

West Suffolk site selection methodology (December 2017)

For sites to be considered for inclusion onto the register they must meet certain set of criteria ([The Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#)), including:

- Being 'Previously Developed Land';
 - **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 building; 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, park, 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 in the process of time. The official definition ('previously developed land') can be found in [Annex 2 of the National Planning Policy Framework](#).
- Capable of supporting development of 5 or more dwellings, or being at least 0.25 hectares in size;
- The site is suitable for residential use;
 - Brownfield sites that have been granted planning permission and are not yet commenced;
 - Brownfield sites that are allocated for residential development in the Core Strategies and any Site Allocations documents that have been assessed as being deliverable and developable against the criteria in the National Planning Policy Framework;
 - Brownfield sites that have been granted permission in principle (PiP);
 - Brownfield sites that are considered appropriate for residential (for example some of the sites on the register are in our [Strategic Housing Land Availability Assessment](#)).
- The site is available for residential development;
 - a. the relevant owner(s) has/have expressed an intention to sell or develop the land and at a date not more than 21 days before the entry date there is no evidence indicating a change to that intention;
 - b. the developer has expressed an intention to develop the land and at a date not more than 21 days before the entry date there is no evidence indicating a change to that intention;
 - c. in the opinion of the local authority there are no issues relating to the ownership of the land or other legal impediments which might prevent residential development of the land taking place, *having regard to (i) any information publicly available on that date; and (ii) any relevant representations received.*
- The site is achievable;

In the opinion of the local planning authority, the development is likely to take place within 15 years of the entry date, having regard to—

- a. any information publicly available; and
- b. any relevant representations received.

Methodology for Part 1

- 1) "Included" sites from the most recent SHLAA were assessed. Those with brownfield status proceeded, greenfield sites were discounted. The NPPF definition was used to define brownfield sites.
- 2) Sites primarily need to be either occupied with a permanent structure, or last occupied by a permanent structure, (including curtilage land and associated fixed infrastructure).
- 3) Exclusions include:
 - agricultural and forestry land and buildings;
 - land developed for mineral extraction/ waste disposal;
 - land in built-up areas such as private residential gardens. "Built-up areas" were considered to be urban, and therefore all gardens/ curtilages within towns were excluded from the Brownfield Register.
- 4) Land where the remains of the permanent structure has blended into the landscape in the process of time were also removed. This assessment was supported by considering other land designations, such as: County wildlife sites, planning history, local knowledge and aerial photos.
- 5) Sites less than 0.25ha were excluded.
- 6) Only the brownfield parts of SHLAA/ site allocations were included. If an allocated site has a mixed-use status, only the elements led by residential development were proceeded with. The results were rescreened to ensure all parameters were met, such as exceeding 0.25ha or having a capacity of at least 5 dwellings. Site boundaries were determined by the extent of ownership/ allocations/ historic field boundaries/ planning history of the land use/ aerial photos and historic maps.
- 7) Other sites were excluded when they were considered to no longer meet the applicable criteria, such as:
 - non-commercial plant nurseries,
 - car parks unassociated with a building's curtilage.
- 8) Non-available sites were excluded, such as:
 - those where construction has commenced, or
 - site promoters/ local knowledge indicated that they were no-longer available.
- 9) Sites were then assessed on their appropriateness for residential development, with sites excluded when they were considered likely to adversely impact upon the natural/ local built environments, (as defined by paragraph (1)(b) of regulation 3 of SI 2017 no.403 The Town and Country Planning (Brownfield Land Register) Regulations 2017).
- 10) Each entry was assessed against background evidence such as:
 - Aerial photos,
 - historic maps,
 - site ownership,
 - planning history and
 - other relevant records such as the relevant Masterplans/ development briefs, and other policy documents.

Methodology for Part 2

- 1) All Part 1 sites are assessed for entry onto Part 2 in terms of principle and capacity. The sites are given a PiP application number, formally consulted upon, publicised and assessed against planning policy. Sites considered acceptable enter Part 2 of the Register, whereas unacceptable sites remain on Part 1.
- 2) Sites will be screened against the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
 - a. Schedule 1 development is excluded
 - b. The Councils will adopt a screening opinion on all Schedule 2 development and will consider the maximum net number of dwellings that the land is capable of supporting. Only developments not considered to be EIA developments are retained.
 - c. If a Secretary of State has issued a screening direction that the development is not EIA development, or a Secretary of State exemption from these Regulations exists for the development, then this is considered for incorporation into Part 2.
- 3) Habitats development cannot be entered into Part 2 unless the specified maximum net number of dwellings that the land is capable of supporting has been considered not to be Habitats development.