



# Brownfield Land Register Review Methodology Addendum

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THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

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## 1. Background – Why are we publishing a Brownfield Land Register?

- 1.1 [The Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) introduced a new requirement on local planning authorities to prepare, maintain and publish registers of previously developed<sup>1</sup> (brownfield) land by 31 December 2017. Brownfield sites that meet the relevant [criteria](#) must be entered in Part 1 of brownfield land registers. Sites entered in Part 2 of the brownfield land registers are granted [permission in principle](#). Regulation 17 requires local planning authorities to review their registers at least once a year.
- 1.2 Part 1 of a brownfield land register includes sites with extant full planning permission, outline planning permission and sites without planning permission with potential for residential development. Part 2 of a brownfield land register is a subset of Part 1. Part 2 is not mandatory to produce but should comprise only those sites in Part 1 that the local planning authority has decided to grant 'permission in principle' for residential development.
- 1.3 At the present time the Council has included sites only in Part 1. No sites have been granted permission in principle and therefore none are included in Part 2 of the proposed brownfield land register.
- 1.4 The format of the brownfield land register is as set out in the [brownfield land register data standard](#) published by the Department for Communities and Local Government (DCLG). This is a review of the register, required by the regulations to be updated at least once a year.

## 2. Methodology – Why are sites included in the Brownfield Land Register?

- 2.1 The Council has included sites on the brownfield register that it considers meet the criteria in the Regulations. These criteria are set out in [Regulation 4](#). In summary the criteria are that sites should be at least 0.25 hectares or capable of supporting at least 5 dwellings and they are suitable, available and achievable (please refer to Regulation 4 in the above link for the definition of these terms) for residential development.
- 2.2 In addition to these criteria the following methodology has been used to produce Part 1 of the register –
  1. The first version of the Brownfield Land Register was published in December 2017. This is a review of the previous register.
  2. As a starting point, the sites on the December 2017 register were reviewed. Sites under construction that were completed were removed from the register along with sites that no longer met the criteria such as having permission expired /or not implemented. **14** sites have been removed from the 2017 register.
  3. As a starting point for new sites, planning permissions from the housing pipeline in the London Development Database (LDD) from July 2017 - September 2018 and meeting the above criteria are included. All sites with planning permissions are considered to be suitable, available and

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<sup>1</sup> As defined in [Annex 2](#) of the NPPF

achievable. **3** new sites are included on the Brownfield Land Register Review 2018.

4. All proposed site allocations in the adopted Local Plan, the [Local Plan Partial Review \(LPPR\)](#) as well as in the St Quintin and Woodlands Neighbourhood Plan are included. Some of these sites already have planning permission and are included above. There are **13** site allocations in the development plan (including the emerging LPPR) that do not have planning permission yet. These include the largest site in the borough - Kensal Canalside. All of these sites are considered suitable, available and achievable. This is because the Council has undertaken a series of consultations on these sites when preparing the LPPR including close liaison with the owners or their agents.
  5. The remaining sites are considered to meet the regulatory criteria as they have a previously refused planning permission but the principle of residential development has been accepted or are pending decision.
  6. It should be noted that extra care schemes are included in the above categories.
  7. The Regulations require that the Council includes a note if the site is deliverable<sup>2</sup>. This column along with others are included in the proposed brownfield land register in the format as set out in the [brownfield land register data standard](#) published by the Department for Communities and Local Government (DCLG).
  8. For sites of 0.25 ha or more the best available information is used to ascertain if they are 'deliverable'. For smaller sites of less than 0.25 ha sites with planning permission are assumed to complete within the next five years.
- 2.3 To summarise, based on the above methodology the brownfield land register review 2018 contains **50** sites in total. Of these **38** sites already have planning permission and **1** is pending permission.
- 2.4 The total net additional dwellings in the borough amount to a minimum of 7,132. A large proportion of this capacity is from a single site which is Kensal Canalside expected to provide 3,500 dwellings and is a site allocation both in the adopted and emerging Local Plan. Therefore, almost all the sites have been in the public domain for some time.
- 2.5 Detailed guidance is set out in the [National Planning Practice Guidance \(NPPG\)](#) on brownfield land registers.
- 2.6 An Equality Impact Analysis was prepared with the first version of the register published in 2017 and remains relevant to this review.

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<sup>2</sup> "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;