

Call for sites - Brownfield Land Register

What is the Brownfield Land Register?

The Town and Country Planning (Brownfield Land Register) Regulations 2017 require Local Planning Authorities to prepare, maintain and publish Brownfield Land Registers.

The Register is a list of Previously Developed (or Brownfield) sites that have the potential to accommodate residential development. The Register must be kept in two parts:

- Part 1 comprises all sites categorised as Previously Developed Land (PDL), which have been assessed to be suitable, available and achievable for residential development according to the criteria set out in the Regulations.
- Part 2 is a subset of the Part 1 Register and comprises those sites that the Local Planning Authority deem suitable to grant 'Permission in Principle (PiP)'. PiP is similar to an outline planning permission in that it establishes the fundamental principles of development (in terms of the use, location and number of homes), but a further Technical Details Consent is required prior to any development commencing.

In order to be entered onto the Brownfield Land Register, sites must be:

- Previously Developed Land (as defined within the NPPF).
- A minimum of 0.25ha or be capable of accommodating at least 5 dwellings.
- Suitable – sites must be appropriate for residential use or a residential-led mixed use scheme, and must comply with national and local planning policies.
- Available – there must be a demonstrable landowner/developer intention to sell or develop the site.
- Achievable – sites must be developable within the next 15 years.

The register can include sites that are allocated within the Local Plan and those sites that already have planning permission, as well as any newly identified sites. The first Brownfield Land Register was published in December 2017 and registers must be reviewed at least once a year. Once published, the Brownfield Land Register will be available to view on the District Council's website: <https://www.north-herts.gov.uk/home/planning/planning-policy/brownfield-land-register>

This form should be used to identify potential residential development sites that could be considered for entry onto the Brownfield Register. **All sites submitted must be previously developed, as defined below.**

Previously Developed Land: *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 have blended into the landscape in the process of time."*

Note: This is a call for new sites which are not currently on the published Brownfield Land Register, please study the published register before submitting a completed form for North Hertfordshire District Council's consideration.

About you

Applicant name:	
Applicant address:	
Email address:	
Relationship to the site: (Please state whether you are the site owner/developer/planning consultant/etc.)	
If you are representing another party; please state their name/organisation and their relation to the site:	
If you are not the land owner does the landowner know that you are proposing the site:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Landowner contact details:	

About the site

Site name and address:	
OS grid reference:	Easting: Northing:
Current land use (or previous if vacant):	
Site area:	
Previous planning history:	
Is the whole site previously developed land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
When is the site likely to become available for (re)development?	
Estimated dwelling range that can be supported by the site:	Minimum: Maximum:
What types of housing do you envisage this site being suitable for?	Market <input type="checkbox"/> Affordable <input type="checkbox"/> Flats <input type="checkbox"/> Houses <input type="checkbox"/> Bungalows <input type="checkbox"/> Self-build opportunities <input type="checkbox"/>
Are there any other land uses proposed on the site?	Retail (A1) <input type="checkbox"/> Leisure/sports <input type="checkbox"/> Community/health facilities <input type="checkbox"/> Open space/recreation <input type="checkbox"/> Employment (B1-B8) <input type="checkbox"/> Other (specify):
If you have a draft scheme in mind, please provide as much detail as possible as to what you believe will be delivered on the site:	
Please indicate any known environmental constraints to developing the site and how these can be overcome (i.e. flood risk, contamination, drainage, environmental designations, heritage, trees, etc.):	

Please indicate any known physical constraints to developing the site and how these can be overcome (i.e. access, topography, utilities, pylons etc.):

Please indicate any known legal constraints to developing the site and how these can be overcome (i.e. covenants, relevant legal history etc.):

Please attach a map 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). Without this mapped information we are unable to register the site.

Responses to the call for sites will be processed in accordance with North Hertfordshire District Council's [Privacy Statement](#).

Please check this box if you are happy for North Hertfordshire District Council to contact you regarding other strategic planning issues.

Please check this box if you are happy for North Hertfordshire District Council to use the details of the submitted site for other relevant strategic planning uses.

Signed:

Date:

Name:

Position:

Thank you for your submission

Note: Identification of this site to North Hertfordshire District Council does not necessarily mean that the Council supports or wishes to promote its (re)development. Submission of this form does not guarantee allocation of the land identified in the attached plan for (re)development in any adopted documents. Nor does it bind the Council to

favourable consideration of any applications for Planning Permission which may be submitted on this land outside of the development plan process.