

## Local Plan Committee

15<sup>th</sup> August 2016

Item  
**8**

Report of	Head of Commercial Services	Author	Chris Downes 01206 282476
Title	Brownfield Land Register Publication		
Wards affected	All		

### The Local Plan Committee is asked to note the publication of the Brownfield Land Register

#### 1. Decision(s) Required

- 1.1 To note the publication on the Council's website of the Brownfield Land Register.

#### 2. Reasons for Decision(s)

- 2.1 To make members aware of publication of a Brownfield Land Register for Colchester.

#### 3. Alternative Options

- 3.1 There are no alternative options – the report is for information only.

#### 4. Supporting Information

- 4.1 The 4 April 2016 Local Plan Committee noted a report informing members about the Council's participation in a pilot scheme for brownfield land registers. The registers will provide the public, including house builders with up-to-date and publicly available information on all brownfield sites available for housing locally. The intention is that the registers will help housebuilders identify suitable sites quickly, speeding up the construction of new homes. They will also allow communities to draw attention to local sites for adding to the register, including in some cases derelict buildings and eyesores that are primed for redevelopment and that could attract investment to the area.
- 4.2 The April Committee report noted that councils taking part in the brownfield pilots will inform future government guidance on the operation of the brownfield registers. Registers will eventually become mandatory for all councils under proposals going through Parliament in the Housing and Planning Bill.
- 4.3 The Council has now compiled a Brownfield Land Register containing 35 sites in line with the following key principles:

- Based on Strategic Land Availability Assessment (SLAA) process, including annual reviews of potentially suitable sites. Authorities will also be expected to look at other relevant sources and ask landowners and others to volunteer sites for consideration
- Potential brownfield sites should comply with the NPPF definition of previously developed land
- To be regarded as suitable for housing, potential sites must be:
  - Available – Deliverable or Developable
  - Capable of supporting 5 or more dwellings or more than 0.25ha
  - Capable of Development – free from constraints or constraints exist but can be mitigated.
- Sites that meet these criteria have been placed on the register. This will include sites which already have planning permission.
- Registers to be kept under review, regularly updated and made publicly available
- Data on each site to be in a consistent standard format and published to Open Data standards.

4.4 As required by the Pilot scheme, the Council published the register on its website at the beginning of July 2016 and submitted feedback forms on the process. The Register can be viewed on the Council's website, [View Brownfield Land Register - DataShare](#). The Datashare section of the Council's website contains data published by the Council which is available for all to use for their own information and data compilation purposes.

#### 4.5 Permission in Principle (PiP)

The Productivity Plan 2015 set out the Government's intention to legislate to grant automatic permission in principle on brownfield sites identified in the new brownfield registers, subject to the approval of a limited number of technical details. This measure features in the Housing and Planning Act and will enable 'permission in principle' to be granted for housing-led development sites listed on the new brownfield registers or allocated in Local Plans.

4.6 As noted in the April Committee report however, the idea that these brownfield sites might be granted permission in principle does not form part of the Brownfield Land Register Pilot and further details are awaited on this aspect. There will be a statutory requirement to consult on sites granted PiP, once it is introduced. If a site is very complex, very contaminated, etc, it would not be suitable for PiP. Technical details will need to be approved and at that stage a local authority can seek mitigation and contributions. The Government see this process as the way to ensure 90% of brownfield land or sites – still to be determined – will have permission by 2020.

4.7 The Council was well-placed to prepare a register given it had already gathered much of the information required through housing monitoring work and assessment of potential sites for the new Local Plan. The

analysis of potential sites resulted in a final Brownfield Register containing 35 sites, listed in Appendix 1. This relatively low number reflected the fact that much of the brownfield land in the Borough has already been reused and redeveloped. 29 of the sites are in the urban area of Colchester, primarily East Colchester; 1 site is in West Mersea, 1 in Rowhedge, 1 in Wivenhoe and 2 are in Tiptree. The full register also includes all known information on planning status, site constraints, site capacity, and ownership. It would be expected that further information on issues such as contamination requiring more detailed investigation would be carried out at the Permission in Principle or planning application stage.

- 4.8 The Register will be revised if required to respond to feedback from the Pilot project and will then be regularly updated as part of the Council's work in maintaining an up-to-date database on housing land in the Borough.

## **5. Proposals**

- 5.1 The Local Plan Committee is asked to note the publication of the Brownfield Land Register.

## **6. Strategic Plan References**

- 6.1 Effective strategic planning supports the Strategic Plan Action Plan which includes a commitment to make Colchester a vibrant, prosperous, thriving and welcoming place.

## **7. Consultation and Publicity**

- 7.1 Consultation on Brownfield Land Registers will be discretionary and for each local authority to decide how and if it is undertaken. CBC will signpost users of its website to the Brownfield Register, and further publicity on the Register should follow on as part of development of the Local Plan and associated consultation.

## **8. Financial Implications**

- 8.1 The Council has been awarded £10,000 government funding to help the establishment of the brownfield register.

## **9. Equality, Diversity and Human Rights Implications**

- 9.1 An Equality Impact Assessment has been prepared for the Local Plan and is available to view by clicking on this link:-  
<http://www.colchester.gov.uk/article/4962/Strategic-Policy-and-Regeneration>  
or go to the Colchester Borough Council website  
[www.colchester.gov.uk](http://www.colchester.gov.uk) and follow the pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Equality and Diversity > Equality Impact Assessments >

Strategic Policy and Regeneration and select Local Development Framework from the Strategic Planning and Research section.

9.2 There are no particular Human Rights implications.

**10. Community Safety Implications**

10.1 None

**11. Health and Safety Implications**

11.1 None

**12. Risk Management Implications**

12.1 Taking part in the Pilot will ensure the Council is fully informed of national policy and will minimise the risk of challenge for not having an appropriate Register.

**13. Disclaimer**

13.1 The information in this report was, as far as is known, correct at the date of publication. Colchester Borough Council cannot accept responsibility for any error or omission.

# Appendix 1 – sites on Colchester Brownfield Land Register

	SiteReference	SiteName	SiteAddress
1	COL/01	ST BOTOLPHS CUTLURAL QUARTER	ST BOTOLPHS CULTURAL QUARTER, EAST OF QUEEN STREET
2	COL/02	AREA EAST OF MANSON ROAD	AREA EAST OF MASON ROAD, COWDRAY CENTRE, OFF COWDRAY AVENUE
3	COL/03	BRITANNIA WORKS SITE	BRITANNIA WORKS SITE, (CAR PARK OFF BRITANNIA WAY), FRONTING ST JULIAN GROVE
4	COL/04	BT REPEATER STATION	BT REPEATER STATION AND LAND ADJACENT TO GUILDFORD ROAD FACING EXETER DRIVE
5	COL/05	BRITISH TELECOM SITE	BRITISH TELECOM SITE NORTH OF COWDRAY AVENUE
6	COL/06	EAST BAY MILL	GARAGES AND LAND AT EAST BAY MILL
7	COL/07	FORMER GYM ARENA SITE	FORMER GYM ARENA SITE,CIRCULAR ROAD EAST, COLCHESTER CO2 7SZ
8	COL/08	BETWEEN ALBANY GARDENS AND DISTILLERY LANE	BETWEEN ALBANY GARDENS AND DISTILERY LANE, (PART OF GAS WORKS AND TIMBER DOCK LAND)
9	COL/09	KING EDWARD QUAY AND HAVEN ROAD (SOUTH)	LAND AND BUILDINGS BETWEEN KING EDWARD QUAY AND HAVEN ROAD SOUTH OF DISTILLERY LANE
11	COL/10	176-192 MAGDALEN STREET	LAND AND BUILDINGS BETWEEN NUMBERS 192 AND 176 MAGDALEN STREET
12	COL/11	LAND, BUILDINGS AND FORMER CBT BUS DEPOT	LAND, BUILDINGS AND FORMER CBT BUS DEPOT FRONTING MAGDALEN STREET AND MILITARY ROAD
13	COL/12	DOVERCOURT BP PETROL STATION AND GARAGE	DOVERCOURT BP PETROL FILLING STATION AND GARAGE INCLUDING NUMBER 79 MAGDALEN STREET
14	COL/13	GARAGE 74-78 MILITARY ROAD	GARAGE 74 TO 78 MILITARY ROAD AND LAND TO REAR
15	COL/14	RAILWAY SIDINGS NORTH OF MAGDALEN STREET	LAND NORTH OF MAGDALEN STREET (RAILWAY SIDINGS)
16	COL/15	83-102 MAGDALEN STREET	LAND AND BUILDINGS FROM AND INCLUDING 83 TO 102 MAGDALEN STREET
17	COL/16	SCRUBLAND BETWEEN RIVER COLNE	SCRUBLAND BETWEEN RIVER COLNE AND HYTHE QUAY OPPOSITE THE

		AND HYTHE QUAY	SPINNAKER P.H.
18	COL/17	GASWORKS AND FORMER TIMBER DOCK	GASWORKS AND FORMER TIMBER DOCK, LAND NORTH AND SOUTH OF WHITEHALL ROAD
19	WIV/01	1 THE AVENUE	1 THE AVENUE, WIVENHOE QUAY
20	TIP/01	BT BUILDINGS, CAR PARK AND SMALL GARDENS	BT BUILDINGS, CARPARK AND SMALL GARDENS AREA, STATION ROAD
21	COL/18	DERELICT COAL YARD DEPOT	DERELICT COAL YARD DEPOT. HYTHE STATION ROAD BETWEEN RAILWAY LINE AND RIVER COLNE
22	COL/19	LAND COVERING HAWKINS ROAD	LAND COVERING HAWKINS ROAD FROM THE RIVER COLNE TO RAILWAY LINE UP TO HYTHE STATION ROAD
23	COL/20	GARDEN HOUSE	GARDEN HOUSE. ADJACENT TO MAUDLYN ROAD. HYTHE QUAY
24	COL/21	26 HYTHE QUAY	26 HYTHE QUAY
25	COL/22	28 HYTHE QUAY	28 HYTHE QUAY
26	COL/23	80 MAGDALEN STREET	80 MAGDALEN STREET. COLCHESTER
27	COL/24	PARKING LAND USED BY ROBERTSONS VAN HIRE	PARKING LAND USED BY ROBERTSONS VAN HIRE BETWEEN 145 AND 149 MAGDALEN STREET
28	COL/25	ESSEX COUNTY HOSPITAL SITE	ESSEX COUNTY HOSPITAL SITE. LEXDEN ROAD. COLCHESTER
29	RHE/01	ROWHEDGE PORT	ROWHEDGE PORT, SOUTHERN END OF HIGHSTREET, ROWHEDGE
30	COL/26	RESIDENTIAL GARAGES REAR OF 1 STALIN ROAD	RESIDENTIAL GARAGES REAR OF 1 STALIN ROAD
31	COL/27	SITE REAR OF THE CO OPERATIVE STORE	SITE REAR OF THE CO OPERATIVE STORE, 90 WIMPOLE ROAD
32	TIP/01	RESIDENTIAL PARKING AREA OFF GROVE ROAD	RESIDENTIAL PARKING AREA OFF GROVE ROAD, WITH ACCESS ADJACENT TO 22 GROVE ROAD
33	COL/28	COAL YARD SITE	COAL YARD SITE WITH ACCESS BETWEEN 49 AND 51 ARTILLERY STREET

34	COL/29	23 ST JULIAN GROVE	23 ST JULIAN GROVE
35	MER/01	FORMER UNDERWOODS GARAGE	FORMER UNDERWOODS GARAGE WEST MERSEA