



BROWNFIELD LAND REGISTER PART 1

2023-2024

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1. Introduction

- 1.1 The Housing and Planning Act 2016 introduces a new requirement for Local Planning Authorities (LPA's) to maintain and update annually a register of brownfield sites that are suitable for residential-led development within their area (i.e. the Brownfield Register).
- 1.2 Brownfield land, known also as previously developed land, is defined in Annex 2 of the *National Planning Policy Framework (NPPF)*(2021) as the following:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”
- 1.3 The Brownfield Land Register (BLR) must be in two parts. Part 1 of the BLR will be a comprehensive list of all brownfield sites in a local authority area that are suitable for housing, irrespective of their planning status.
- 1.4 Part 2 of a BLR is optional and is a subset of Part 1. Part 2 would comprise only those sites in Part 1 that the LPA has decided that the land would be suitable for a grant of permission in principle for residential development. Prior to entering a site in Part 2, LPA's must undertake the necessary requirements for publicity, notification and consultation in accordance with Article 4 of the Town and Country Planning (Permission in Principle) Order 2017.
- 1.5 **PLEASE NOTE:** Inclusion of a site in the BLR Part 1 does not mean it is guaranteed to be developed, or that that it will achieve the capacity for residential development stated, should it be developed for this purpose in the future.
- 1.6 This update covers the period from 2023 until March 2024.

2. Methodology

Identifying Sites to be Considered for the BLR

- 2.1 In order to identify potential brownfield sites within the Borough the key sources of information were new sites with planning permission and other potential brownfield sites the Council have been notified of throughout the year.
- 2.2 Capacities of the sites were determined by those supplied through planning permissions.
- 2.3 Once the capacity was established for each site the lead in times were calculated using the criteria set out in Table 1 below.

Table 1: Lead in Times for Residential Development

Site Status	Site Size					Notes
	Flats	1 to 4 houses	5 to 19 houses	20 to 50 houses	51+ dwellings	
Full / Reserved Matters	1 year	1 year	1 year	1.5 years	2 years	Allows for discharge of conditions and infrastructure provision. Assumed this is more complicated and timely for larger sites.
Outline	1.5 years	1 year	1.5 years	2 years	2.5 years	In addition to the matters above, an additional 6 months is allowed for larger sites for the reserved matters application.
Resolution subject to S106	+ 0.5 years to Full or Outline lead in time					Some section 106 Agreements can be complicated therefore where they are required an additional 6 months is allowed for them to be put in place.
Site without planning permission	2 years	1.5 years	2.5 years	3 years	3.5 years	To allow time for a Full planning application to be considered, an additional 6 months has been included to the timescales required for a reserved matters application, and a further 6 months for the S106 agreement for larger sites.

Site Selection Criteria for the BLR Part 1

- 2.4 For a site to be included in Part 1 of the BLR, each parcel of brownfield land must meet the following criteria:
- have an area of at least 0.25 hectares or be capable of supporting at least 5 dwellings;
 - be suitable for residential development (i.e. has been allocated in a local development plan document or in the opinion of the LPA);
 - be available for residential development (i.e. the owner intends to sell or develop the land) and;
 - be achievable for residential development (i.e. in the opinion of the LPA likely to take place within 15 years of the entry date).
- 2.5 Historic data for Castle Point indicates that small sites delivering just two or three net additional dwellings have contributed significantly to past delivery in Castle Point. Therefore, repeating the approach taken in the 2012 - 2018 SHLAA Updates, the BLR site selection criteria in the past has included all known sites with the potential to make a net contribution to housing supply in Castle Point including sites with a capacity of less than five dwellings. However, consistent with The Town and Country Planning (Brownfield Land Register) Regulations 2017, this review includes any new sites that are capable of supporting at least 5 dwellings and the criteria set out above.
- 2.6 Where sites had planning permission or were pending decision then the development potential was used from the permission, however, where the planning application site area included non-brownfield land then this has been excluded and the potential number of dwellings amended accordingly based on the dwellings per hectare previously used.
- 2.7 In 2022 there were 53 sites on the BLR Part 1, seven of these sites have now been built out (CP0002, CP00043, CP0047, CP0058, CP0067, CP0070 and CP0071). Following the latest review of the BLR there is one additional site which can be added (CP0078), taking the total number of sites within the BLR Part 1 2023-24 to 47.

3. Results summary

- 3.1 There are 47 sites, available and achievable sites which are now included on the BLR Part 1 2023-24.
- 3.2 The BLR Part 1 2023-24 is detailed in Appendix A and is set out to comply with the national Brownfield Land Registers' Data Standard¹.
- 3.3 The table below shows the potential minimum and maximum amount of dwellings that could be delivered through the BLR.

Table 2: Brownfield Land Register – Residential Delivery Potential

No. of BLR sites	Minimum no. of dwellings	Maximum no. of dwellings
47	774	774

- 3.4 The site maps which detail the location of each site are set out in Appendix B.

¹ Brownfield land register data standard: preparing and publishing a register. DCLG, (July 2017).

4. Conclusion

- 4.1 As set out within the results section above, there are 47 sites which have been included on the BLR Part 1 2023-24. In order to identify those which could be included on the BLR Part 2, further assessment of the sites, statutory procedures and public consultation would be required as part of The Town and Country Planning (Brownfield Land Register) Regulations 2017.
- 4.2 Having a Part 2 register is optional, and the Council will consider whether or not to produce a BLR Part 2 in due course.

5. Appendices

Appendix A – Castle Point Borough Council Brownfield Land Register Part 1 2023-24

The list of sites can be found on the website via the below link:

<https://www.castlepoint.gov.uk/brownfield-land-register>

Appendix B – Maps of all sites within Castle Point Borough Council Brownfield Land Register Part 1 2023-24

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