CALDERDALE
BROWNFIELD LAND REGISTER
2020

Calderdale Metropolitan Borough Council

Published: May 2020
Data: December 2019
This Brownfield Land Register updates the Brownfield Land Register published on 31 December 2018. It has been prepared using housing monitoring data collected in December 2019.

It has been prepared using The Town and Country Planning (Brownfield Land Register) Regulations 2017, and updated guidance published by MHCLG in October 2019.

There are three areas of the Register where the Council would like to provide further clarity:

1. **Relationship with Planning Permissions Component of Housing Supply in the Housing Technical Paper (HTP) and the Local Plan (Publication Draft)**

   Whilst there is overlap with the information provided in both documents the information in this Brownfield Register should not be compared directly with the planning permissions component of housing supply in the Housing Technical Paper for the following reasons:

   - The two exercises were undertaken for different purposes. The Housing Technical Paper reflects the assessment of the likely contribution of planning permissions to housing supply and subsequently the determination of the level of new land allocations required in the Local Plan to deliver the housing requirement figure. This included a discounting process based on both site by site assessment and an overall percentage discount (sites not identified). The objective with the Brownfield Register follows the previous approach in urban capacity studies of highlighting the presence of Brownfield sites in order to promote their development.
   - The two sets of data are not based on the same base date with the HTP based on the position at the end of the previous monitoring year (31st March 2019) whilst the Brownfield Register employs the December 2019 update of the Housing Land Availability Database.
   - The Brownfield Register also reflects those sites where planning permission has lapsed but these are not included in the planning permissions source of supply in the HTP.

2. **Deliverable Sites.**

   - Sites have been categorised as ‘deliverable’ using the definition within NPPF 2019. Evidence collected for work on the Calderdale Local Plan has been utilised for determining whether a site on the BLR can be considered deliverable. This can be found in Table 14 of the Housing Technical Paper 2020 [https://www.calderdale.gov.uk/v2/sites/default/files/CC40-Housing-Technical-Paper-March-2020.pdf](https://www.calderdale.gov.uk/v2/sites/default/files/CC40-Housing-Technical-Paper-March-2020.pdf) Two sites within this list have been excluded from the Brownfield Land Register, as given the evidence, it is not considered they are achievable – HLA03830
Clough Mills, Shelf; and HLA03181 Monoplas, Badger Lane, Hipperholme. The remaining sites on this list, although discounted for Local Plan reasons, are included on the Brownfield Land Register but not considered deliverable within the next 5 years.

3. **Hazardous Substances**

- A desktop exercise has been undertaken to determine whether EIA is required for sites on the Brownfield Land Register, in relation to Regulation 26(3) of the Planning (Hazardous Substances) Regulations 2015. This has shown the majority of sites on the Register will not require EIA. However, it should be noted that due diligence at planning application stage may require a Screening Opinion of the proposed development.