

Brownfield Land Register - Call for Sites Proposals Form

The Brownfield Land Register (BLR)

In April 2017 the Government introduced a requirement on Local Planning Authorities (LPAs) to publish a Brownfield Land Register by 31 December 2017. A BLR is a list of previously developed sites that are potentially suitable for residential development.

The BLR is to be kept in 2 parts:

- Part 1 will be for sites categorised as ‘previously developed land’ which are suitable, available and achievable for residential development.
- Part 2 allows LPAs to select sites from Part 1 and grant permission in principle (PiP) for housing led development.

The BLR will be maintained and reviewed at least once a year to ensure it is kept up to date.

The Council is now in the process of identifying sites to inform Part 1 of the BLR. In addition to utilising existing sources of information available, including the most recent Strategic Housing and Employment Land Availability Assessment (SHELAA), landowners and other stakeholders are invited to submit sites which meet the National Planning Policy Framework (NPPF) definition of previously developed land that they consider have the potential to be used for housing led development¹

However, a site’s inclusion on Part 1 of the Register does not confirm that it will be progressed to Part 2 and receive PiP.

Guidance on submitting information

Please complete the following form as fully as possible to put forward sites that you think Solihull Council should consider for inclusion on Part 1 of its Brownfield Land Register.

In completing the form:

- Use a separate form for each site
- Enclose an Ordnance Survey map at scale 1:1250 (or 1:2500 map for larger sites), clearly showing the boundaries of the site

¹ Other ancillary uses can be included, providing that housing is the main purpose of development.

- Submit sites that are ideally 0.25ha or larger, or capable of providing at least 5 dwellings²
- Submit sites that are likely to become available for development or redevelopment in the next 15 years

To be included, sites should meet the definition of previously developed land as set out in the glossary at Annex 2 of the NPPF, which 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.

Council contact details

All completed forms should be sent either by post or email, to the following address:

Email: psp@solihull.gov.uk

Post: Policy & Spatial Planning
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB

If you have any further queries please contact Spatial Planning at psp@solihull.gov.uk.

Data protection

How we will use your personal information

The information you provide will be used by the Council to inform the Council's Brownfield Land Register. Information will be shared with other Council employees or agencies who may be involved with the process. Additionally, your personal details may be shared with other Solihull MBC departments and partner organisations to ensure our records are kept accurate and to keep you informed of other consultations. Please note that the Council is required to make information about potential sites and ownership available as part of the Brownfield Land Register. Should you have any further queries please contact Policy and Spatial Planning at psp@solihull.gov.uk

²This includes flats contained within a building of one or more flats

Contact Details

Your name & address:

Name	
Organisation	
Address	
Telephone no.	
Email address	
Your Status (please tick all that apply)	The Landowner <input type="checkbox"/> A planning consultant <input type="checkbox"/> A Developer <input type="checkbox"/> A Land agent <input type="checkbox"/> A Registered Social Landlord <input type="checkbox"/> Other (please specify)

If you are representing another person, their name & address:

Name	
Organisation	
Address	
Telephone no.	
Email address	

If you are not the landowner, or the site is in multiple ownership, then please submit the name, address and contact details of the land owner/s (please continue on a separate sheet if necessary):

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Does the owner of the site know you are proposing the site?

Yes No

Site Details

Site Name			
Address			
Post code			
Grid Reference (if known)	X (Easting)		Y (Northing)
Area of whole site (ha)		Area of site suitable for development (ha)	
Current land use (or if vacant the last use of the site)			
Number and type of buildings currently on-site			
Adjacent land use(s)			
Previous planning history			
Estimated number of dwellings the land is capable of supporting? (expressed as a minimum and maximum figure)			
Are any ancillary uses proposed?(please tick all that apply)	Office (B1) <input type="checkbox"/> Industry (B2) <input type="checkbox"/> Storage/Distribution (B8) <input type="checkbox"/> Leisure <input type="checkbox"/> Retail <input type="checkbox"/> Community facilities <input type="checkbox"/> None proposed <input type="checkbox"/> Other (please specify).....		
To ensure the land meets the definition of previously developed land, please confirm the following by ticking all the boxes where you believe the statements are fulfilled.			
The land is or was occupied by a permanent structure. <input type="checkbox"/>		The land is not a formal minerals or waste disposal site with restoration conditions. <input type="checkbox"/>	
The land is within the curtilage of a permanent structure and does not include any land that isn't curtilage land. <input type="checkbox"/>		The land is not a residential garden, park, recreation ground or allotment in a built up area. <input type="checkbox"/>	
The land is not or has not been occupied by agricultural or forestry buildings. <input type="checkbox"/>		The land may have been previously developed but the remains of the permanent structure have not blended into the landscape in the process of time. <input type="checkbox"/>	
Please attach a map (preferably at 1:1250 scale) clearly identifying the precise boundaries of the whole site and the part that may be suitable for development (if this is less than the whole). <u>Without this mapped information we are unable to register the site.</u>			

Suitability

Please indicate any known constraints to developing the site:

<p>Environmental constraints</p>	<p>Flood Risk <input type="checkbox"/></p> <p>Drainage <input type="checkbox"/></p> <p>Other (please specify)</p> <p>Contamination <input type="checkbox"/></p> <p>Hazardous waste <input type="checkbox"/></p>
<p>Further details</p>	
<p>Policy constraints</p>	<p>Heritage (e.g. Conservation Area) <input type="checkbox"/></p> <p>High quality agricultural land <input type="checkbox"/></p> <p>Other (please specify)</p> <p>Green Belt <input type="checkbox"/></p> <p>Nature Conservation (e.g. SSSI) <input type="checkbox"/></p>
<p>Further details</p>	
<p>Physical & Infrastructure constraints</p>	<p>Access <input type="checkbox"/></p> <p>Utilities <input type="checkbox"/></p> <p>Other (please specify)</p> <p>Topography <input type="checkbox"/></p> <p>Pylons <input type="checkbox"/></p> <p>Trees <input type="checkbox"/></p> <p>Pipelines <input type="checkbox"/></p>
<p>Further details</p>	
<p>Could interventions be made to overcome any constraints?</p>	

Availability

Has the landowner expressed an intention to sell or develop the site?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
Is there any market interest in the site?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
Is there a current planning application on the site?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
Are there any legal constraints on the site that may impede or prevent development?	Restrictive covenants <input type="checkbox"/> Ransom strips <input type="checkbox"/> Other (please specify)

Achievability

What type of dwellings could be provided? (tick all that apply)	Houses <input type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input type="checkbox"/> Communal <input type="checkbox"/> Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input type="checkbox"/> Other (please specify)
How many dwellings do you think could be provided?	Houses <input type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input type="checkbox"/> Communal <input type="checkbox"/> Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input type="checkbox"/>
When would you anticipate the site being available for development to start?	Short-term (within 5 years) <input type="checkbox"/> Medium term (within 10 years) <input type="checkbox"/> Long-term (within 15 years) <input type="checkbox"/> Over 15 years <input type="checkbox"/>
Is there scope for self-build and/or custom build?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>

Thank you for completing this form.