



The
countryside
charity

BROWNFIELD LAND REGISTER

Toolkit

What is this toolkit for?

Brownfield land is, broadly speaking, land that has previously been developed, as opposed to greenfield land, which has never been built on, such as countryside, Green Belt, parkland or other green space.

Communities are often keen to prioritise the redevelopment of brownfield sites to prevent unnecessary loss of countryside or urban green space or other harmful development, or to remove local eyesores.

This toolkit aims to help people to tell their local council about brownfield sites that might be developed, and to get them included in the council's Brownfield Land Register and Land Supply dataset. This will increase the chances of these sites being developed, and take pressure off less appropriate places.

Why should I get involved?

We want as many groups and communities as possible to identify and let their council know about brownfield sites in their local area. This will increase the chances of these sites being developed and take pressure off less appropriate places.

By getting involved and using the toolkit local communities can start to understand how land is allocated for development and open dialogue / build connections with local planning officers.

Register a brownfield site

Click the links below for further guidance on how to register a brownfield site.



What are Brownfield Land Registers and Land Supply datasets?

From 31st December 2017, all local councils are required to publish and update annually Registers of brownfield land. There are two parts, Part 1 records suitable sites, and Part 2 records sites with Permission in Principle. To be included in Part 1 of a Brownfield Register sites must be suitable for housing, likely to be developed within 15 years, and “available” (meaning that the owner or developer has expressed an interest in developing or selling the land, or the council considers that there are no issues relating to ownership that might prevent development).

Site size

Councils do not have to include sites which are smaller than 0.25 hectares (circa. 0.6 acres) or which are capable of supporting less than 5 homes, so relatively few of these smaller sites are included on most Registers. However, they can be included, and small sites can also form a part of the wider land supply dataset. Part 1 sites can also be included in Part 2 of a Brownfield Register.

Planning permission in principle

These sites go through an additional process and as a result are granted ‘planning permission in principle’. This means that the location, type and amount of development that would be suitable for a site is set in advance. However, nationally relatively few councils have started adding sites to Part 2 so far. Some brownfield sites (for example, those below the size threshold, or that are only partly brownfield) may not be included in Brownfield Registers. However, they can be included in the wider Land Supply dataset, which should include all land suitable for development.

This dataset is also updated annually All Areas Brownfield Land Register Toolkit 2 and is what councils use in preparing their development plans. Brownfield Registers are a subset of this wider dataset.

[Back to diagram](#)

How to find your brownfield register

How can I get sites registered? First, check whether the land you're interested in is already on the register. Googling "brownfield register" for your local planning authority should take you to it. If not, you should be able to find it on <https://data.gov.uk> Registers must be published as .csv spreadsheets. There is a map of planning data for England that will help you find the planning authority your site falls under at <https://www.planning.data.gov.uk/map> (select the data layer local planning authority)

[Back to diagram](#)

How to check if your site is already logged

Registers must be published as .csv spreadsheets. These may look a bit daunting at first sight! However, Government requirements are for the 5th column of each spreadsheet to be a list of site names and addresses, and the 6th column to contain a link to a plan of that site, and these two together should enable you to identify the sites that are listed.

Many councils also provide maps and/or summaries of their Registers, which make identifying sites easier. If the land you are interested in is not on the register, it may be worth checking with your council whether it has been considered and rejected, and on what basis

[Back to diagram](#)

Check the map

Check if you site is listed on this [Map of planning data for England](#). You can add a layer for brownfield sites (see the right hand key)

[Back to diagram](#)

Submit your evidence

Completed toolkit tables can be emailed to the team in your local planning department that deals with Brownfield Registers and land supply, with any accompanying material (e.g. maps and photos).

Their details should be available on your council's website or via their switchboard. It will be worthwhile explaining in a covering email what the information is that you are providing them and why: as much information as you have been able to gather regarding a potential development site for inclusion in the Brownfield Register and land supply dataset.

Further information

Brownfield land registers & planning permission in principle FAQs:
<https://www.gov.uk/government/publications/brownfield-registers-and-permission-in-principle/brownfield-registers-and-permission-in-principle-frequently-asked-questions>

National Planning Practice Guidance - brownfield land registers:
<https://www.gov.uk/guidance/brownfield-land-registers>

National Planning Practice Guidance - planning permission in principle:
<https://www.gov.uk/guidance/permission-in-principle>

Brownfield land registers data standard:
<https://www.gov.uk/government/publications/brownfield-land-registers-data-standard>

The Town and Country Planning (Brownfield Land Register) Regulations 2017: http://www.legislation.gov.uk/ukxi/2017/403/pdfs/ukxi_20170403_en.pdf

Previously developed land (brownfield) definition:
<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>.

[Back to diagram](#)