

REPORT TO:	Planning Policy Committee – 28 November 2024
SUBJECT:	Brownfield Land Register 2024
LEAD OFFICER:	Zac Ellwood (Interim Head of Planning Policy) Victoria Hobday (Senior Planning Officer)
LEAD MEMBER:	Cllr Gill Yeates (Chair of Planning Policy Committee)
WARDS:	All wards
CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:	
The recommendations support:-	
<ul style="list-style-type: none"> • Improving the wellbeing of Arun; • Delivering the right homes in the right places. 	
DIRECTORATE POLICY CONTEXT:	
The proposals will help to enhance the quality of the natural and built environment, protect the district's natural and heritage assets and to promote economic growth in a sustainable manner, striking a balance between the need for development and the protection of scarce resources.	
FINANCIAL SUMMARY:	
The Brownfield Land Register is a record required to be updated at least annually under Government legislation, costs are met within existing budgets with any additional costs borne from Brownfield Land Grants.	

1. PURPOSE OF REPORT

- 1.1. To update the Committee on Arun's' Brownfield Land Register 2024 and any changes to it since it was published in 2023. The Brownfield Land Register (BLR) will then be published and used as the basis for the annual BLR statistical return to Government (in a prescribed format) required by national legislation.

2. RECOMMENDATIONS

- 2.1. That Planning Policy Committee resolves to:-

- i. Note the 2024 Brownfield Land Register (Part 1); and
- ii. Keep the Brownfield Land Register under review regarding preparation of a (Part 2) register and 'permission in principle' (including the carrying out of consultation and publicity requirements), should any suitable sites be identified, in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 (as amended).

3. EXECUTIVE SUMMARY

- 3.1. The production of a BLR is a statutory requirement under the Town & Country Planning (Brownfield Land Register) Regulations 2017 (as amended). The Register is to be established in two parts (i.e. Part 1 and Part 2 - explained below) and is to include all brownfield sites that are suitable for residential development. The Register is to be updated at least annually.
- 3.2. This report provides an update to the Register published for 2023. There are 24 sites on the 2024 BLR (previously there were 19), including 9 new sites which meet the criteria and have been identified for addition and 4 sites which have been removed because they have either been implemented or are no longer available for development.

4. ARUN BROWNFIELD LAND REGISTER 2024

- 4.1. The Town & Country Planning (Brownfield Land Register) Regulations, 2017 introduced a duty for Local Planning Authorities (LPAs) to prepare, maintain and publish a register of brownfield land suitable for residential development within their areas.
- 4.2. BLRs must be kept in two parts. Part 1 establishes a baseline stock of 'brownfield land' which meets specific previously developed land and delivery criteria (as described below). Part 2 introduces permission in principle (PiP) as a new route to obtaining planning permission for Part 1 sites that meet eligibility criteria, to make it onto Part 2 of the Register where this may help to boost the supply of housing.
- 4.3. The BLR follows a standardised format and is made available nationally, improving the quality and consistency of data held by councils, providing greater certainty for developers and communities while encouraging investment in local areas.
- 4.4. To be included on the BLR, brownfield land must meet the definition of "previously developed land" set out in Annex 2 of the National Planning Policy Framework (NPPF 2023).
- 4.5. Brownfield sites included within Part 1 of the BLR are required to meet the following criteria:-

Size: The site must be 0.25 hectares or larger, or capable of supporting at least 5 dwellings;

Suitable: Sites are considered suitable for inclusion on the register if the land is allocated in a development plan document (e.g. a Local Plan), has planning permission or PiP for residential development. The land may also be included on the register if the LPA considers it appropriate for residential development having considered any adverse impact on the natural environment; the local built environment, including heritage assets in particular; local amenity; and any relevant representations received (i.e. from third parties);

Available: Sites are considered to be available for development if either all the owners of the site, or the developer in control of the land, have expressed an intention to sell or develop the site, and not more than 21 days before the entry date on the register, there is no evidence indicating a change to that intention. In addition, the LPA must be satisfied that there are no ownership or other legal matters that might prevent residential development taking place, having regard to information publicly available on the date of assessment and any relevant representations received.

Achievable: Sites are considered to be achievable if, in the LPA's opinion, development is likely to take place within 15 years of the entry date, having regard to publicly available information and any relevant representations received.

4.6. The methodology for selecting and classifying the schedule of sites is set out in the Arun Part 1 Brownfield Land Register November 2024 document (Background Paper 1) published on the Council's web site. Sites are identified from available monitoring sources and specifically, from the annual update to the HELAA.

4.7. The key findings for Part 1 can be summarised as:

- There are 24 sites on Part 1 of the BLR 2024 in total (9 of these sites have extant planning permission).
- There are 9 new sites to be added to the BLR this year, as follows:
 - 20AB13 Arundel Police Station, The Causeway, Arundel,
 - BN2122PL The Hollies, 84 Barnham Road, Barnham,
 - 22BN1 Land at The Square, Barnham,
 - RU4 Sussex Business Village, Lake Lane, Barnham,
 - BR19 Regis Centre Site, The Esplanade, Bognor Regis
 - 24BR1 The Arcade, Bognor Regis,
 - BR23822 2-10 The Hatters Inn, Queensway, Bognor Regis,
 - 21AL3 SRC Recycling, Fontwell Avenue, Eastergate,
 - 46a & 47 Pier Road and land north of Clifton Road, Littlehampton.
- There are 4 sites to be removed from the BLR 2024 as development has started/been completed, or the site is not currently developable (NCD):
 - A1513 Chandlers BMW Site, Water Lane, Angmering,
 - NEWFG2 Land Rear of Henty Arms, Ferring Lane, Ferring (NCD),
 - LU5515OUT Land South of Littlehampton Academy, Littlehampton,
 - 18LU3 90 & 91 South Terrace, Littlehampton.
- No sites without planning permission meet the eligibility for progressing onto part 2 of the BLR and being given Permission in Principle;
- The sites on the register comprise some 13.35 ha (21.81 ha including Littlehampton - West Bank) and could potentially generate between 613 - 639 dwellings (1,003 - 1,259 including Littlehampton - West Bank) based on applications data.

4.8. The Council keeps the Part 1 BLR under review to determine whether there may be suitable sites that can be considered for inclusion in Part 2 of the BLR (i.e. given PiP). The Town and Country Planning (Permission in Principle) (Amendment) Order 2017 excludes sites from Part 2 where sites are; 'major development' (sites of 10 or more dwellings or 1 ha or more or 1,000 sqm or more commercial development); are subject to schedule 1 Environmental Impact Assessment or affect European Habitats or already have planning permission.

5. CONSULTATION

5.1. The BLR 2024 has been updated through interrogation of Council planning applications and other monitoring data sources, including consultations with Development Management colleagues. There is no requirement for any external public consultation on the BLR, which is a factual document and is formally published including nationally via a return to Government.

6. OPTIONS / ALTERNATIVES CONSIDERED

6.1. The following options are available:-

- To note and publish the Brownfield Land Register 2024 as evidence to support monitoring of housing supply and housing delivery; or
- Not to publish the Brownfield Land Register 2024 – however, this option has been discounted as it is a statutory requirement to update the register on an annual basis

7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER

7.1. There are no financial implications as the BLR is updated and managed within existing resources and funding.

8. RISK ASSESSMENT CONSIDERATIONS

8.1. There are no adverse implications for the council or Arun communities arising from publishing the BLR.

9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

9.1. The BLR has been prepared in line with the Town & Country Planning (Brownfield Land Register) Regulations 2017 (as amended) which place a duty on LPAs to prepare, maintain and publish a register of brownfield land suitable for residential development and prescribe the way in which this should be carried out.

9.2. The Regulations require that Part 1 of the Register is updated at least once a year.

10. HUMAN RESOURCES IMPACT

10.1. There is no direct human resource impact for Arun District Council arising from the updating and publication of the BLR.

11. HEALTH & SAFETY IMPACT

11.1. There are no direct Health and Safety implications arising from this report's recommendations.

12. PROPERTY & ESTATES IMPACT

12.1. Arun District Council is freehold owner of part of the 17LU9 site, an area known as Littlehampton Marina (LM3037). Littlehampton Marina is demised by lease for a term of 125 years commencing 1971. Arun District Council is also the owner of 24BR1, The Arcade, Bognor Regis, and BR19, The Regis Centre, Bognor Regis. There are no other direct implications arising from the BLR for Council estate or property.

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

13.1. There are no direct implications for Arun District Council regarding equalities.

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

14.1. While there are no direct impacts of publishing the BLR, encouraging the reuse of previously land and property will help to conserve land, natural resources and reduce carbon emissions.

15. CRIME AND DISORDER REDUCTION IMPACT

15.1. There are no implications arising from the BLR for crime and disorder.

16. HUMAN RIGHTS IMPACT

16.1. There are no implications arising from the BLR for human rights.

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1. There are no direct implications arising from the BLR in terms of data protection.

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BACKGROUND DOCUMENTS:

[Arun Brownfield Land Register 2024](#)