

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 7	Page 1 of 2
Report Originator	Head of Development Services	Fwd Plan Ref No: -	
Wards Affected	All	21st July 2016	
Title	BROWNFIELD REGISTER - BRIEFING NOTE		

1. PURPOSE OF REPORT

To inform Members of the preparation of a Pilot Register of Brownfield land suitable for housing.

2. INFORMATION

- 2.1 The Government is seeking to maximise the numbers of new homes built on brownfield land, and has set a target for 90% of suitable sites to have planning permission for housing by 2020. Through the Housing and Planning Act 2016 it has introduced “permission in principle” as a new route to obtaining planning permission. This means that sites allocated in “qualifying documents” will be granted permission in principle. This must then be followed by an application for technical detail consent to agree the details of the scheme before the applicant obtains full planning permission. Qualifying documents include local plans, neighbourhood plans or brownfield registers.
- 2.2 In early March 2016, it was announced that the North Northamptonshire Joint Planning Unit (JPU) had been successful in securing funding to pilot the preparation of Brownfield Land Registers for each of the North Northamptonshire administrative areas. One aspect with being a pilot authority is that those authorities taking part are the “guinea pigs” for others to learn from. The process has been swift, resource intensive, and challenging in terms of interpreting guidance. The Register is meant as a living document, and when published may well result in additional sites being identified and decisions in relation to other sites being reviewed.
- 2.3 Throughout the process, Kettering Borough Council officers have been working alongside JPU colleagues to guide the pilot Register’s preparation. Highways and Environmental Health officers have also been involved, along with input from the Housing and Communities Agency, Northamptonshire County Council, the NHS, Network Rail and Property Managers at the District/ Borough Councils.
- 2.4 The attached Briefing Note, at Appendix 1, adds to the detail provided above, and also provides further information on the processes in terms of site identification and assessment. It also provides a flowchart to help guide understanding of the process used in preparing the Brownfield Register. The

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item 7	Page 2 of 2
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target date for publishing the Register was the end of June. Unfortunately, the Register for Kettering and the other North Northamptonshire authorities has not yet been published, but is expected to be available within the next week or so.

3. CONSULTATION AND CUSTOMER IMPACT

- 3.1 The Brownfield Register is not intended as a document for consultation, it is meant as a technical exercise for assessing the credentials of sites in terms of their suitability for housing, and legitimacy in terms of satisfying various criteria, including the definition in the National Planning Policy Framework of brownfield land.

4. POLICY IMPLICATIONS

- 4.1 The Housing & Planning Act 2016 introduces “permission in principle” for housing development on sites allocated in Brownfield Registers.

5. USE OF RESOURCES

- 5.1 Kettering Borough Council resource input into this project has been provided in staff time. The publication of a Brownfield Register will be a requirement of all authorities. Without the successful bid for pilot funding the full cost of the Register’s preparation would have been placed upon the Council. This funding has therefore brought about a saving of resources to the authority.

6. RECOMMENDATION

That Members note the content of this report ahead of publication of the Brownfield Register.

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Previous Reports/ Minutes:

None