



Lancashire

Standing up for your countryside
in Lancashire, Greater Manchester
and Merseyside



**More and better regeneration
of brownfield land**





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Agenda

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



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Introductions

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

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



Campaign to Protect
Rural England
Standing up for your countryside

State of Brownfield 2019

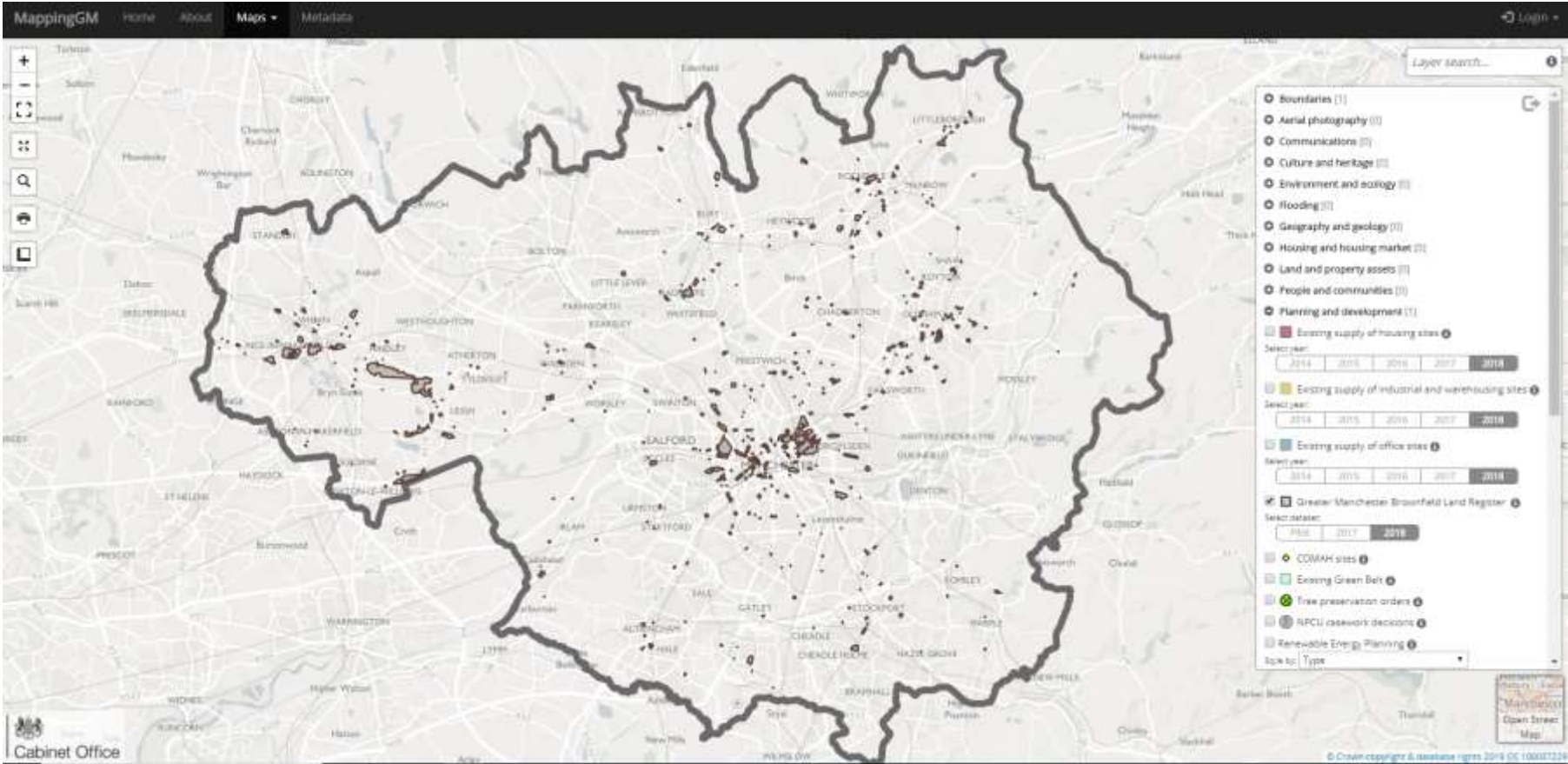
Rebecca Pullinger

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March 2019

Brownfield registers



State of Brownfield 2019: Methodology

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
Registration URL	Local Authority	Reference	Previous Part	Site Name/Address	Site Plan Ref	Core Size/acre	Geot	Geot	Hectares	Ownership Status	Deliverable	Planning Status	Number of Meetings	Notes	First Addressed	Last
http://openstata.comunities.org/419	Aur District Council	ADC8814		Five Wharf, Brighton Road	http://www.aur.gov.uk/...	122228	129569		2.80	Not owned by a public	Yes	Permitted	540	The site lies within the Shovelton	18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8815		Ington Street, Brighton Road	http://www.aur.gov.uk/...	122126	108001		1.50	Not owned by a public	Yes	Permitted	140	The site lies within the Shovelton	18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8816		Land at Eastbrook Primary School	http://www.aur.gov.uk/...	124811	102623		0.70	Owned by a public	Yes	Not permitted	36	The site is in public ownership and has	18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8817		Aur Civic Centre, Main Road	http://www.aur.gov.uk/...	120946	102465		0.40	Owned by a public	Yes	Not permitted	75	The site, as it stands, is actively	18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8818		Community Buildings, Pond Road	http://www.aur.gov.uk/...	121604	102341		0.57	Owned by a public	Yes	Not permitted	47	The site is in multiple public	18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8819		2 Brighton Road, Braithwaite-by-Sea	http://www.aur.gov.uk/...	122218	104828		0.47	Not owned by a public	Yes	Not permitted	45	The site lies within the Shovelton	18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8820		Land at 7-27 Aldon Street	http://www.aur.gov.uk/...	122749	104906		0.30	Mixed ownership	Yes	Not permitted	6		18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8821		Lancing Manor Farm, Station, Old	http://www.aur.gov.uk/...	120032	102734		0.21	Not owned by a public	Yes	Permitted	6		18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8822		Lancing Police Station, 101/111	http://www.aur.gov.uk/...	128262	104771		0.11	Owned by a public	Yes	Permitted	26		20/10/2018	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8823		Garage Block, Britannia House	http://www.aur.gov.uk/...	121294	102030		0.10	Not owned by a public	Yes	Not permitted	6		18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8824		Laundry, Alma Street, Lancing	http://www.aur.gov.uk/...	128177	103839		0.09	Not owned by a public	Yes	Permitted	14		18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8825		Carton House, Main Road	http://www.aur.gov.uk/...	121006	102149		0.08	Not owned by a public	Yes	Not permitted	14	A planning application has been	18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8826		The Old Tour Hall, 142 Nelson	http://www.aur.gov.uk/...	124411	102028		0.05	Not owned by a public	Yes	Permitted	6		18/10/2017	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8827		Royal House, 48/49 Parkhill Road	http://www.aur.gov.uk/...	128409	104074		0.05	Not owned by a public	Yes	Permitted	7		20/10/2018	2018-20
http://openstata.comunities.org/419	Aur District Council	ADC8828		Lunar Cinema, Station Parade	http://www.aur.gov.uk/...	128222	104346		0.05	Not owned by a public	Yes	Permitted	12		18/10/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	8819101H		Former Fleets Factory, Station Street	http://mapping.ambroley.gov.uk/Map/201809	121149	163178		0.70	Not owned by a public	Yes	Permitted	170	Residential development (Not phase 2)	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199011H		Land at former Broughton Flour Mill	http://mapping.ambroley.gov.uk/Map/201809	826641	162113		0.30	Owned by a public	Yes	Permitted	24	24 new build plots and demolition of 8 by	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199012H		Land south of Hasleby Road, Worsing	http://mapping.ambroley.gov.uk/Map/201809	298714	129508		1.30	Not owned by a public	Unknown	Not permitted	80		20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199013H		Former Southfield School, Moorhouse	http://mapping.ambroley.gov.uk/Map/201809	298678	128818		1.70	Owned by a public	Unknown	Not permitted	30		20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199014H		Land off Curlew Road, Curlew Road	http://mapping.ambroley.gov.uk/Map/201809	298038	129207		1.20	Not owned by a public	Yes	Permitted	80	80 residential units	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199015H		Land to the east of Marine Road, Mill	http://mapping.ambroley.gov.uk/Map/201809	80209	103448		1.23	Owned by a public	Unknown	Not permitted	20		20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199016H		Land at Roper Street, Worsing	http://mapping.ambroley.gov.uk/Map/201809	80203	103891		0.20	Not owned by a public	Yes	Permitted	12	Use of land for residential development	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199017H		Land at Stakes Street, Worsing	http://mapping.ambroley.gov.uk/Map/201809	298280	103881		0.20	Not owned by a public	Unknown	Not permitted	40		20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199018H		Land adjacent to Railway, West Lane	http://mapping.ambroley.gov.uk/Map/201809	422803	166218		0.60	Not owned by a public	Yes	Permitted	5	28 dwellings	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199019H		Prospect Garage, West Lane (M&L)	http://mapping.ambroley.gov.uk/Map/201809	422803	164123		0.60	Not owned by a public	Unknown	Not permitted	12		20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199020H		Land at Wilson Street, Green Office	http://mapping.ambroley.gov.uk/Map/201809	802094	129888		0.32	Not owned by a public	Unknown	Not permitted	10	18 dwellings	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199021H		Former Worthington Fire Station, Gun	http://mapping.ambroley.gov.uk/Map/201809	802072	103892		0.30	Owned by a public	Unknown	Not permitted	12		20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199022H		Land off Moulby Road, Worsing	http://mapping.ambroley.gov.uk/Map/201809	298216	102773		0.32	Owned by a public	Unknown	Not permitted	5		20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199023H		Land at The Meadows, Ebertham	http://mapping.ambroley.gov.uk/Map/201809	802410	126230		0.30	Not owned by a public	Yes	Permitted	5	9 dwellings	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199024H		Land to the north of Laurel Terrace, L	http://mapping.ambroley.gov.uk/Map/201809	817294	102804		0.28	Not owned by a public	Yes	Permitted	5		20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199025H		Former Hinky Garage, Church Road	http://mapping.ambroley.gov.uk/Map/201809	802381	102419		0.17	Not owned by a public	Unknown	Not permitted	5		20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199026H		Former Greenhouse Terrace, Leithouse	http://mapping.ambroley.gov.uk/Map/201809	298736	102787		0.10	Not owned by a public	Yes	Permitted	5	14 flats	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199027H		Former Brookside Works, Brookside	http://mapping.ambroley.gov.uk/Map/201809	124278	148143		0.10	Not owned by a public	Yes	Permitted	5	9 flats and 1 dwelling	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199028H		Land at Dudd Street, Worsing	http://mapping.ambroley.gov.uk/Map/201809	120043	102940		0.10	Not owned by a public	Yes	Permitted	12	Demolition of former hall and erection	20/12/2017	2018-20
http://openstata.comunities.org/419	Walsley Borough Council	88199029H		Marine Tavern, Dewar Street, W	http://mapping.ambroley.gov.uk/Map/201809	120067	102910		0.06	Not owned by a public	Unknown	Permitted	5	5 beds	20/12/2017	2018-20
http://openstata.comunities.org/419	Anders Valley	88190018		Former American Adventure Theatre	http://www.andersvalley.gov.uk/Map/201809	12186328	-123262		44.49	Owned by a public	Yes	Permitted	207	Residential element as part of large re	06/12/2017	17/12/20
http://openstata.comunities.org/419	Anders Valley	88190019		Land North of Darby	http://www.andersvalley.gov.uk/Map/201809	12102742	-1432478		40.42	Not owned by a public	Yes	Not permitted	710		06/12/2017	17/12/20
http://openstata.comunities.org/419	Anders Valley	88190020		Land at Taylor Lane, Lissade	http://www.andersvalley.gov.uk/Map/201809	12102125	-1344362		9.92	Not owned by a public	Yes	Permitted	250		06/12/2017	17/12/20
http://openstata.comunities.org/419	Anders Valley	88190021		Land at Bulwidge Hill, Amburge	http://www.andersvalley.gov.uk/Map/201809	12106438	-144824		8.20	Not owned by a public	Unknown	Permitted	171	Residential element as part of mixed	06/12/2017	17/12/20
http://openstata.comunities.org/419	Anders Valley	88190022		Derwent Industrial Park Derby &	http://www.andersvalley.gov.uk/Map/201809	12101122	-1479091		5.75	Mixed ownership	Yes	Permitted	128		06/12/2017	17/12/20
http://openstata.comunities.org/419	Anders Valley	88190023		Derwent Street Bridge	http://www.andersvalley.gov.uk/Map/201809	12102278	-1487705		4.02	Not owned by a public	Yes	Permitted	107		06/12/2017	17/12/20

State of Brownfield 2019: Top stats

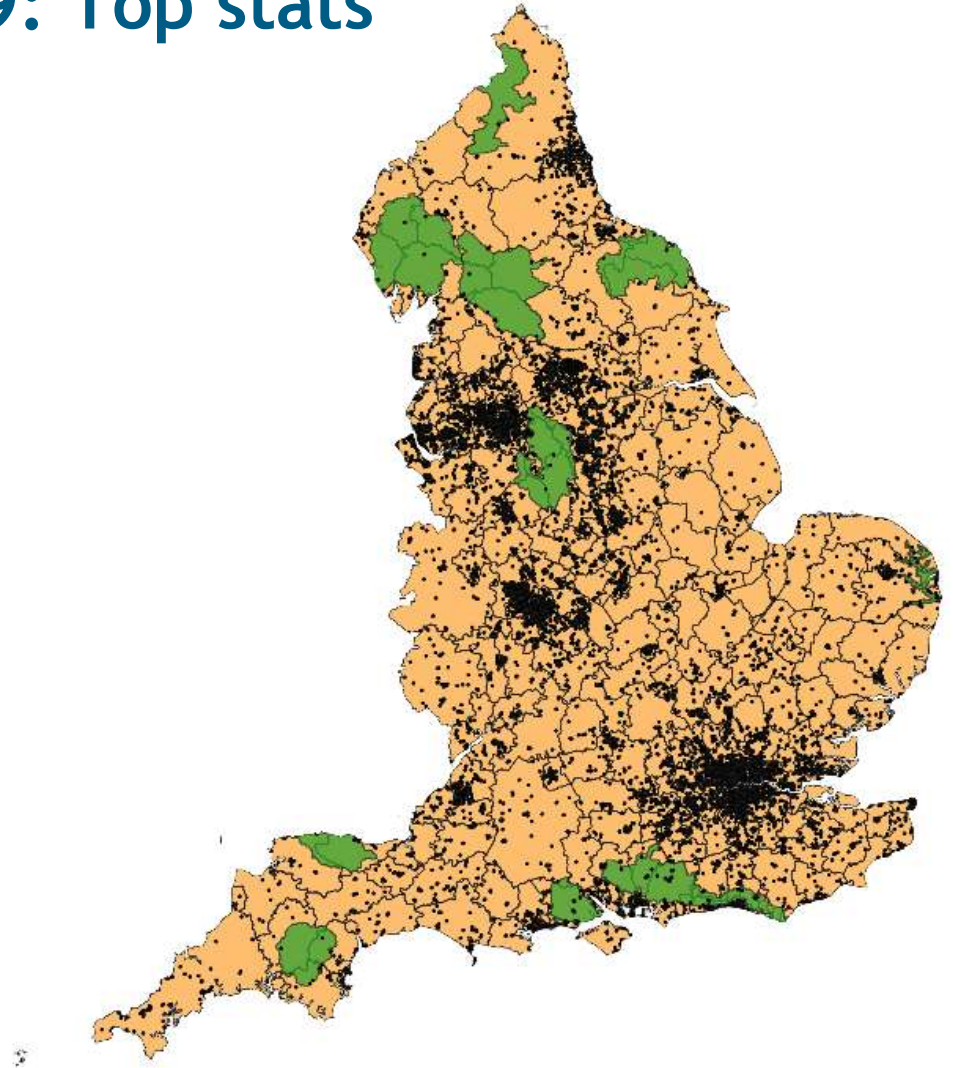
338 Local Planning Authorities

338 registers

18,277 sites

26,002 hectares

1,077,292 homes



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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

→ Countryside remaining at risk.

UNLOCKING POTENTIAL: BEST PRACTICE FOR BROWNFIELD LAND REGISTERS



Government response

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



Conclusion: What next?

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



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**THERE IS ENOUGH
BROWNFIELD LAND
TO BUILD MORE THAN
1 MILLION HOMES**



#BROWNFIELDFIRST

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

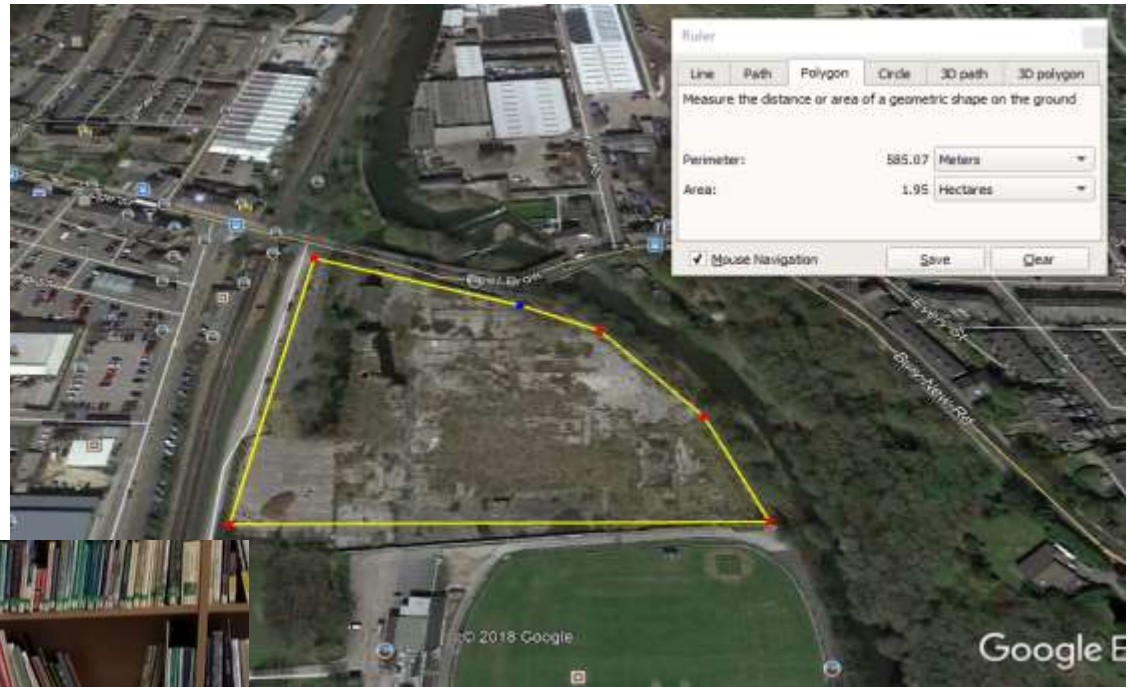
- Brownfield Toolkit
- People can identify sites
- Collate information
- Location
- Size
- Previous/current use
- Other info

2019 Community Engagement

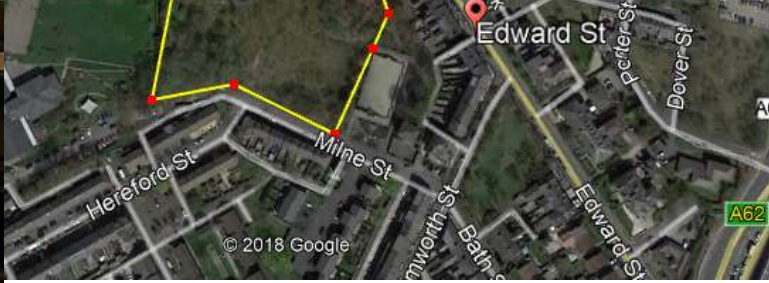
- Meeting Green Belt groups across GM



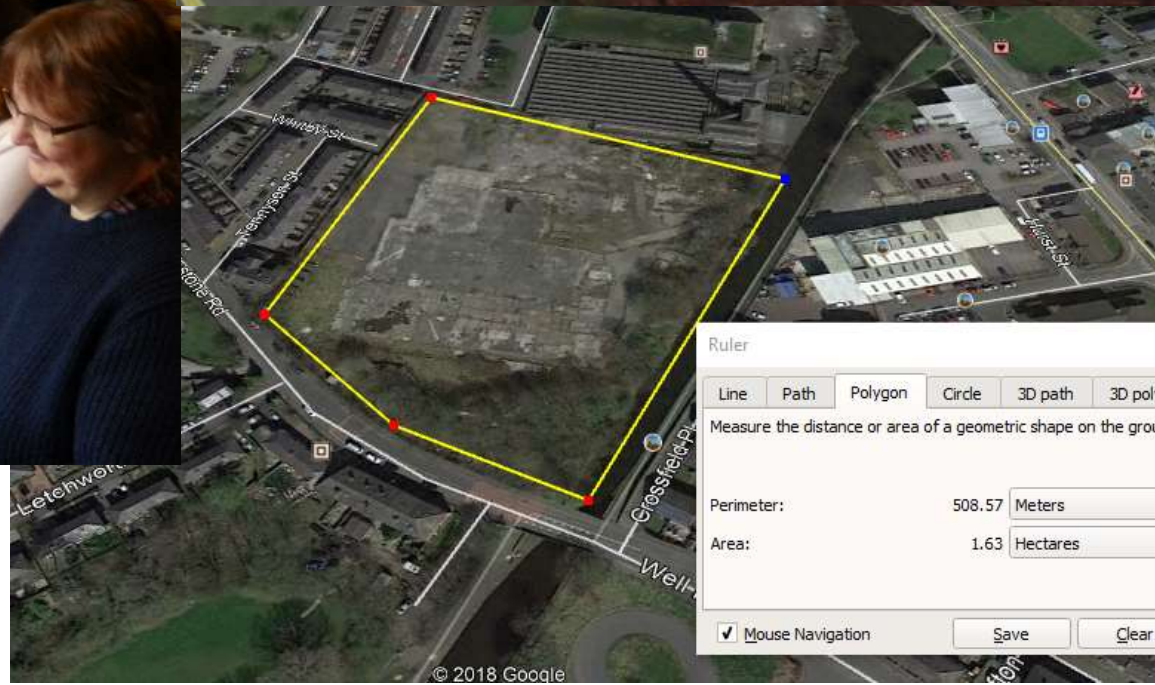
Bury



Oldham

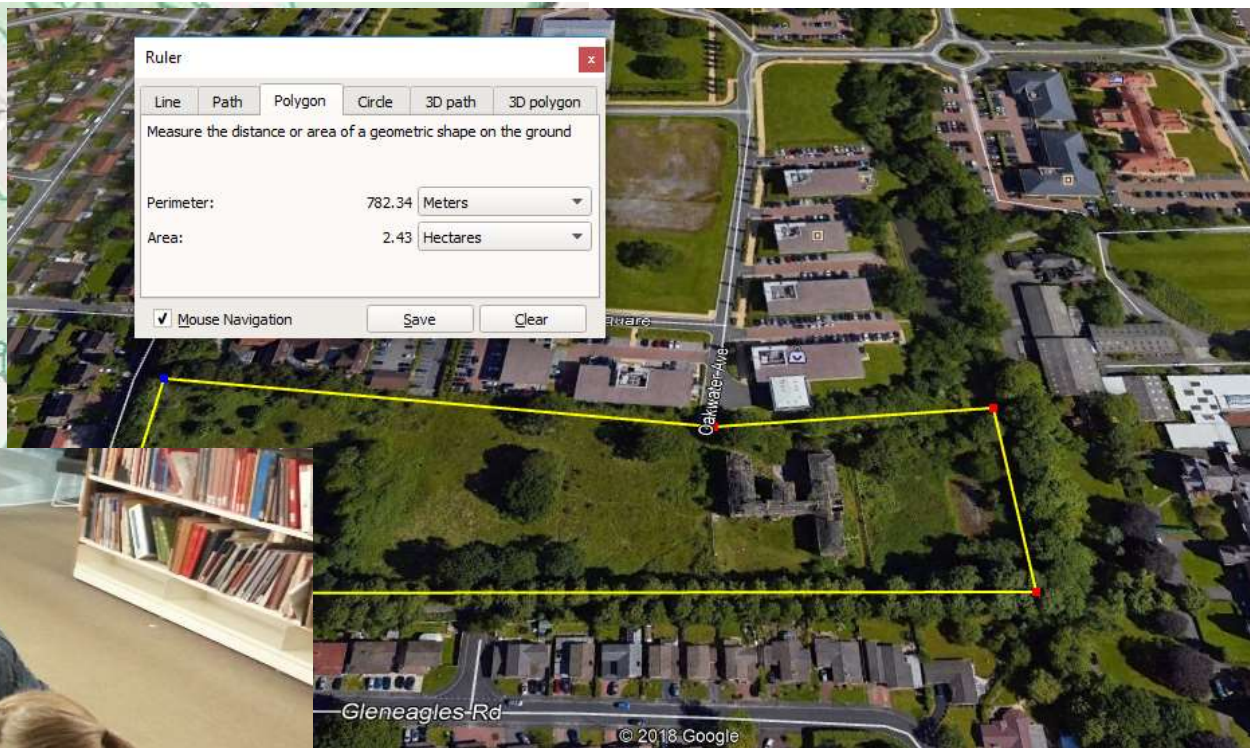


Rochdale

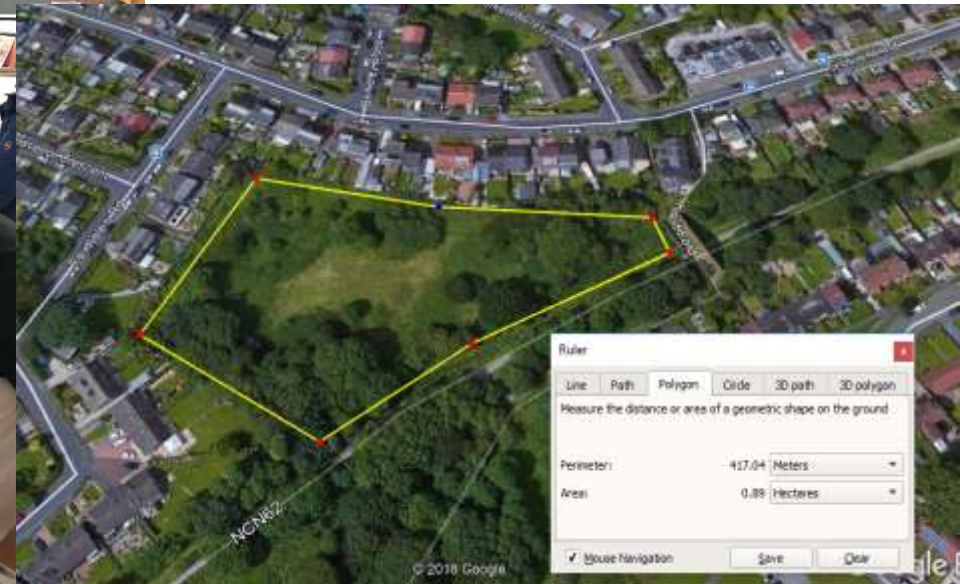


Ruler						
Line	Path	Polygon	Circle	3D path	3D poly	
Measure the distance or area of a geometric shape on the ground.						
Perimeter:	508.57	Meters				
Area:	1.63	Hectares				
<input checked="" type="checkbox"/> Mouse Navigation						
					Save	Clear

Stockport



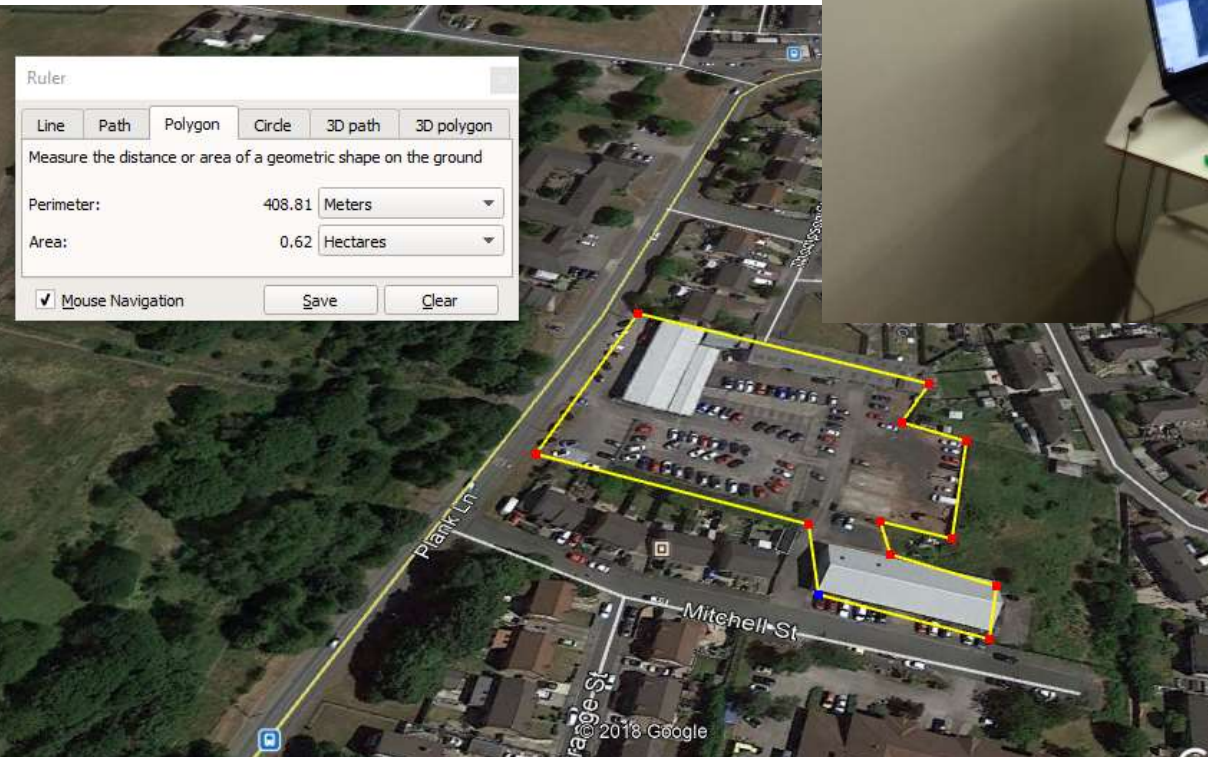
Tameside



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

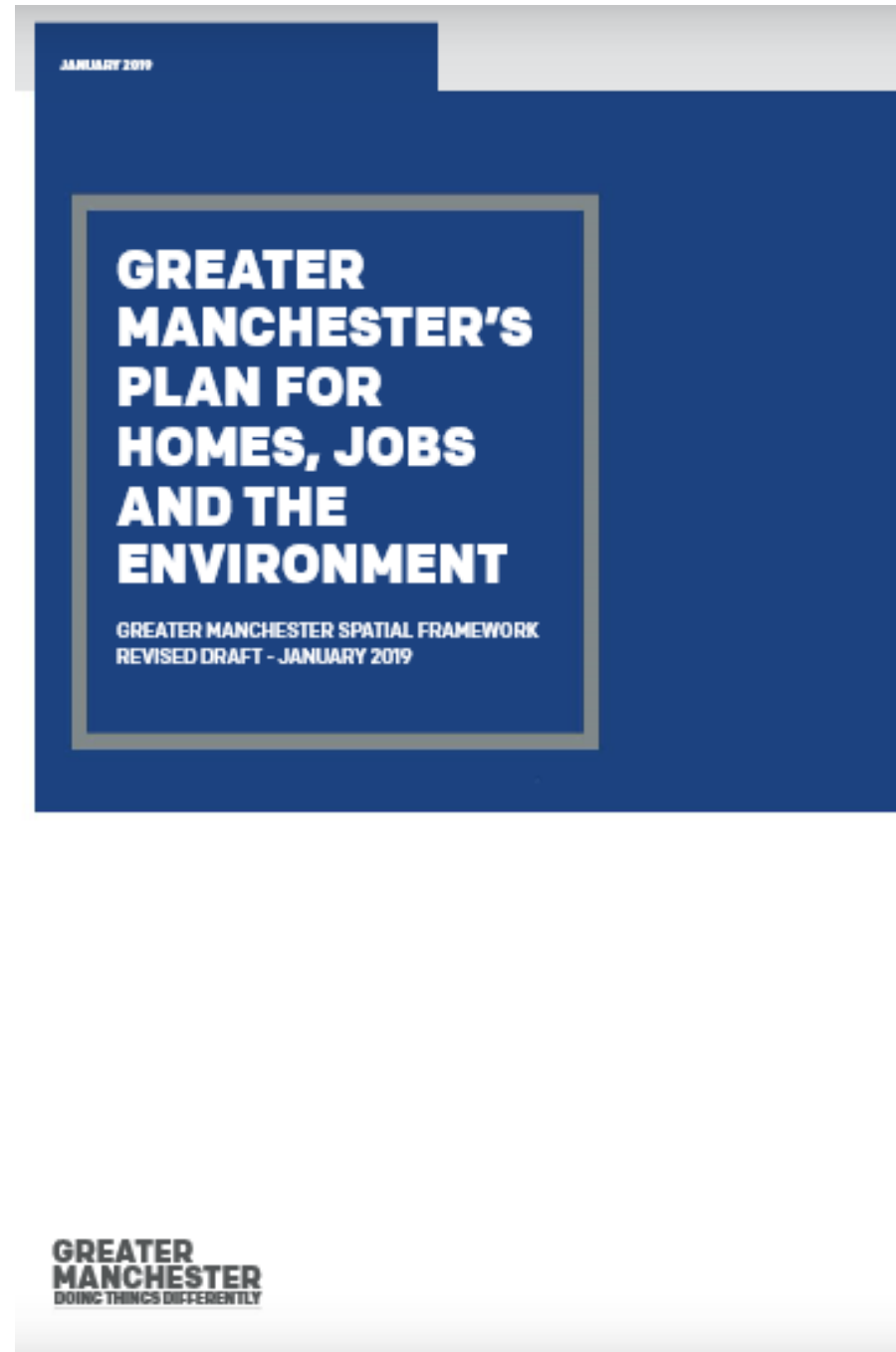
Brownfield preference
applauded

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
- <https://twitter.com/i/status/1110134740106047494>
- Reusing brownfield has a lower carbon footprint per capita contribution

Liverpool City Region



YEAR OF
ENVIRONMENT
2019
LIVERPOOL CITY REGION

Liverpool City Region



St. Helens Council



Sefton 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

Q&A

Q&A

- **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?

Q&A

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

Q&A

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

Q&A

- **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

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