

Appendix B –Assessment of New Brownfield Land Site Submissions

Introduction

To be included on the Brownfield Land Register sites should meet the definition of Previously Developed Land (PDL) as set out in the glossary at Annex 2 of the National Planning Policy Framework, which is:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

To be considered as previously developed land, sites must meet the criteria in the definition. For each element of the definition, sites have been tested to see if they comply. Sites have been awarded a ‘pass’ where they comply with an element of the definition and a ‘fail’ where they do not. For ease of reference a ‘pass’ is colour coded green and a ‘fail’ is colour coded red. Where there are some uncertainties, these have not been colour coded.

If a site fails any of the PDL tests (i.e. has any red markers), it is not considered to be Brownfield Land.

SOLIHULL MBC – BROWNFIELD LAND REGISTER – SITE ASSESSMENT

References

Brownfield Land Register	BLR/067
SHELAA (if applicable)	N/A
Site Name	Church Garth, St Peters Lane, Bickenhill B92 ODR

PDL Assessment	Pass/ Fail	Comments
Test:		
<ul style="list-style-type: none"> The land is or was occupied by a permanent structure. 	P	Yes. The site is occupied by a structure.
<ul style="list-style-type: none"> The land is/was within the curtilage of a permanent structure and does not include any land that isn't curtilage land. 	P	The land is within the curtilage of the permanent structures on site.
<ul style="list-style-type: none"> The land is not or has not been occupied by agricultural or forestry buildings. 	P	Site is residential.
<ul style="list-style-type: none"> The land is not a former minerals or waste disposal site with restoration conditions. 	P	No
<ul style="list-style-type: none"> The land is not a residential garden, park, recreation ground or allotment in a built up area 	F	The site includes a residential garden in the collection of properties that form the built up area of Bickenhill village.
<ul style="list-style-type: none"> The land may have been previously developed but the remains of the permanent structure have not blended into the landscape in the process of time. 	P	N/A
Conclusion on PDL (if all previous questions answered <u>pass</u>)	No	No

BLR Assessment	Y/N	Comments
Suitable	N	
Available	Y	
Achievable	Y	
Located in the Green Belt	Y	
Capacity (range)	1-3	
How Capacity Assessed (<i>A policy compliant approach has been used. Any changes in policy could result in an increased capacity.</i>)		Redevelopment of the site should not have a materially greater impact on the openness of the Green Belt. Therefore, in the event the site was suitable, capacity would be restricted..

BLR Conclusion	Y/N	Comments
Include site in Brownfield Land Register	N	

