 0.25ha or be capable of supporting five dwellings.

2.2 As a first step towards compiling the Register, sites were assessed as part of the HELAA process based on the following criteria:

Availability:

- Site owner must have intention to sell or develop land
- Developer must have intention to develop
- Must not have been a change in these intentions within 21 days of the sites' entry into the Register
- The local authority must consider the site free of ownership or other legal issues which could impede its development

Suitability:

- Land has been allocated for residential development in a local development plan document, or;
- Land has planning permission for residential development, or;
- Land has been granted permission in principle for residential development, or;
- Land is appropriate for residential development in the opinion of the local authority, having regard to:
 - Any adverse impact on the natural environment
 - Any adverse impact on the local built environment, particularly on heritage assets
 - Any adverse impact on local amenity which residential development might cause for residents of neighbouring developments and residents of the development itself

Achievability:

- The local authority considers development likely to take place within fifteen years of entry onto the Register

2.3 In assessing a site based on each of the three criteria, the local authority must also have regard to any information publicly available within 21 days of the sites' entry into the Register, and any relevant representations received. Local authorities may choose to carry out procedures – including consultation – before publication of part one, but this is not required. If a site meets all of these criteria then it must be added to Part 1 of the Register.

2.4 A draft Register was drawn up of brownfield sites which met these criteria.

2.5 The Council undertook consultation with landowners and/or developers to ascertain whether sites still met the criteria, or if there were any issues that the Council should be made aware of. Some sites were then removed from the draft Register based on representations received as a result of this consultation.

2.6 Where sites are to be added to the Register, the following information must be included:

- The URI of the local authority (<http://opendatacommunities.org/id/metropolitan-districtcouncil/newcastle> as included on pilot Register)
- The name of the local authority
- The local authority's reference for the site
- Where a site was previously part of another site, details of the superseded site
- The name and address of the site
- A link to a plan which identifies the site
- Location co-ordinates identifying a point on the site, east/west and north/south, with the reference system used specified
- The area of the site in hectares
- The ownership status of the site expressed as:
 - 'Owned by a public authority'
 - 'Not owned by a public authority'
 - 'Mixed ownership'
 - 'Unknown ownership'
- Where the site is 'deliverable' (the site is likely to be brought forward within five years of entry onto the Register) this should be clearly stated
- The planning status of the site, expressed as:
 - 'Permissioned'
 - 'Not permissioned'
 - 'Pending decision'
- If the site is permissioned:
 - The date when permission was granted
 - Whether permission is:
 - 'Full planning permission'
 - 'Outline planning permission'
 - 'Reserved matters approval'
 - 'Permission in principle'
 - 'Technical details consent'
 - 'Planning permission granted under a local development order, a mayoral development order or a neighbourhood development order'
 - 'Other'
- A description of any proposed housing development, or a range (minimum-maximum) number of dwellings the local authority believes the land could support
- The minimum net number of dwellings the local authority believes the land could support
- Where the development includes non-housing development, the scale of any such development and the use to which it is to be put
- The date that the site was first entered into the Register
- The date that information about the site was last updated in the Register
- If the site is to be entered into Part 2 of the Register, within seven days of displaying notice of this intention, a statement ('proposed for residential development (permission in principle)') must also be included.

- 2.7 The range number of dwellings that sites on the Register could support is intended to be advisory. To determine the range, a calculation was made based on the estimated capacity that each site could support, as reported in the HELAA2021.
- 2.8 For the minimum number of dwellings that the site could support, the minimum number from the range has been used. Where a site is permissioned, the number of dwellings that planning permission has been granted for has been used.
- 2.9 The Brownfield Register only contains previously developed land, and the definitions in NPPF and NPPG have been followed in assembling the Register. The Register does not include employment or mixed use sites unless such uses are ancillary to a primary residential use. Sites where the primary use could not be determined have therefore not been included. Greenfield sites have been excluded by definition.
- 2.10 No Part Two of the Register has been published at this time as this would require additional work to establish suitability of sites and specifics of development which would be acceptable on relevant sites. However, this does not preclude publication of a Part Two in future versions of the Register.
- 2.11 The Register has been published both through OpenData and on the Council's website and will be updated annually from the date on which the Register was first published.
- 2.12 The HELAA can be found on the Council's website and is updated annually alongside the Brownfield Land Register in accordance with the Brownfield Land Register Regulations 2017.