



The
countryside
charity

Recycling our land: state of brownfield 2021

November 2021



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Executive summary

Our plentiful supply of brownfield land – land that has previously been built on – is an opportunity to develop the homes we need, where we need them, without destroying green fields. Harnessing this resource for housing development means that our precious countryside and green spaces can continue to provide crucial services for nature and the climate, as well as for people’s health and wellbeing.

The funding available for brownfield redevelopment announced in the autumn 2021 budget is promising, particularly in terms of contributing to levelling-up. However, we still lack a truly ‘brownfield first’ approach to planning policy, meaning that much of our green spaces and countryside are built on before brownfield land is considered.

This annual report from CPRE, the countryside charity, highlights the current brownfield land capacity across regions in England.

Our key findings include:

- Between 2006 and 2017, the proportion of brownfield land being used for residential development has decreased by 38%, whilst the use of greenfield land has increased by 148% in the same period.
- Brownfield land continues to be perpetually regenerating resource with the current capacity now standing at 1.16 million new homes, an increase of 101,624 or 9.5% since we last reported in 2020. This capacity comes from 21,566 sites on 26,256 hectares.
- Analysis of sites that have been removed from brownfield land, due to moving to an advanced stage of development, also show a further 150,000 capacity on brownfield for homes, bringing this total to 1.3 million.
- Brownfield land can be found in high supply in all regions of England, with particular hotspots in the North west (167,461), Yorkshire and the Humber (108,790) and the West midlands (99,600).
- We identified that there has been a substantial decrease in the proportion of housing units with planning permission, down to 44% from 53% in 2020 and the lowest since registers began.

In light of our key findings, CPRE is urging the government to take forward the following recommendations:

- **Brownfield first**

Introduce a comprehensive brownfield first policy in the National Planning Policy Framework, which allows for the true prioritisation and harnessing of the full potential of brownfield land development before any greenfield or Green Belt land is considered.

- **Brownfield targeted housing funds**

Incentivise through focusing New Homes Bonus payments on developments which deliver on brownfield land and provide affordable homes to allow for brownfield land to serve the needs and regeneration of the north and midlands.

- **Compulsory purchase powers**

Provide local communities with stronger mechanisms to bring brownfield land forward as a source of land supply, such as increased compulsory purchase powers. Local authorities should also have increased control of the order in which development land is built so that suitable brownfield sites are developed first.

- **Design standards**

Retain local communities' ability to comment on planning applications and local authorities' ability to refuse developments on brownfield land, and provide legal guarantees that require developers to deliver agreed design standards.

- **Diversity of housing tenures**

Amend the NPPF to ensure national planning policy requires that all new developments have diversity of housing tenures and types as outlined by the 2018 Independent Review of Build Out.



Introduction

The location of development plays a crucial role in determining the outcomes of many of the challenges we face in the 21st century. Intelligent land-use planning means that our precious countryside and green spaces can remain for the benefit of our health and wellbeing, nature and to help mitigate the climate emergency. A key component of achieving this is the avoidance of unnecessary loss of land to development.

For several years, CPRE, the countryside charity, has demonstrated that we currently have a plentiful and replenishing supply of land which was once developed, but is now in disuse. This land is otherwise known as 'brownfield'. Harnessing the opportunities brownfield offers for developing the homes we need, and where we need them, is central to the sustainable development of our towns and cities, as well as the protection of our environment.

Focusing development primarily on suitable urban brownfield means that housing is near where people already work and live, with infrastructure such as public transport, schools and shops already in place. Critically, it also offers an opportunity to move the focus from purely boosting housing supply in areas of high market demand (often in southern and eastern England), to regenerating neglected communities (often in the midlands and the north, but also in the southern regions too) where there is also plentiful supply.

The strong emphasis on significantly increasing housing numbers, particularly in the south east, has placed pressure on local authorities to find land for housing to meet 'objectively assessed need', as set out in national policy. However, the complexity and investment required to develop housing on urban brownfield sites, has resulted in increased development on greenfield sites in recent years.



The opportunities which brownfield land presents for housing in the midlands and the north has begun to be recognised by the current government. In a speech delivered at a Conservative Party Conference fringe event in 2021, the Secretary of State for the Department for Levelling-Up, Housing and Communities, Michael Gove MP stated that ‘urban regeneration with new homes on neglected brownfield sites’ is what is needed to increase housing supply. This new approach was confirmed by the Prime Minister in his keynote speech to the same conference: ‘You can see how much room there is to build the homes that young families need in this country, not on green fields, not just jammed in the south east, but beautiful homes on brownfield sites in places where homes make sense.’ Since then, news of new funding streams directed at brownfield development in the form of the Brownfield Land Release Fund (BLRF) is positive. But it is important that we ensure that the funding is being properly directed to ensure that these actions contribute to levelling up. Currently, the BLRF targets 81% of its available funding at projects in the south.

The crucial next steps for the effective levelling up of housing on brownfield land in the midlands and north will require the translation of this political will into actions and national planning policies which deliver developments which are suitably located, the right size and type and meet the needs of local people. This will mean overcoming the challenges and barriers which have restricted the development of brownfield land in the past, allowing for a comprehensive brownfield first policy which harnesses this regenerating resource and can be relied on as an aid in levelling-up.

This report seeks to investigate what the current capacity of brownfield land is across England, with a view to understanding how it is being harnessed in different regions and the trends of its development. We also introduce the Brownfield Land Toolkit, which aims to maximise the potential of brownfield land in an area through communities working with their local authorities.

What do we mean by ‘brownfield land’?

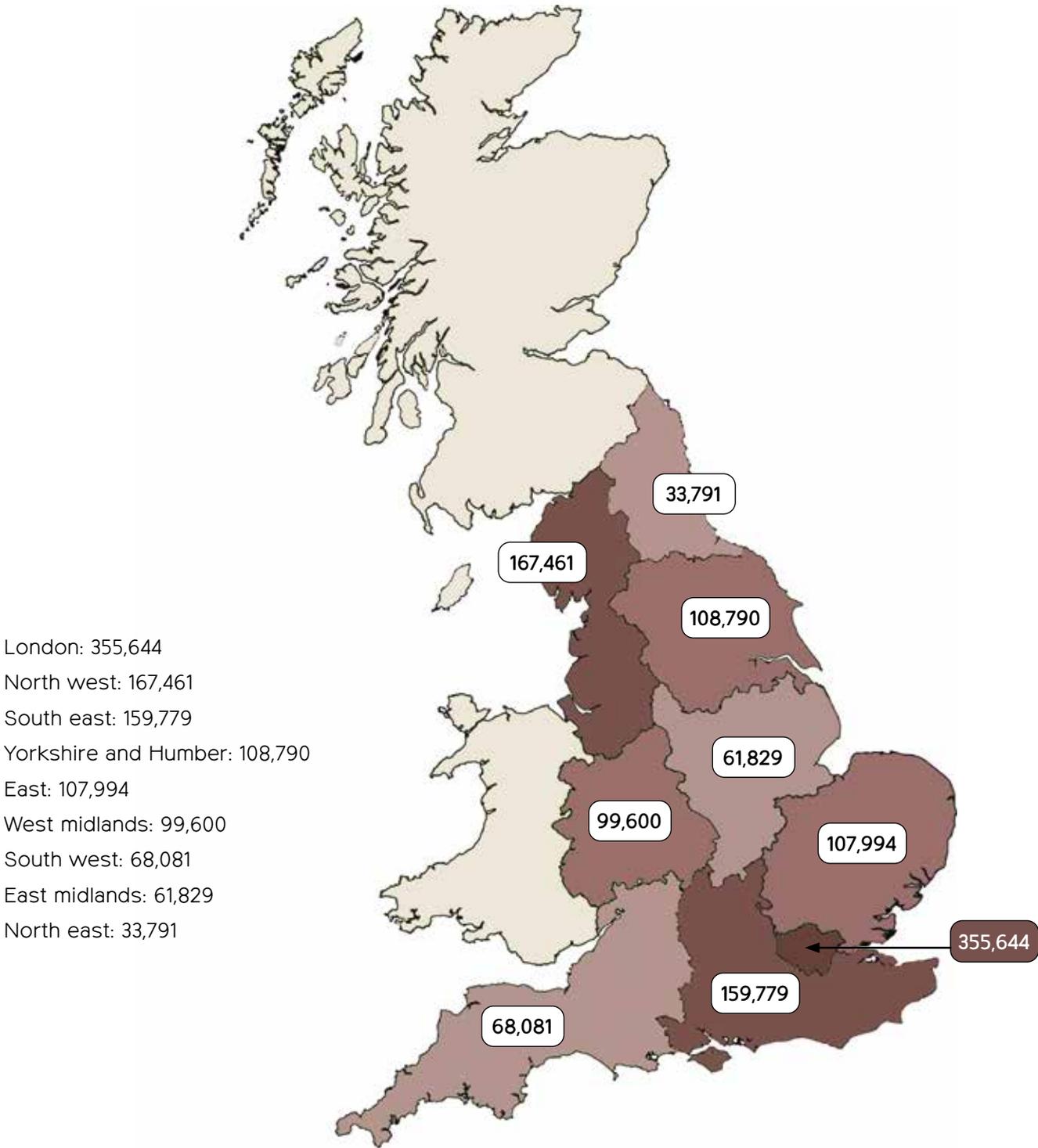
Throughout this report, we refer to ‘brownfield land’ as it is defined in the National Planning Policy Framework,¹ where it is classified as land which is or was occupied by a permanent structure, such as an abandoned industrial site. These sites provide space to build the homes we need, without damaging precious greenfield land.



Figure 1

Shows the regional distribution of brownfield housing capacity throughout England.

Source: CPRE analysis / local authority brownfield land registers



How much brownfield land?

Analysis of 330 local authority brownfield land registers, 257 of which have been updated since our previous analysis, has revealed that the current identified capacity for houses on brownfield land throughout England stands at 1.2 million homes (1,162,969). This is an increase in housing capacity of 101,624, or 9.5%, since the previous analysis conducted in September 2020.²

There have also been gains in the number of sites and hectares of brownfield land recognised in brownfield land registers, with a net increase in the number of sites and hectares of brownfield land identified. There is a total of 21,506 sites and 26,202 hectares listed, an increase of 3.6% and 6.1% since 2020, respectively (Table 1).

There is a clear regional spread of brownfield land, as can be seen in Figure 1. Particular concentrations of housing capacity are in London (355,644), as well as the south east as a whole (159,779). However, the midlands and northern regions also show great potential with the North west (167,461), Yorkshire and the Humber (108,790) and the West Midlands (99,600) coming out on top for housing capacity.

The net addition of sites to brownfield registers since their inception shows, again, that the brownfield land continues to be a renewable resource. In the past year alone, 756 hectares and 101,624 housing units have been added to the registers – 1 in 11 housing units on registers has been identified in the past 12 months.

Table 1

The total quantity of brownfield sites and hectares, and the total minimum housing unit capacity as recorded on local authority brownfield land registers. Source: CPRE / local authority brownfield land registers

Year	Number of sites	Hectares	Number of housing units
2021	21,566	26,256	1,162,969
2020	20,750	24,684	1,061,346
2019	18,277	26,002	1,077,292
2018	17,656	28,349	1,052,124
Difference (2018 - 2021)	+3,910	-2,201	+110,845

When is brownfield land not for suitable development?

Not all brownfield sites are necessarily suitable for development as they may be poorly located in relation to transport and utility links: a number of former Ministry of Defence airfields and barracks in rural areas fall into this category. It is also important to remember, furthermore, that a small, but important, number of brownfield sites (including some current or former military land) are highly valuable to nature and people, providing rich habitat and much valued 'green' spaces. Local authorities are required to exclude brownfield land which, if redeveloped, would have adverse environmental impacts from their brownfield land registers, which were used in this study.³ In addition to this, CPRE supports and advocates for the additional guidance supplied by Wildlife and Countryside Link on what constitutes high environmental value brownfield land.⁴

How much brownfield land has planning permission?

Of the 1,162,969 housing unit capacity on brownfield sites, we found that 44%, or 506,086, of this capacity currently has planning permission (this includes those with outline permissions and reserved matters). This is a relative decrease in the number of planning permissions on brownfield land in 2019 and 2020, which reported 50% and 53% of brownfield land having planning permission (Table 2). However, 2021 represents the biggest year on year increase in the housing capacity of brownfield land since brownfield land registers were introduced. The lower proportions of permissions may simply be that these sites are currently going through the process of being given permission, possibly as a result of delays stemming from the coronavirus pandemic.

Nevertheless, it is important that any momentum on providing brownfield sites with planning permissions is not lost. Regionally, the north west, north east and West Midlands have some of the lowest proportions of brownfield land with planning permissions, despite these regions needing to be the focus for urban generation (Annex, Table A1).

For all of the evidence of plentiful brownfield land throughout the country, sites on greenfield land continue to come through the planning system in vastly higher quantities than brownfield land. Our interpretation of the Local Government Association research suggests that there are over 400,000 homes with planning permission on greenfield sites, when we subtract the number of brownfield planning permissions from their total.⁵ However, this figure is likely to increase in the future. Our recent State of the Green Belt 2021⁶ and Beauty Still Betrayed: the state of our AONBs 2021⁷ reports found that, over the next 15 years, there are 250,000 houses planned for Green Belt land and a further 90,000 planned for within Areas of Outstanding Natural Beauty (AONBs). In addition, the National Infrastructure Commission's 2017 recommended housebuilding target⁸ of 1 million new houses in the Oxford-Cambridge Arc will require local authorities to plan for 720,000 houses over the next 30 years, likely to result in further pressures to greenfield land in this area. If we are to prioritise suitable brownfield land over greenfield, it is vital that there are the necessary processes in place to ensure that it comes forward with planning permission in a timely manner.

Table 2

The number of minimum housing units and the proportion of which that have planning permission on brownfield land between 2019 and 2021. Source: CPRE analysis / local authority brownfield land registers

Year	Number of housing units	Number of housing units with planning permission	Percentage (%)
2021	1,162,969	506,086	44%
2020	1,061,346	565,564	53%
2019	1,077,292	535,785	50%
2018	1,052,124	613,052	58%

How much brownfield land has been developed?

Using the information on brownfield land registers since they were first introduced back in 2016, development consultancy Glenigan were able to identify that there have been 6,606 brownfield sites removed since the earliest registers, but there have also been 10,851 added. This means that there has been a net addition to the registers of 4,245 sites – nearly a fifth of all sites.

Of the sites that have been removed from registers, Glenigan used their construction database to identify that of those 6,606 sites, 3,143 could be matched with a residential development project, meaning that these sites had been removed because they were being or had been developed (see Annex for limitations of brownfield land registers). The majority of sites that were matched with projects are those that are 0.25 hectares or less, accounting for 57% of matched residential brownfield projects.

Of these removed sites which could be matched with a residential project, Glenigan looked into the development stage of projects which had more than 10 housing units, finding that 887 (or 45%) of these sites had been completed, 192 (10%) were under construction and 892 (45%) were yet to start on site. The housing provision of these removed sites adds a further 103,163 housing capacity to the brownfield housing capacity on sites that are yet to be started or completed. A further 49,240 houses are added to this capacity when we take those projects which have been completed into account, to a total of 152,403, an increase of 29,580 since 2020 (Table 3).

Table 3

The number of projects and housing units on brownfield land removed from brownfield land registers by the stage of their development. Source: Glenigan analysis / local authority brownfield land registers

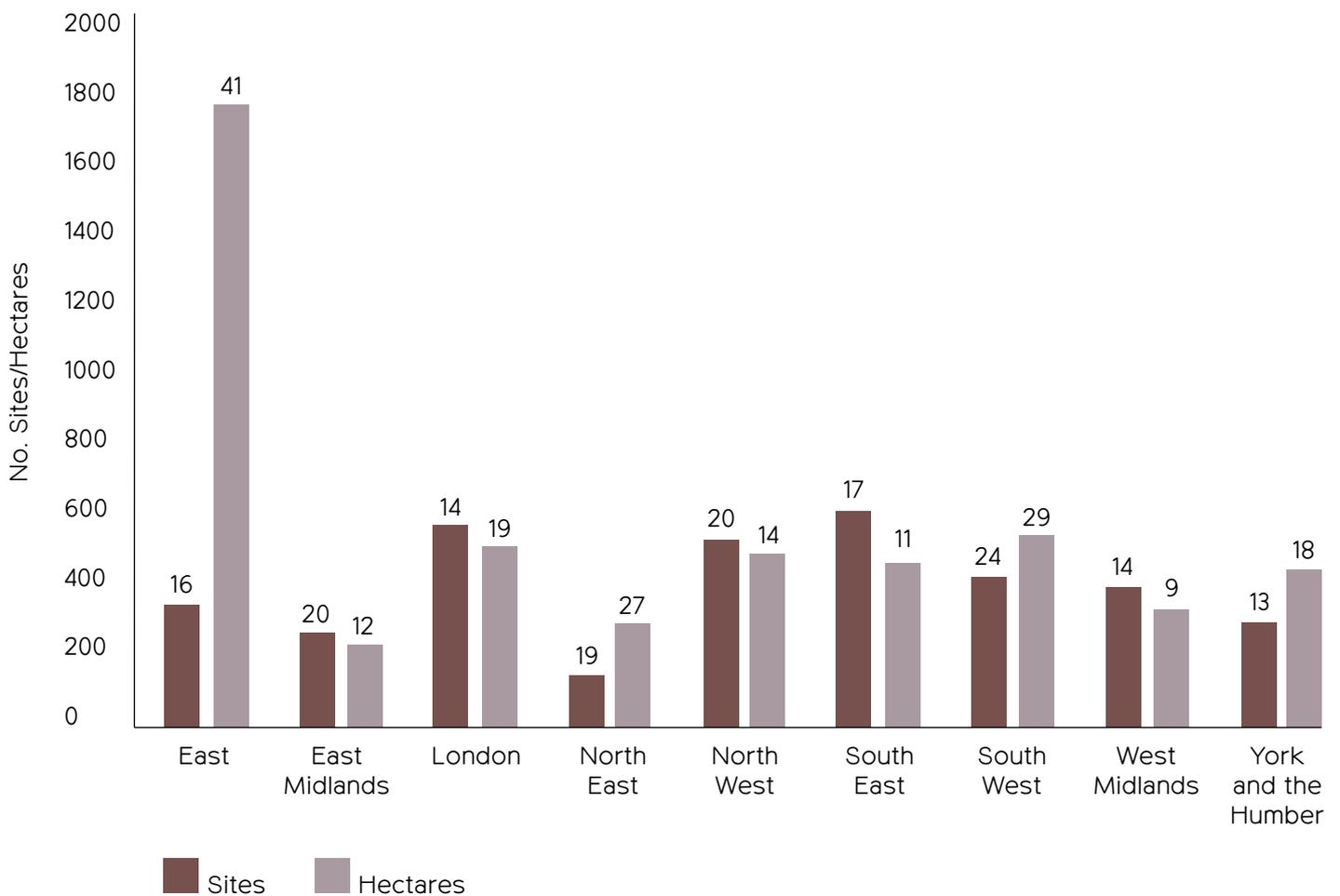
Stage (projects of 10 units or more)	No. of projects (2020 figures)	No. of housing units (2020 figures)
Yet to start on site	892 (695)	60,870 (47,216)
Under construction	192 (150)	42,293 (30,217)
Completed	877 (651)	49,240 (35,987)
Total	1,961 (1,496)	152,403 (113,420)

Investigation into the distribution of residential projects being built-out or which have been completed revealed regional hotspots for brownfield development. The regions with the highest number of brownfield sites being used for residential projects is the south east (601 sites), closely followed by London (575 sites), north west (537 sites) and the south west (476 sites) (Figure 2). The east of England has seen the most area of brownfield land being developed, most likely due to a very large development of 1,800 homes at Northstowe, Cambridgeshire.

However, Figure 2 also shows that the potential of brownfield land throughout the country, particularly in the midlands and north remains untapped. The East Midlands, north east, West Midlands and Yorkshire and the Humber show much lower levels of sites and area of brownfield land being developed. When we look at these figures as a proportion of the total sites and area of brownfield land which has been built-out since 2016, we see across the board a national average of only 17% of the total sites and 20% of total brownfield hectares have been built out (Table A3). However, when we look into the regional distribution, the midlands and north fall way below the national average in the percentage of hectares which have been built out, at 16%, versus 25% of brownfield land on registers in the south. Even when we remove the east of England outlier, hectares built out in the south is reduced to 20%, still 4% higher than the north and midlands. If the levelling up of housing development is to truly be a priority, action needs to be taken to even out this disproportionate development of brownfield and greenfield land in southern England.

Figure 2

The number of sites and hectares of brownfield land listed on brownfield land registers which have been developed since 2016 and the percentage of the total land and sites still available.
 Source: CPRE / Glenigan analysis, local authority brownfield land registers



What is the trend of brownfield development?

Despite vast quantities of brownfield land available for development, government data reveals that in recent times the use of this land for housing developments has seen a proportional decline since its peak in 2008, when 70% of residential developments took place on brownfield land, with most recent data showing only 32% of residential developments occurring on brownfield land in 2017, (Figure 3a), a proportional decline of 38%. Whereas, in the same period of time, the number of hectares of greenfield land being used for housing developments has increased from 1,490ha in 2006 to 3,689ha in 2017, an increase of 148% (Figure 3b).

The steep decline seen in brownfield development is due to a number of factors changing in recent times. The most notable of these are the decline in public funding available to enable brownfield remediation, and changes in national policy, including the introduction of the NPPF in 2011.

Developer 'viability', land ownership, physical obstacles and planning policy continue to be significant factors in the rate of brownfield redevelopment. CPRE's 2014⁹ paper explored these obstacles to brownfield development, and while there have been periods of targeted funding available, the introduction of brownfield land registers and political will at times (in the form of a target to ensure that 90% of brownfield land had planning permission by 2020 - a target which was missed), the use of brownfield land for housing continues to fall way below its potential.



The NPPF states that local plan policies should at least 'provide for objectively assessed needs' (NPPF, 2021, Ch. 2, para 11.). Local authorities are assessed to have met this need if they can evidence a five-year housing land supply, whereby a supply of 'deliverable' sites is made available to provide for at least five years of this housing need. Local authorities which cannot demonstrate a five-year supply of land for housing development are presumed to have an out-of-date local plan, which triggers a presumption in favour of 'sustainable' development and consequential off-local-plan development on choice greenfield sites while more appropriate brownfield sites lies undeveloped. In addition, a developer may seek to trigger permission on a more profitable greenfield site by claiming an existing brownfield site with permission is unviable.

This focus on the planning system to deliver on numerical housing targets in recent times has resulted in the severely reduced ability of brownfield land to contribute to housing land supply. However, regardless of changes in policy to enable housing delivery, when we look at the total housing starts and completions (Figure 4a and b) over recent years, with a few fluctuations, the trend remains relatively constant through time. This is despite the reduced proportion in building on brownfield land (Figure 3a) (Table A4).

The push for greenfield development

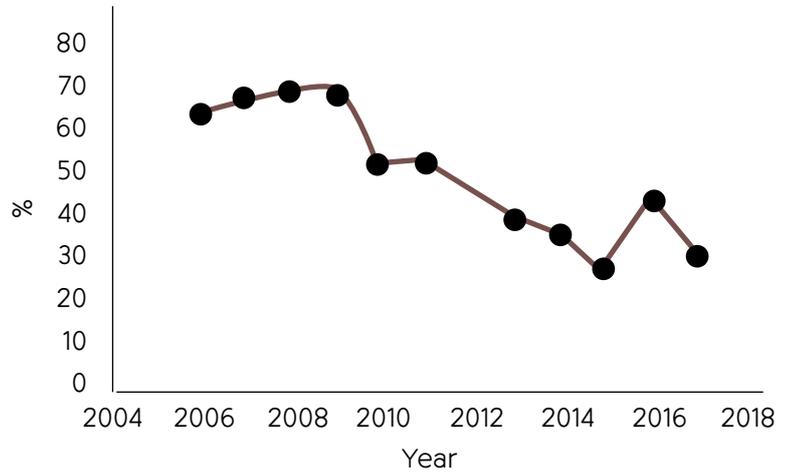
All councils in the Greater Manchester area have declared a climate emergency. Despite this declaration, the local planning authority is proposing the development of Carrington Moss, an area with significant Green Belt land and a huge amount of potential for nature-based solutions to the climate emergency. Carrington Moss has a large amount of peatland, very good quality Grade 2 agricultural land and woodland; elements which support carbon capture, enhance biodiversity and provide opportunities for people to live healthily.

The development, proposed within the Greater Manchester Spatial Framework, would see 5,000 homes, 380,000 square metres of warehousing and four major roads. Despite a plentiful supply of brownfield land, much of it with planning permission, the location of development would require 169 hectares of Green Belt and have a huge impact on the tranquillity and biodiversity of the area. Building on the Green Belt of Carrington Moss also greatly reduces the ability of the area to act as a carbon sink and provide opportunities for local people to access nature.

Figure 3

(a)

The percentage of land area changing to residential use that was previously developed between the years 2006 and 2017.



(b)

The number of hectares of not previously-developed land changing to residential use between the years 2006 and 2017.

Note: data not available for 2013.

Source: DLUHC data^{10 11 12}

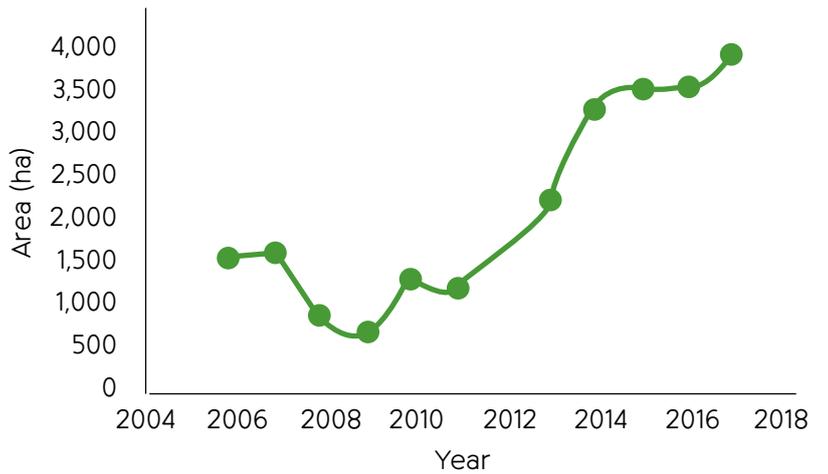
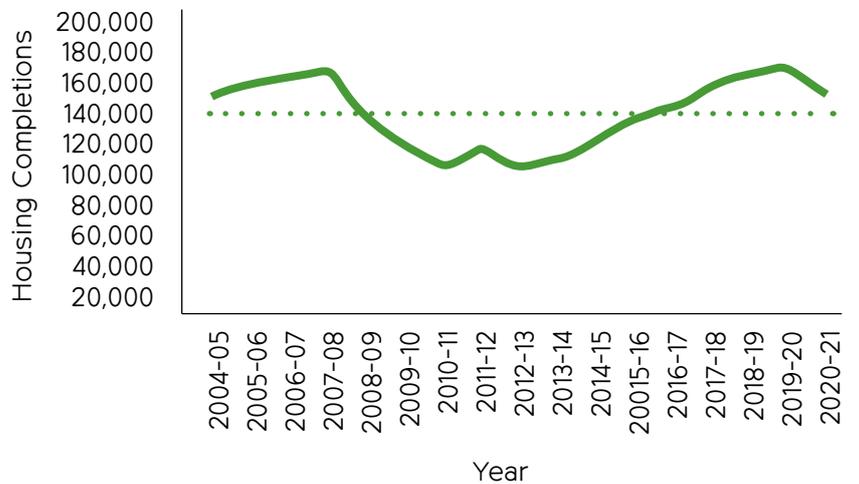


Figure 4

(a)

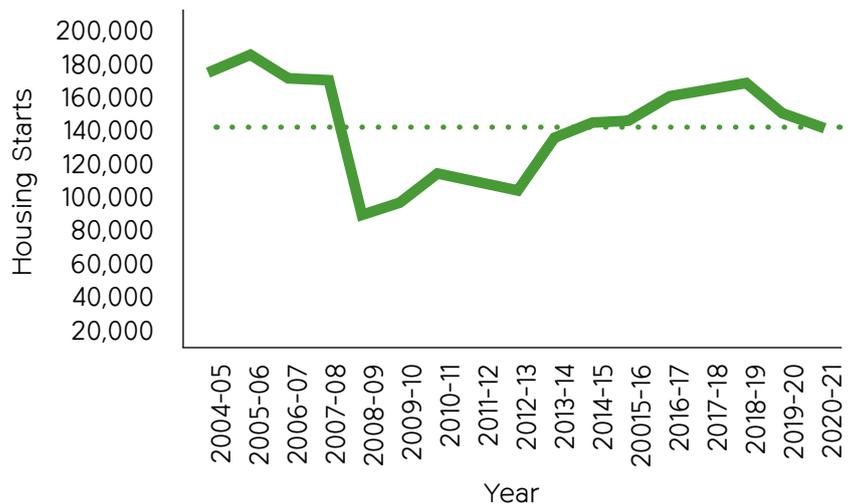
The number and trend of housing starts by financial year between 2004 – 2020.



(b)

The number and trend of housing completions by financial year between 2004 – 2020.

Source: DLUHC data¹³



Brownfield land developments and affordable housing

Recent deregulation of the planning system through the expansion of permitted development rights and the limited prior approvals required for permission add an additional layer of difficulty in terms of meeting housing need on brownfield land. There are also concerns around the resulting design quality of such developments. Government data shows that there has been a 41% increase in the number of applications for office to residential developments coming through this route in the past year alone.¹⁴

While building houses on brownfield land ensures that our precious green spaces are protected for us and future generations to come, it is also vital that developments which take place on brownfield land supply local people with the homes they need, and, ultimately, address the housing affordability crisis. For this reason, we investigated how many of the developments which have taken place on brownfield land provided government defined affordable and/or social homes.

We found that out of the 3,143 brownfield sites which were removed from brownfield land register which could be matched with housing development activity, only 233 cited the provision of affordable homes in the description of the development, only 6% of the total developments. The average affordable home provision of these developments was 50%, delivering 8,662 affordable homes over this period (Table A2).

The very low levels of affordable housing provision are likely to be as a result of the higher costs involved in redeveloping brownfield land as well as policies within the NPPF which states that ‘where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount’. However, an increased focus on suitably located urban brownfield land, reduces the need for expensive infrastructure, allowing for more investment in affordable housing that can be placed near existing infrastructure.

Compulsory Purchase Orders (CPOs) have proven to be effective ways for local governments to buy brownfield land at a price which allows them to deliver housing which meets their local community’s needs. But, currently, the process of obtaining CPOs can be long and complex, especially if the land owner objects. CPOs are an important part of regenerating communities through brownfield development. As such, we support the calls made by social enterprise and research organisation, Create Streets,¹⁵ to make this process a credible way of obtaining land. In addition, we also support the recommendations of the 2018 Independent Review of Build Out,¹⁶ led by Rt Hon Sir Oliver Letwin MP, which calls for national planning policy to dictate that a diversity of housing tenures and types should be required in all new developments.

Delivering the homes we need on brownfield land

Delivered by Treveth in partnership with Cornwall Council, Heathlands View offers 100 homes on the former St Lawrence’s Hospital site in Bodmin. The scheme prioritises local people, putting them first when considering applications to buy or rent properties on the brownfield site. All properties are built close to amenities and public services and focus on providing high quality home for those who live and work in the area. Treveth offer a mix of properties for rent and for sale that high-quality homes, built in the right places, for local people.

Their rental properties come with a three-year minimum tenancy for people with a local connection to Cornwall. The brownfield development takes advantage of previously developed land in a desirable location by providing affordable, high quality family homes which support the local rural community. All units are fully let and sale agreed and the brownfield site has space for an additional 185 homes.

Brownfield Land Toolkit

- Community involvement in brownfield land identification and development

The amount of brownfield land identified on brownfield land registers is likely not exhaustive. Previous CPRE research suggested that many sites are being left off registers, particularly those that are smaller. Communities are often enthusiastic to highlight brownfield land in their local areas whereby new housing can be placed, both to reduce the pressure being placed on the countryside, as well as to reduce the blight that unsightly derelict sites have on a community. In order to increase the supply of brownfield land, increasing community participation in the process is essential.

First developed by CPRE Lancashire, the Brownfield Land Register Toolkit aims to facilitate the redevelopment of brownfield land by helping communities to tell their local council about brownfield sites so they can be placed on their brownfield land register.

When a brownfield site is placed on a brownfield land register, it increases its chances of being developed. The more comprehensive a brownfield register, the better that all available brownfield land can be used.

Enabling communities and local authorities to work together, the toolkit can maximise the potential of brownfield land in an area; this was demonstrated through the CPRE Lancashire Brownfield Toolkit pilot.

Since, a digital version of the toolkit has been created, and can be accessed at: www.cpre.org.uk/resources/brownfield-land-register-toolkit/

Lancashire toolkit project

In 2019, CPRE Lancashire, Liverpool City Region and Greater Manchester set out to pilot the Brownfield Land Register Toolkit in the Greater Manchester and Wirral areas through a citizen science project which engaged local action groups and other community members. A total of 56 proforma toolkits were filled out, which led to the identification of 40 brownfield sites which were missing from brownfield land registers. These were forwarded to the local councils for inclusion in their registers. This missing land totalled 72 hectares which could provide over 1,000 homes.

Conclusion and recommendations

This report has shown, once again, that there is capacity in England for over one million homes on brownfield land. This capacity persists despite evidence that sites are removed from brownfield land registers for housing development, demonstrating that this is a renewable resource.

Boosting construction on brownfield sites is possible, as is using this resource as a means for levelling up communities throughout the country, but the barriers to developing this plentiful brownfield land resource need to be removed. Currently, the total development on brownfield land remains far below its potential, the majority of it is focused in the south of England, and where it does happen, it does not address housing need in terms of affordable and social housing.

Enabling the levelling-up of the country through the development of housing on brownfield land will require:

- **Brownfield first**

introduce a comprehensive brownfield first policy in the National Planning Policy Framework, which allows for the true prioritisation and harnessing of the full potential of brownfield land development before any greenfield or Green Belt land is considered.

- **Brownfield targeted housing funds**

incentivise through focusing New Homes Bonus payments on developments which deliver on brownfield land and provide affordable homes to allow for brownfield land to serve the needs and regeneration of the north and midlands.

- **Compulsory purchase powers**

provide local communities with stronger mechanisms to bring brownfield land forward as a source of land supply, such as increased compulsory purchase powers. Local authorities should also have increased control of the order in which development land is built so that suitable brownfield sites are developed first.

- **Design standards**

retain local communities' ability to comment on planning applications and local authorities' ability to refuse developments on brownfield land, and provide legal guarantees that require developers to deliver agreed design standards.

- **Diversity of housing tenures**

amend the NPPF to ensure national planning policy requires that all new developments have diversity of housing tenures and types as outlined by the 2018 Independent Review of Build Out.

“Homes should not be built on green fields if we can possibly help it. Instead, we should focus on boosting construction on brownfield sites.”

Neil O'Brien MP,
Parliamentary Under
Secretary for DLUHC,
19 October 2021

Brownfield land data collection and analyses conducted by CPRE

The updated brownfield registers were found through searches of local planning authority (LPA) websites between May and August 2021. Part 1 of the registers lists all developable brownfield sites assessed as being suitable for redevelopment for new homes and provides information on area, estimated minimum housing capacity, ownership, planning status and whether sites are deliverable in the next five years.

When determining whether or not a site is suitable for redevelopment, local planning authorities have to consider the environment, heritage and amenity value of the brownfield site. This should mean that brownfield land that is important for biodiversity or is a local playground, for example, should not be recorded on the register unless that value is not affected by redevelopment.

The information on these registers is provided by local planning authorities and based on their assessments, including of whether or not a site is suitable for housing. This is a local assessment made by professionals in LPAs, but the accuracy of the data and suitability of sites for development has not been verified by CPRE. Limitations found within the registers content and production are discussed in the Annex.

Section ‘What is the trend of brownfield development’ is based on open-source government data. All data sources are referenced as required.



Analysis conducted by Glenigan

Where local authorities have published more than one brownfield register construction industry consultancy, Glenigan (www.glenigan.com), has compared successive registers and identified those sites that had been excluded from later registers. The first step in identifying these excluded sites was by checking the site reference. As mentioned in the above section, we noticed that some of the references had changed from one year to the next but that the site name was the same. Therefore, we have 'checked' the missing site references against the site names in subsequent registers, to ensure the excluded sites had not been referenced differently.

Once Glenigan had the list of excluded sites, three steps were taken to cross check the identified sites with Glenigan's construction database. These steps established whether sites could have been excluded from later registers due to them being brought forward for development.

Step 1

Glenigan matched any planning references that were given by the local authority against our planning database.

Step 2

In some cases, the local authority provided the SHLAA (Strategic Housing Land Availability Assessment) reference, Glenigan used this to also ascertain a match.

Step 3

In instances where no SHLAA/planning reference was given or found, the geocode, postcode and address of the identified sites were cross-checked with Glenigan's database.

The analysis in this report is based upon this cross-referenced data.



Jim Stephenson/Alamy

Table A1

Regional distribution of brownfield sites, hectares and potential housing units across England.

Source: CPRE / Glenigan analysis

Region	Sites	Hectares	Housing units	Housing units with planning permission (%)
East	2,008	4,264	107,994	45
East Midlands	1,298	2,017	61,829	50
London	4,149	2,800	355,644	49
North East	736	1,174	33,791	39
North West	2,717	3,548	167,461	32
South East	3,621	4,399	159,779	49
South West	2,012	1,966	68,081	57
West Midlands	2,714	3,479	99,600	35
Yorkshire and the Humber	2,311	2,609	108,790	41
Total	21,566	26,256	1,162,969	-

Table A2

Provision of affordable homes in matched developments since 2016.

Source: CPRE / Glenigan analysis

Region	Sites (Proportion of total developments)	No. Affordable homes (Proportion of total housing units)	Average provision (%)
East	25	1,248	48
East Midlands	14	239	44.3
London	42	2,896	46.8
North East	15	422	49.3
North West	19	490	51.7
South East	43	1,376	45.3
South West	37	965	43.9
West Midlands	19	456	56.1
Yorkshire and the Humber	19	567	75.6
Total	233 (6%)	8,659 (4.8%)	51.2

Table A3

The quantity of brownfield sites and hectares built out as a proportion of the total sites and hectares of brownfield land which has been built out in each region since 2016.

Source: CPRE analysis / local authority brownfield land registers

Region	Proportion of total sites (%)	Proportion of total hectares (%)
East	16	41
East Midlands	20	12
London	14	19
North East	19	27
North West	20	14
South East	17	11
South West	24	29
West Midlands	14	9
Yorkshire and the Humber	13	18
National average (%)	17	20

Table A4

The number of housing starts and completions between financial years 2004 and 2020.

Source: DLUHC data¹³

Year	Starts	Completions
2004 - 2005	174,310	155,890
2005 - 2006	183,360	163,400
2006 - 2007	170,320	167,680
2007 - 2008	170,320	170,610
2008 - 2009	88,010	140,990
2009 - 2010	95,560	119,910
2010 - 2011	111,150	107,870
2011 - 2012	110,820	118,510
2012 - 2013	103,520	107,980
2013 - 2014	135,410	112,330
2014 - 2015	143,390	124,640
2015 - 2016	143,740	139,710
2016 - 2017	160,280	147,520
2017 - 2018	163,800	160,910
2018 - 2019	166,380	169,060
2019 - 2020	148,520	175,330
2020 - 2021	139,750	155,950

Current limitations to local authority brownfield land registers

Brownfield Land Register Regulations (2017), state that local authorities should produce an updated brownfield land register every year, however, the frequency of how often local authorities compile and update their registers varies.

At 153, just under half of local authorities (46%) have compiled four iterations of their brownfield register since 2016. A total of 86 councils have compiled three registers during the period, 52 councils (16%) have compiled two registers, while 38 councils (12%) have only published one.

Websites:

it was often difficult to find the brownfield registers through an online search engine or the LPA website. There were a number of occasions where a large number of clicks were required to reach the download. In a few cases, links were broken - or even led to another LPA's register.

Updated registers:

it was often unclear when the register had last been updated with information on LPA website.

Data inconsistencies and inaccuracies:

a wide range of coordinate reference systems are used, leading to questions of accuracy in a small number of specific cases.

Use of template:

despite being provided with a template spreadsheet many councils moved the columns around, adding in a step to match up the correct data when compiling data. In addition, many authorities are using older versions of the template which do not include the 'end date' column. Many authorities are also removing sites rather than using this column, due to conflation between the Brownfield Land Register Regulations and the recent government brownfield land register guidance.

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