

Brownfield Land Register Information parameters V2

The register has been collated in accordance with the requirements of the data standard set by Government for the purposes of the Town and Country Planning (Brownfield Land Register) Regulations 2017. The data standard sets out a variety of things from the title and order of each column to how the data is to be presented. The Data Standard was revised in September 2019 and these notes have been updated in line with those requirements.

There are two types of columns in the table, specified ones which are regulated as to their content and additional ones which are ones that the Council has chosen to add to provide additional information to that required by the data standard, these are positioned at the end of the set columns. There are three additional columns on this register.

The title to the columns have no spaces between the words, as set out in the data standard, although each word is capitalised to help read the title. The register includes the brownfield sites in the District which are within the parameters of the data standards of 5 or more dwellings or 0.25ha as well as available, suitable, and achievable.

The register has been published in both .csv format as required by the data standard to allow easy collection of information, and as .pdf format so that it can be read as a stand-alone document. The maps of the sites included in the register have been published as both a series of .pdf plans, and shape files to allow for the data to be imported into a GIS mapping programme.

Specified Columns

OrganisationURI

The first column contains a web link to a specific page set by the Department of Communities and Local Government (DCLG). This is to identify the authority which covers the site, and in the case of NWLDC will be the same throughout the table as only one administrative area is included in the register. This column will be relevant when combining data from several tables to differentiate the source of the sites.

SiteReference

All sites on the register have to be given an identifying reference, for this register the sites have been identified with a code starting BLR followed by a unique reference number.

SiteNameAddress

This column has the site's name and address.

GeoX and GeoY

These columns are the longitude and latitude for the site based on the chosen reference system. They need 6 decimal places to be accurate to the centre of a site. They are compatible with Google Maps by entering them in the search box in the format of GeoY, GeoX

SiteplanURL

This is a web link to the location of the BLR site maps which will allow the maps to be found if the data has been saved to another location.

Hectares

This is the site area in hectares, to 2 decimal places. On occasion the brownfield site is part of a larger site that has been promoted which is not all previously developed, in these cases there is a note of the two site areas in the Notes column.

OwnershipStatus

The data standard is concerned with this subject in only generic terms and limits the contents of this column to four options as follows

- Owned by a Public Authority (*in its totality*)
- Not Owned by a Public Authority
- Mixed Ownership (*the site is partly owned by a Public Authority*)

For more information see paragraph 5 of Schedule 2 of the 2017 Regulations

PlanningStatus

The data standard has specified three possible answers for this column as follows:

- Permitted - *Means that there is the grant of planning permission on the site, whether it is a grant in principle (outline) or detailed.*
- Not Permitted - *Means that there is not a grant of planning permission on the site.*
- Pending Decision - *Means that there is an application on the site which is still to be determined, whether by the Council, the Secretary of State or the High Court.*

If a site is part permitted it is entered as permitted with a note added in the notes column.

PermissionType

The data standards have again set a list for this column, the entry is based on the latest permission granted for all or part of the site, where there is a decision the reference number is included in the general notes column. If there is no relevant history the column will be blank

- Full Planning Permission
- Outline Planning Permission
- Reserved Matters Approval
- Permission In Principle
- Technical Details Consent
- Planning Permission Granted Under Order (e.g. a type of Development Order)
- Other

PermissionDate

This must be completed if the PlanningStatus column states that the site is permitted. The date of the decision referred to in the PermissionType is entered with the format of yyyy-mm-dd.

PlanningHistory

This column will only have web page links to the application page on the NWLDC website, if there is more than one website referenced then they will be divided by the | symbol. There should only be links that are relevant to the brownfield status of the land.

Deliverable

This column has either a 'yes' or is empty. The column has 'yes' if there is a reasonable prospect of the site being developed within 5 years of the date the site is included on the register.

NetDwellingsRangeFrom and ***NetDwellingsRangeTo***

These columns specify the estimated dwellings range for the site, less the number of existing dwellings on the site immediately prior to the entry of the land on the register.

HazardousSubstances

Yes is entered if the LPA is required by Reg 26(3) of the Planning (Hazardous Substances) Regulations 2015, otherwise left blank.

Notes

These might include, details of permissions including their dates, an explanation for a part permission of a site, or links to related information or non-housing development proposed for the site.

FirstAddedDate

This is the date the site is first added to the register in the format of yyyy-mm-dd.

LastUpdatedDate

This must be the same as the date added if the site has not been updated in the format of yyyy-mm-dd.

EndDate

This is the date that the site is no longer eligible to be in the register (e.g. construction has started) in the format of yyyy-mm-dd.

Additional Columns***OSEasting and OSNorthing***

These columns contain the Ordnance Survey Eastings and Northings for the middle of the site to allow for searches based on an OS map and as an alternative to the longitude and latitude.

CrossReference

This column provides a cross reference, where relevant, to the Council's Strategic Housing Land Availability Assessment (SHLAA) which will be replaced by a Strategic Housing and Economic Land Availability Assessment (SHELAA).