



More and better regeneration of brownfield land





Agenda

- Welcome
- Introductions
- State of Brownfield
- Toolkit & engagement
- Panel Discussion
- Q&A
- Closing



Introductions

- Presentation State of Brownfield Rebecca Pullinger, Planning Campaigner, CPRE
- Presentation of local brownfield work Jackie Copley

<u>Panel</u>

- Chair Crispin Truman, Chief Executive of CPRE
- Cllr Paul Dennett (Portfolio holder for planning and housing Greater Manchester Combined Authority)
- Cllr Derek Long (Portfolio holder for planning and housing Liverpool City Region Combined Authority)
- Graham Haughton, Professor of Planning and Environment at University of Manchester



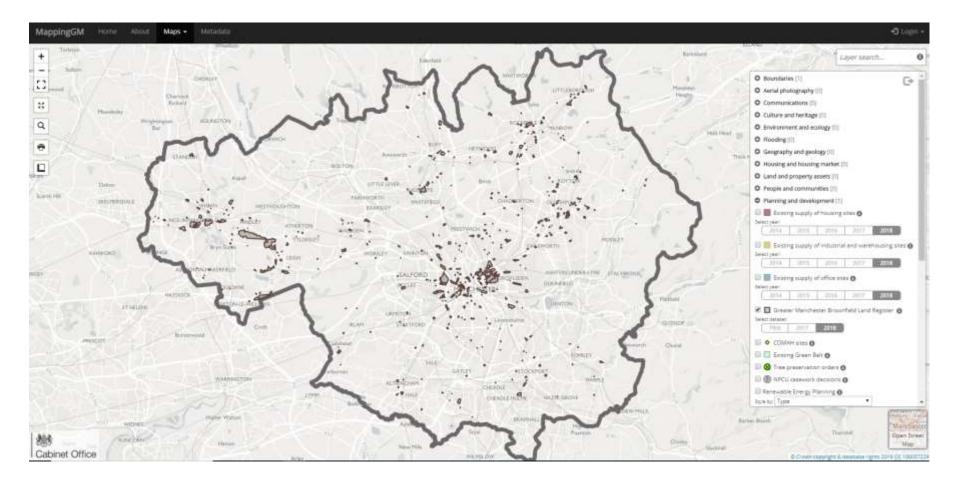
State of Brownfield 2019

EAST

Rebecca Pullinger rebeccapl@cpre.org.uk

March 2019

Brownfield registers





State of Brownfield 2019: Methodology

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State of Brownfield 2019: Top stats

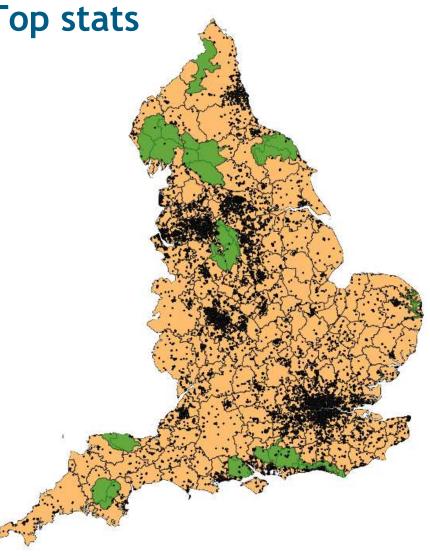
338 Local Planning Authorities

338 registers

18,277 sites

26,002 hectares

1,077,292 homes



Contains ONS and OS data () Crown Copyright and database rights 2019.



State of Brownfield 2019

State of Brownfield 2019: key findings

Key messages	Top stats
Brownfield is a pipeline	14%, or 1 in 7 homes, on registers updated since 2018 are new.
Majority is 'shovel-ready	59% identified as deliverable
Importance of brownfield first policy	Around half have not got planning permission



Missed opportunities

- Small sites
- Density
- Other types of land

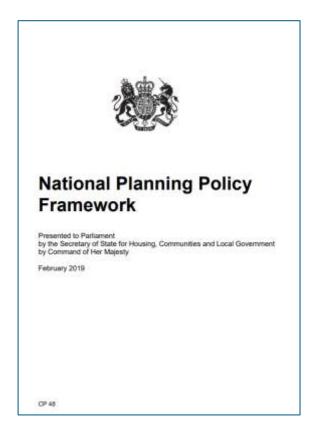
 \rightarrow Countryside remaining at risk.





Government response

- The NPPF, updated in 2018 and again in 2019, strengthened policy.
- Extension of PD





State of Brownfield 2019

Conclusion: What next?

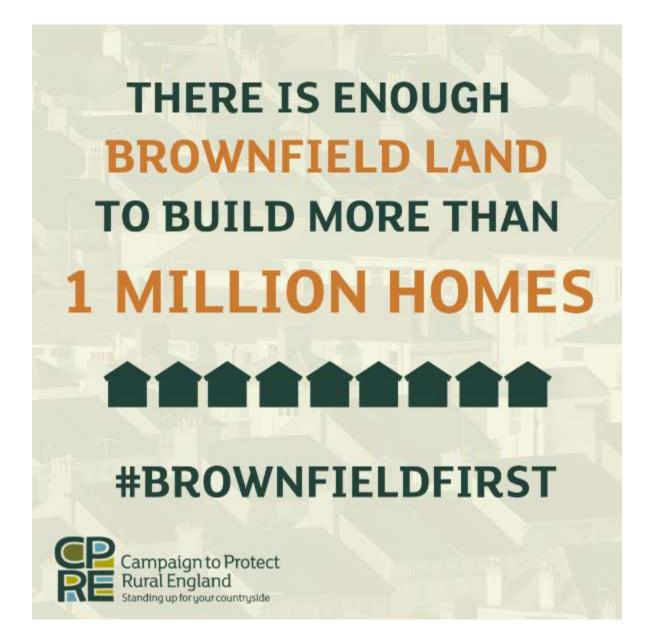
- Need for brownfield first
- Improved data
- Targeted funding
 mechanisms



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State of Brownfield 2019



North West

- Industrial legacy
- Comparatively more previously used land
- Property prices generally less buoyant than in the south
- Viability issues
- Productivity gap pushes development to rural places
- Jobs and housing growth
- Affordability issues

2018 Pilot

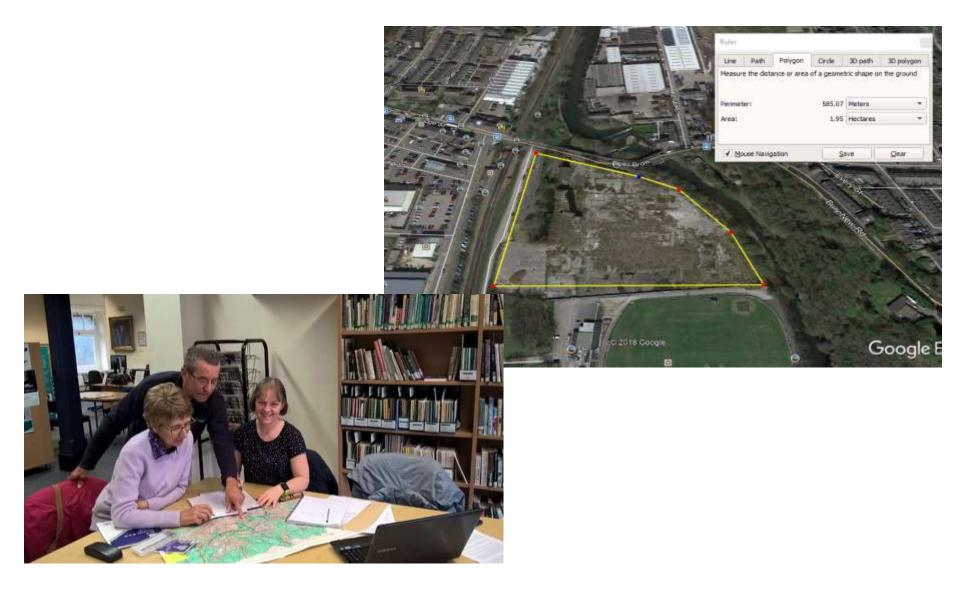
- Brownfield Toolkit
- People can identify sites
- Collate information
- Location
- Size
- Previous/current use
- Other info

2019 Community Engagement

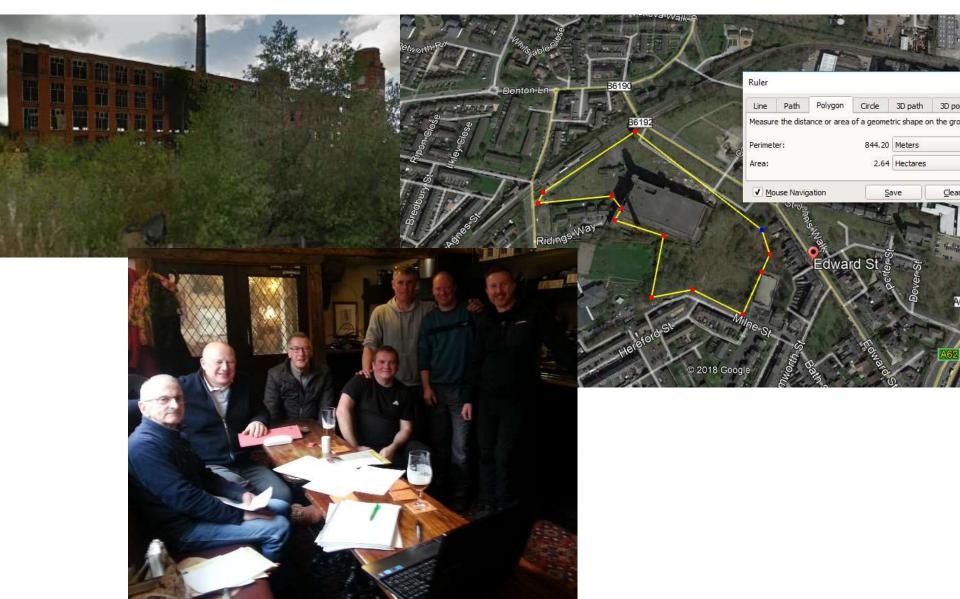
• Meeting Green Belt groups across GM



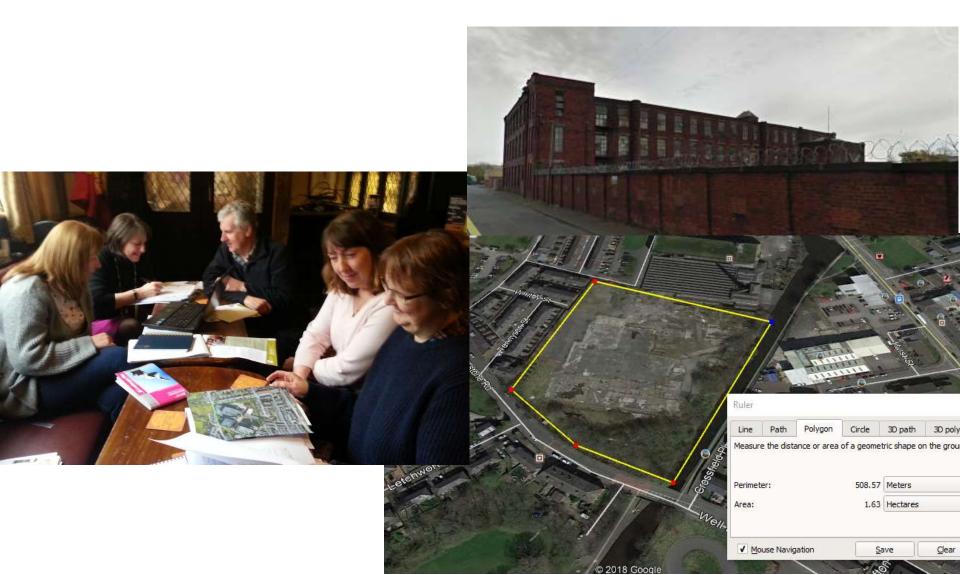
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Oldham



Rochdale

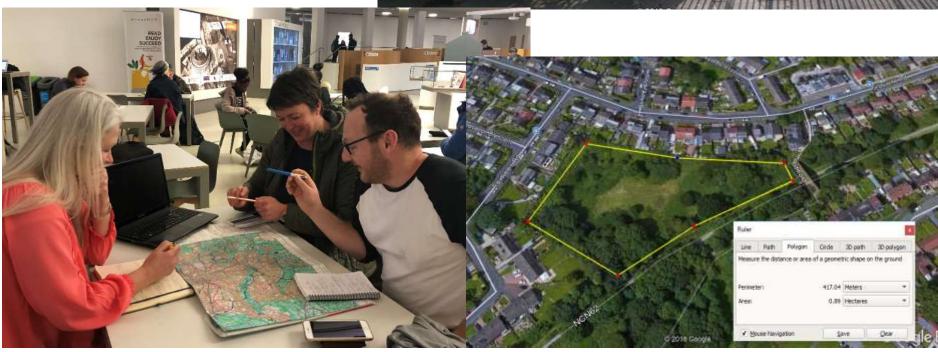


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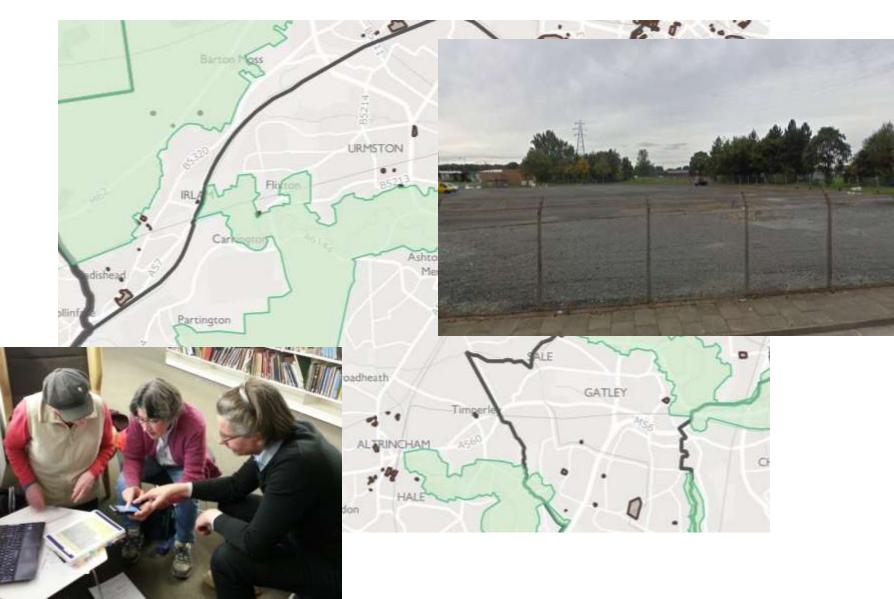


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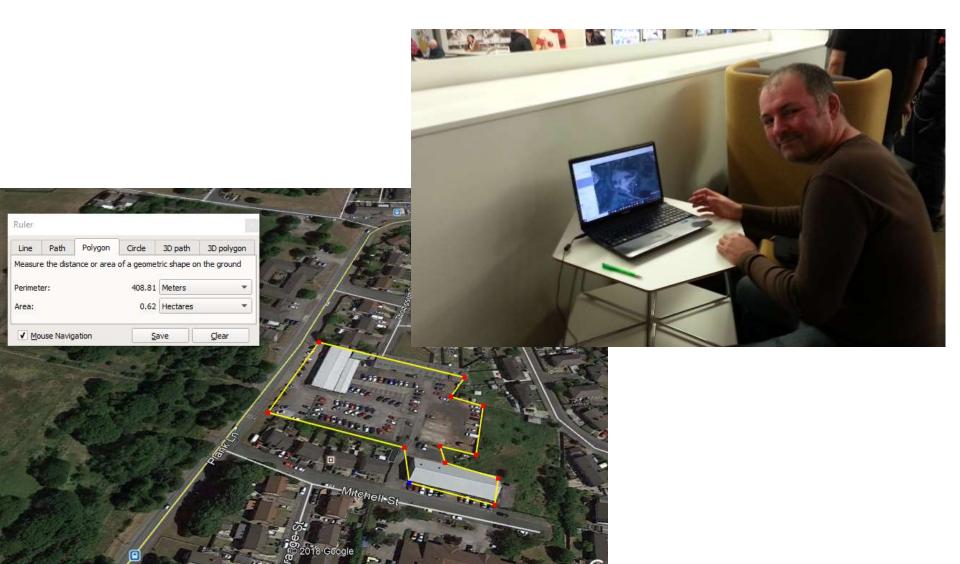




Trafford



Wigan



Bolton & Manchester

• We are currently working with groups in each of these areas

Need to get correct need figures for jobs and housing

Brownfield preference applauded

Need to identify all brownfield land

welcome new Green Belt and promises to protect

Good policies for natural capital

Good climate change targets





#GMGreenCity

- Greater Manchester Green Summit
- Carbon Neutral by 2038
- Carbon neutral new development by 2028
- HRH address
- <u>https://twitter.com/i/status/11101347401060</u>
 <u>47494</u>
- Reusing brownfield has a lower carbon footprint per capita contribution

Liverpool City Region

YEAR OFENVIRONMENT2019JUERPOOL CITY REGION

Liverpool City Region







St.Helens Council









Panel

- Chair Crispin Truman, Chief Executive of CPRE
- Cllr Paul Dennett (Portfolio holder for planning and housing Greater Manchester Combined Authority)
- Cllr Derek Long (Portfolio holder for planning and housing Liverpool City Region Combined Authority)
- Graham Haughton, Professor of Planning and Environment at University of Manchester

- Questions submitted prior to the event:
- Q1: Wirral Council has been allocated £6m from the Governments Housing Infrastructure fund to undertake remediation work on the Wirral Waters brownfield site to enable 1,106 new residential units to be built are members of the panel aware of other similar initiatives across Greater Manchester and Liverpool City region?

 Q2: How can Councils be encouraged to take advantage of their newly given right to build houses, and particularly to implement largescale land assembly, especially of brownfield land, and in the competitive housing market ensure rate payers that the public interest is protected?

• Q3: Can the Panel recommend how we stop developers with conditional planning consent playing the viability card?

 Q4: What advice can the Panel give on ensuring the sale price of land for residential development reflects the cost of development, especially where brownfield land is involved?

Closing

• Next steps for brownfield work

• Keep an eye on what we are up to

www.cprelancashire.org.uk

