

## 1. Introduction

- 1.1 The [Town and Country \(Brownfield Land Register\) Regulations 2017](#) ('the Regulations') came into force on 16 April 2017. The Regulations require local planning authorities to prepare, maintain and publish registers of previously developed land within their area that they consider appropriate for residential development (brownfield land registers). The Royal Borough's first Register was published on 22 December 2017.
- 1.2 This methodology sets out how the Royal Borough has complied with the Regulations and associated guidance in preparing the 2019 Register. The 2019 Register is the third Register that has been prepared, and its preparation has followed the same methodology as the first Register published in 2017. The information in the Register is correct at the time of publication. The Royal Borough will carry out an annual update to the register as required by the Regulations and in line with relevant government guidance.

## 2. What is the Brownfield Land Register?

- 2.1 Brownfield Land Registers are intended to provide up-to-date, publicly available information on brownfield land that is suitable for housing. The information contained within registers is required to be provided in a consistent format by all local planning authorities. This should improve the quality and consistency of data held by local planning authorities.
- 2.2 Brownfield Land Registers comprise two parts. Part 1 should include all brownfield sites that are suitable for housing development in a local authority area, irrespective of their planning status. There is no requirement to consult on Part 1 of the Register, and Part 1 of the Register has no material weight in plan-making or the determination of planning applicants.
- 2.3 Part 2 of the Register is a subset of Part 1, and only includes those sites for which permission in principle has been granted. If a local authority considers that a site on Part 1 should be granted permission in principle, they must follow the relevant procedures (including consultation) prior to entering a site on Part 2 of the Register.
- 2.4 As set out in the Regulations, previously developed (brownfield) land has the same meaning as previously developed land in the National Planning Policy Framework\*.

## 3. How has the Royal Borough prepared the Brownfield Land Register?

- 3.1 There are a total of 94 sites on the Royal Borough's Register. Of these:
  - 83 have planning permission
  - Four are pending permission
  - Seven do not have permission

- 3.2 In preparing the Register, the Royal Borough has had regard to the Regulations, [Planning Practice Guidance \(PPG\)](#) on preparing registers, the development plan (including the [Core Strategy with Detailed Policies](#) and the [London Plan](#)), and the [MHCLG Publication Standards](#). In line with the Standards, the Site Reference is used consistently to identify sites that were on the 2017 and 2018 Registers that are retained on the 2019 Register. A total of 10 sites have been added to the Register in 2019, and sites from the 2017 and 2018 Registers that have completed are identified in the 'EndDate' column.
- 3.3 The Royal Borough has included sites on the Register that it considers meet the regulatory criteria. At present, the Royal Borough has included sites only in Part 1 of the Register. No sites have been granted permission in principle, and therefore no sites are included in Part 2 of the Register.
- 3.4 Potential sites for inclusion in the Register were identified from the following sources:
- Sites with extant planning permission for residential development or with a resolution to grant planning permission for residential development as at 30 November 2019.
  - Adopted Local Plan site allocations for housing and mixed use development. These are the saved UDP sites in the UDP Site Proposal Schedules addendum to the Core Strategy with Detailed Policies.
  - Sites included in the 2017 London Strategic Housing Land Availability Assessment (SHLAA).
- 3.5 Those sites which did not meet the definition of previously developed land were not taken forward to the next stage of assessment. This excluded a number of sites from further consideration, most notably mu40 Tripcock Point in Thamesmead which is the most significant residential led mixed use allocation in the Local Plan.
- 3.6 The Regulations state that parcel of land which meets the following criteria must be included on the Register:
- (a) The land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
  - (b) The land is suitable for residential development;
  - (c) The land is available for residential development; and
  - (d) Residential development of the land is achievable.
- 3.7 In relation to criteria (a), all those sites with extant planning permission and a gross capacity of 5 dwellings or more have been included in the Register. The Royal Borough considers this approach best reflects the wording of the criteria which refers to '*capable of supporting at least 5 dwellings*'. However, because some of these sites involve the redevelopment of existing dwellings, there are a number of sites within the Register that have a minimum net dwellings figure below 5 dwellings.

- 3.8 Suitability for residential development means that a site is either allocated in a local development document; has planning permission for residential development; or, in the opinion of the local planning authority, is appropriate for residential development having regard to any adverse impact on the natural environment, the local built environment, including in particular heritage assets, and any adverse impact on the local amenity which such development might cause for intended occupiers of the development or for occupiers of neighbouring properties. By definition, sites with planning permission are suitable for development.
- 3.9 The Regulations define residential development as meaning development the main purpose of which is housing development. This includes developments which are wholly residential and housing-led mixed use development. The Royal Borough considers that for mixed use development to be defined as housing-led for the purposes of the Register, a specific area of land needs to be identified for housing development. For sites allocated for mixed uses in the saved UDP Site Proposals, this means that the allocation must be clearly described as residential led.
- 3.10 The Royal Borough has recently completed an updated SHLAA as part of the London-wide SHLAA. When considered against the regulatory criteria, only one SHLAA site (that does not have planning permission/is not subject to a site allocation in the adopted Local Plan) was considered appropriate for inclusion in the Register. Spray Street has been included in the Register in accordance with the Spray Street Masterplan adopted in January 2015. Due to the level of detail in the SPD, the site is considered to meet the regulatory criteria.
- 3.11 For residential development of the land to be considered achievable, the Regulations specify that, in the opinion of the local planning authority, the development is likely to take place within 15 years of the entry date on the Register. The nature of brownfield land in Royal Greenwich reflects the large amount of former industrial land, so that the number and size of the sites is such that they provide the majority of the Royal Borough's housing capacity in very large schemes developed over long periods, and in multiple phases.
- 3.12 Consequently, the majority of entries in the Register are already in the process of development for new housing. Where the estimated completion date of the scheme extends beyond the 15 year period, the dwelling figure included in the Register reflects only the number of dwellings projected to complete within the 15 year period. The notes column in the Register gives further detail on the overall capacity of the scheme and progress to date.
- 3.13 The Regulations require identifying if the site is considered deliverable, where 'deliverable' means that there is a reasonable prospect that residential development will take place on the land within 5 years beginning with the entry date. To be identified as deliverable, the Royal Borough considers that the planning permission should have been implemented within the 5 year period.

3.14 All sites have been identified as unknown ownership. This is because the Royal Borough does not hold up-to-date Land Registry records for the sites on the Register.

**\*Previously developed land (NPPF definition)**

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 has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private 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 in the process of time. Source:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)