



Brownfield Land Register

2018-2019

1 Introduction

- 1.1 Melton Borough Council's Brownfield Land Register ('the Register') has been prepared in accordance with the Housing and Planning Act 2016, which introduced a requirement for local planning authorities to maintain and update annually a register of brownfield sites that are suitable for residential development within their local authority area. The register also meets the technical requirements as set out in the Town and Country Planning (Brownfield Land Register) Regulations 2017.
- 1.2 Brownfield land is commonly also referred to as previously developed land. The definition of previously developed land, as set out in Annex 2 to the National Planning Policy Framework (NPPF), is:

'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.'*
- 1.3 The Brownfield Land Register consists of two parts.
- Part 1:** All brownfield sites that a local planning authority has assessed as appropriate for residential development. This will include sites with extant full planning permission, outline planning permission and permission in principle as well as sites without planning permission.
- Part 2:** Those sites from Part 1 that the local planning authority has determined are suitable for a grant of permission in principle for residential development.

2 Methodology

2.1 For a site to be included within the Register, it must:

- Meet the definition of Previously Developed Land (set out in 1.2 above);
- Have a site area of at least 0.25 hectares **or** be capable of supporting at least 5 dwellings;
- Be considered **suitable** for residential development (development on the site would comply with local and national planning policies); and
- Be considered **available** for residential development (on best information, the landowner/developer is willing to develop the site); and
- Be considered **achievable** for residential development (on best information, it would be viable to develop the site within 15 years);

2.2 Many sites that have been considered for inclusion on the Register contain a mix of previous land uses and some contain areas of land that do not meet the definition of previously developed land. Each site has been evaluated for inclusion on the Register on its own merits. As a consequence some qualifying sized sites which include an element of brownfield land have been excluded from the Register. This will include development proposals for:

- replacement dwellings on large plots (above 0.25ha) where;
 - the majority of the site does not meet the definition of previously developed land (e.g. residential garden or paddock) and is expected to remain undeveloped,
 - the size of the previously developed element of the land is significantly below 0.25ha
 - less than 5 replacement dwellings are proposed.
- developments that are expected to only to include land that does not meet the definition of previously developed land, such as development limited to residential gardens of existing dwellings.

2.3 Sites that already are under construction are also not included in the Register.

2.4 **Suitable** for residential development is taken to mean that the land at the entry date (February 2019);

- has been allocated in a local development plan document for residential development;
- has planning permission for residential development;
- has a grant of permission in principle for residential development;
- or is, in the opinion of the local planning authority, appropriate for residential development, having regard to any adverse impact on the natural environment; the local built environment, including in particular on heritage assets; any adverse impact on the local amenity which such development might cause for intended occupiers of the development or for occupiers of neighbouring properties, and any relevant representations received.

- 2.5 **Available** for residential development is taken to mean the relevant owner (or, where there is more than one, all the relevant owners):
- has expressed an intention to sell or develop the land and at a date not more than 21 days before the entry date there is no evidence indicating a change to that intention, having regard to any information publicly available on that date; and any relevant representations received;
 - the developer has expressed an intention to develop the land and at a date not more than 21 days before the entry date there is no evidence indicating a change to that intention, having regard to any information publicly available on that date; and any relevant representations received; or
 - in the opinion of the local authority there are no issues relating to the ownership of the land or other legal impediments which might prevent residential development of the land taking place, having regard to any information publicly available on that date; and any relevant representations received.
- 2.6 **Achievable** for residential development is taken to mean that, in the opinion of the local planning authority the development is likely to take place within **15 years** of the entry date, having regard to any information publicly available; and any relevant representations received.
- 2.7 The Melton Local Plan 2011-2036 was adopted on 10th October 2018. It assessed the suitability, availability and achievability of identified sites for residential development and included land allocations to meet the need for residential development to 2036. It has been robustly tested and examined over the last 12 months and is considered to accurately reflect achievable and deliverable residential land over the next 15 year period relevant to the Register. Alongside an examination of Melton Local Plan land allocations, Neighbourhood Plan allocations and planning permissions (including those in principal) have been considered (to December 2018). A review of sites that were submitted for consideration for the Council's Strategic Housing Land Availability Assessment (SHLAA, 2016) was also undertaken to try to identify any additional sites for inclusion on the Register.
- 2.8 Part 2 of the Register is optional. The Council has assessed each entry on Part 1 of the register to see if it would be benefit from inclusion on a Part 2 Register, taking into account granted planning permissions, site allocations in the Local Plan and other relevant information. No sites in Part 1 of the register were identified whereby inclusion in a Part 2 register would be considered to offer a significant benefit above each sites existing status. Consequently a Part 2 register has not been produced by the Council at this time. The provision of a Part 2 register will be kept under review and reconsidered annually.
- 2.9 The Government introduced a data standard which each Brownfield Land Register must accord with. The Council's Register is therefore laid out in the format prescribed by this data standard in the Brownfield Land Register CVS format file that accompanies this document.
- 2.10 The Brownfield Land Register sites have also been mapped. A link to the map for each site is provided within its entry on the register. More information about

the sites allocated in the Melton Local Plan is also available from the Melton Local Plan website www.meltonplan.co.uk, including the adopted interactive policies Map page.

- 2.11 The Register will be updated and reviewed annually, in line with Government requirements. This edition of the Register replaced the version previously published in February 2018¹.

3 Key Findings

- 3.1 The Council has identified 19 sites which it considers meet the required criteria for inclusion on the Register. These 19 sites could provide in the region of 731 dwellings over the next 15 years.
- 3.2 Almost two thirds of these brownfield sites are in Melton Mowbray (63%) and the remaining sites are spread across Melton’s rural settlements, as set out in table 1 below.

Table 1: Breakdown of brownfield land register 2018-19 by settlement

Settlement	Number of Sites	Total Estimated Dwelling Capacity
Melton Mowbray	12	578
Harby	1	53
Nether Broughton	1	10
Long Clawson	1	45
Old Dalby	1	25
Wymondham	1	5
Bottesford	1	6
Gaddesby	1	9
Total	19	731

- 3.3 The sites in the Register are a mix of Melton local plan and neighbourhood plan housing allocations (53%), sites with prior planning permission for housing (26%) (which have previously been included in calculations for committed housing supply for Melton) and other ‘windfall’ sites (21%). The breakdown of the sites is shown in more detail in table 2 below.
- 3.4 The four ‘windfall’ sites are expected to provide around 63 dwellings, around 9% of all the dwellings in the Register. These 63 homes are expected to form part of the windfall allowance for housing development in the Melton Local Plan. In addition a review of the Melton Local Plan allocations shows planning applications have now been submitted for MEL2 and MEL5, these two sites are

¹ This is still available to be viewed on <https://www.meltonplan.co.uk/brownfieldregister>

expected to deliver an additional 57 dwellings above the original local plan estimate, increasing delivery from local plan allocations from 307 to 364 dwellings.

Table 2: Breakdown of brownfield land register 2018-19 by type of site

Entry Type	Number of Sites		Total Estimated Dwelling Capacity	
	Count	Percentage	Count	Percentage
Local Plan allocations	8	42%	364	50%
Local Plan reserve allocations	1	5%	240	33%
Additional Neighbourhood Plan allocations ²	1	5%	5	1%
Committed large sites with permission	2	11%	40	5%
Committed small sites with permission	3	16%	19	3%
Other 'Windfall' sites	4	21%	63	9%

References

[Guidance: Brownfield land registers](#)

[Brownfield registers and permission in principle: frequently asked questions](#)

[The Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#)

[How to guides: publishing local authority brownfield registers](#)

[Brownfield Land Registers Data Standard: Preparing and publishing a register](#)

² Only includes neighbourhood plan sites that are not also Local Plan allocations to avoid duplication