



Campaign to Protect
Rural England
Standing up for your countryside

State of Brownfield, 2018

Delivering the homes we need whilst protecting our
countryside

Introduction

1. What is it?
2. Why care about brownfield?
3. How is it recorded?
4. How much is there?
5. What does it mean?
6. Where do we go from here?



1. What is brownfield?

“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, where provision for restoration has been made through development control procedures; land in built-up areas such as 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.”

Draft revised NPPF, March 2018

Why do we care about brownfield?

1. Massive potential
2. Recycling land
3. Quicker to build
4. Regenerates towns and cities
5. Helps save our countryside



2. How is it recorded?

Brownfield land Register Regulations (2017) give the criteria for inclusion of a Brownfield register:

- Size
- Suitability
- Availability
- Achievability
- Deliverability
- Developability



Example of a brownfield register (Adur and Worthing)

How much brownfield is there?

- Space for over 1 million homes has already been identified
- 2/3 of these homes can be delivered now; 150,000 of these do not yet have planning permission

WE HAVE ENOUGH **BROWNFIELD LAND**
TO BUILD MORE THAN
1 MILLION HOMES



#BROWNFIELDFIRST

State of Brownfield 2018:

An analysis demonstrating the potential of
brownfield land for housing



February 2018

What does this all mean?

How can we be better at identifying brownfield opportunities?

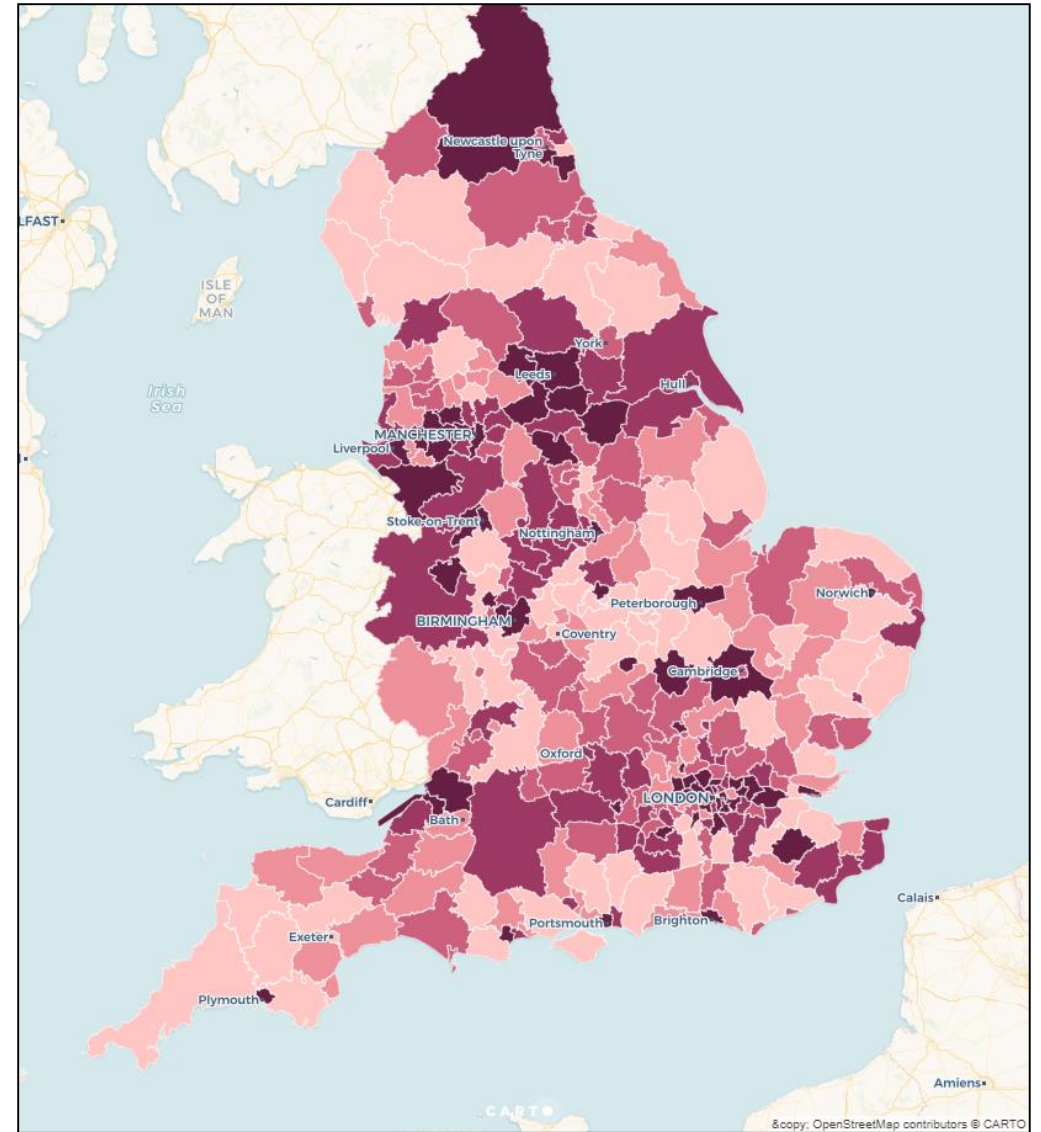
- Small sites and density

How can we ensure brownfield gets redeveloped?

- brownfield first?

Can brownfield development meet our future needs?

- Correlation
- Land supply



Where do we go from here?

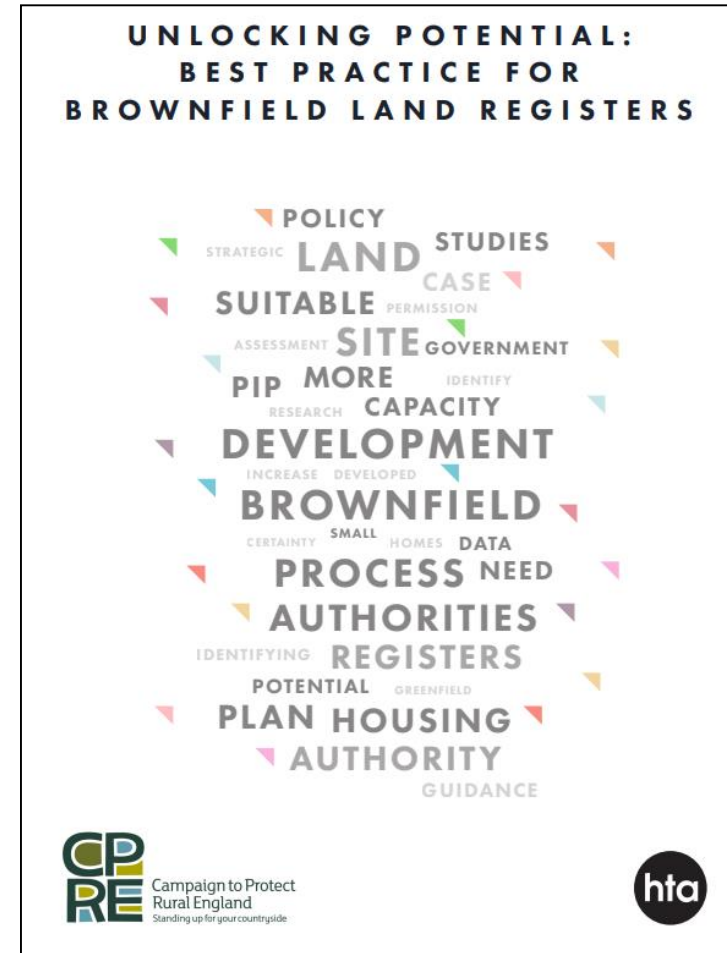
CPRE wants to see:

- Proactive search for brownfield opportunities
- Wide engagement in the brownfield registers
- Identification of all opportunities
- A genuine brownfield first approach

118. Planning policies and decisions should:

- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated and unstable land;

Draft revised NPPF, March 2018





Wingerworth - Avenue Coking Plant
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