



<b>REPORT TO:</b>	Planning Committee
<b>DATE:</b>	Wednesday, 9 March 2022
<b>SUBJECT:</b>	South Holland District Brownfield Land Register 2021
<b>PURPOSE:</b>	The purpose of the report is to inform Members of the annual update to the South Holland Brownfield Land Register, which will be published on the Council's website.
<b>KEY DECISION:</b>	No
<b>PORTFOLIO HOLDER:</b>	Portfolio Holder for Assets & Planning
<b>REPORT OF:</b>	Phil Norman, Head of Planning
<b>REPORT AUTHOR:</b>	Maria Salemmé, Planning Policy Officer
<b>WARD(S) AFFECTED:</b>	Crowland and Deeping St Nicholas; Holbeach Town; Long Sutton; Moulton, Weston and Cowbit; Pinchbeck and Surfleet; Spalding Castle; Sutton Bridge; The Saints;
<b>EXEMPT REPORT?</b>	No

#### **SUMMARY**

This report is to inform Members of the annual update to the South Holland Brownfield Land Register, which will be published on the Council's website.

#### **RECOMMENDATIONS**

That the South Holland District Brownfield Land Register 2021 is approved for publication.

#### **REASONS FOR RECOMMENDATIONS**

Given that the production and publication of an annual update of a Brownfield Land Register is a legal requirement, endorsing the above recommendation will ensure that the Council's statutory duty is met.

## OTHER OPTIONS CONSIDERED

Planning Committee decides not to approve the updated Brownfield Land Register for publication but this would breach the regulations.

### 1. BACKGROUND

- 1.1 The Brownfield Land Register (BLR), as a whole (Parts 1 and 2), provides publicly available information on brownfield (previously developed) land that is suitable for housing. However, the fact that sites may be 'suitable' does not mean that housing on such sites will be 'acceptable'. As the website goes on to explain, the register consists of two parts, which are:
- **Part 1** of the register identifies brownfield land within the district that is larger than 0.25ha or capable of delivering 5 or more dwellings and is suitable for residential development, available for residential development and that residential development of the land is achievable. To be suitable, an assessment is made as to whether the site offers a suitable location for development having regard to adopted national and local policy. It can include sites with planning permission (either outline or full) or allocated in a Local or Neighbourhood Plan, as well as sites without planning permission that meet other legislative criteria. There is no legal requirement to consult on sites included in Part 1 of the BLR.
  - **Part 2** of the BLR comprises only those sites in Part 1 that the Local Planning Authority has decided would be suitable for the grant of Permission in Principle (PiP) in accordance with the Regulations. The PiP consent routes is an alternative way of obtaining planning permission. It is a two-stage process and separates the consideration of matters of principle for the proposed residential development (stage one) from the technical detail of the development (stage two) when the detailed proposals are assessed. A PiP does not amount to a full planning permission and therefore development cannot commence without additional information being submitted to and approved by the Council. The additional information is known as a 'Technical Details Consent' and is similar to an application for approval of reserved matters.
- 1.2 The Council are required to complete a part 1 register, which only covers sites which '**could be suitable**'. It is the Council's choice as to whether or not to invest the resources into doing the work on behalf of third parties to determine whether or not to take sites forward to a Part 2 register. This would be to identify them as sites which are suitable, and acceptable, and confirm their suitability for housing in principle. In the case of South Holland we have only produced the Part 1 register.
- 1.3 In December 2017, the Council published its first BLR following its approval to do so by the Planning Committee. The BLR has been updated annually since in compliance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 (the Regulations) which require that the BLR is reviewed on at least an annual basis in order to ensure that sites that no longer meet the criteria for inclusion are removed or new sites added.

### 2. REPORT

#### 2.1 UPDATING OF THE REGISTER

- 2.1 The work involved in updating the register has consisted of a four-step approach.
- Consideration of any new sites submitted. There were none.
  - Considering new planning permissions on Brownfield sites not previously on the register
  - Considering all sites on the register to look at which ones may no longer qualify, or where details need to be updated.

2.2 This has resulted in 8 sites being removed as they have, or are being redeveloped. The sites which have been removed are:

- BLR/SPA/001 Former Network Rail Depot, Kings Road, Spalding
- BLR/SPA/002 Land immediately adjacent to Spalding Library, Victoria Street, Spalding
- BLR/SPA/004 36 Holbeach Road, Spalding
- BLR/SPA/005 Former Welland Hospital Site, Holbeach Road/Roman Bank
- BLR/SPA/006 Locksmill Farm including Travel Stop Motel, Cowbit Road, Spalding
- BLR/DON/001 Former Red Cow Hotel, 8 High Street, Donington
- BLR/DON/002 British Royal Legion, 3 Malting Lane, Donington, PE11 4XA
- BLR/WHA/001 The Sycamores Farm, Church Gate, Whaplode

2.3 The status of 1 site has changed as it has an updated planning permission, however it remains within the register:

- BLR/SPA/001 Former "Glen Farrow" premises, land off Spalding Road, Pinchbeck

2.4 4 additional sites have been identified for inclusion within the BLR:

- BLR/SPA/003 Broad Street Business Centre, 10 Broad Street, Spalding
- BLR/HOB/003 Land Adj & Surrounding 45 Fleet Street, Holbeach
- BLR/PIN/005 Former New Bridge Inn Site, Slipe Drove, west Pinchbeck
- BLR/COW/004 Crowland Car Wash, Unit 4, 64 Peterborough Road, Crowland

2.5 1 site entry has been removed from the BLR as it forms part of another wider brownfield site which benefits from outline planning permission and is included in the register:

- BLR/COW/002 Land to the west of Mill Drove, Cowbit

Please note that site reference numbers may differ each year due to wider changes within Part 1 of the BLR.

2.62.5 As there is a requirement to update the BLR on an annual basis, officers will continue to reassess the appropriateness of producing a Part 2 register in future years. There is no proposal to include any sites in Part 2 of the BLR at the present time.

2.72.6 Draft Part 1 of the register is set out in Appendix 1 to this report and site location plans for all sites are contained within Appendix 2.

### **3. NEXT STEPS**

3.1 Subject to Planning Committee agreeing the recommendation of this report, it is proposed to publish the updated BLR on the Council's website in the prescribed format by the end of March 2022.

3.2 The regulations require Local Authorities to update their Brownfield Registers on an annual basis and as such, should new sites come forward these can be assessed and considered through these regular reviews.

## **4. EXPECTED BENEFITS TO THE PARTNERSHIP**

- 4.1 The expected benefits of publishing the South Holland District Brownfield Land Register are that: it will provide up-to-date and consistent information on brownfield sites in the District; and it will help provide certainty to developers and communities. It will also mean that our statutory requirement to prepare and publish a Brownfield Land Register is met.

## **5. IMPLICATIONS**

### **5.1 CORPORATE PRIORITIES**

- 5.1.1 • “Enable effective planning and delivery of housing solutions to meet local needs and aspirations to ensure that our residents have access to a range of housing options in the district”
- It is the Government’s intention that Brownfield Land Registers will help developers identify suitable housing sites quickly and speed up the construction of new homes on previously developed land.

### **5.2 STAFFING**

- 5.2.1 The preparation, maintenance and review of the Brownfield Land Register can be undertaken utilising existing staff resources within the Planning Policy team.

### **5.3 CONSTITUTIONAL AND LEGAL IMPLICATIONS**

- 5.3.1 Under the Town and Country Planning (Brownfield Land Register) Regulations 2017, there is a statutory requirement for the Council to prepare, maintain and publish a Brownfield Land Register.

### **5.4 FINANCIAL**

- 5.4.1 Funding has been made available via government to local authorities to meet the burdens associated with preparing and publishing their BLR.

No fee is payable to the Council for entering a site in Part 1 of the BLR.

### **5.5 STAKEHOLDER / CONSULTATION / TIMESCALES**

- 5.5.1 There is currently no statutory requirement to consult on the entry of sites into Part 1 of the register. However, the regulations require notification to be given on those sites proposed to be entered on Part 2 of the register which is covered in section 4 of this report.

## **6. ACRONYMS**

BLR	Brownfield Land Register
DCLG	Department for Communities and Local Government
NPPF	National Planning Policy Framework (February 2019)
PiP	Permission in Principle
SHLAA	Strategic Housing Land Availability Assessment

## APPENDICES

Appendices are listed below and attached to the back of the report: -

<i>APPENDIX A</i>	<i>Brownfield Land Register 2021 – Part 1</i>
<i>APPENDIX B</i>	<i>Site Location Plans</i>

## BACKGROUND PAPERS

Background papers used in the production of this report are listed below: -

<b>Document title</b>	<b>Where the document can be viewed</b>
<i>The Town and Country Planning (Brownfield Land Register) Regulations 2017</i>	<a href="http://www.legislation.gov.uk/ukxi/2017/403/made/data.pdf">http://www.legislation.gov.uk/ukxi/2017/403/made/data.pdf</a>
<i>National Planning Practice Guidance (July 2017) for Brownfield Land Registers</i>	<a href="https://www.gov.uk/guidance/brownfield-land-registers">https://www.gov.uk/guidance/brownfield-land-registers</a>
<i>NPPF (2021) definition of Previously Developed Land (in Annex 2)</i>	<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</a>
<i>Brownfield Land Registers Data Standards (July 2017)</i>	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/633593/BrownfieldLandRegisters-DataStandard.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/633593/BrownfieldLandRegisters-DataStandard.pdf</a>
<i>South East Lincolnshire Strategic Housing Land Availability Assessment (July 2018)</i>	<a href="http://www.southeastlincslocalplan.org/wp-content/uploads/2018/07/SELSHLAA-text-July-2018.pdf">http://www.southeastlincslocalplan.org/wp-content/uploads/2018/07/SELSHLAA-text-July-2018.pdf</a>

## CHRONOLOGICAL HISTORY OF THIS REPORT

<b>Name of body</b>	<b>Date</b>
A report on this item has not been previously considered by a Council body.	

<b>REPORT APPROVAL</b>	
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