



Value My Land

Maximising Returns for Landowners

Brownfield Land Registers

A Practical Guide for Landowners

How Part 1, Part 2 and permission in principle can affect the planning prospects and value of previously developed land.



Value My Land

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What Is a Brownfield Land Register?

A Brownfield Land Register is a public record maintained by a local planning authority in England. It identifies qualifying previously developed land that the authority considers appropriate for residential development.

Part 1 lists sites meeting the statutory criteria and may include land with or without planning permission. Part 2 is a selected subset where the authority has followed the required process and granted permission in principle.

**Part 1 records qualifying brownfield housing sites but does not itself grant permission.
Part 2 grants permission in principle after the required process.**

Why do councils maintain Brownfield Land Registers?

The register provides consistent public information about brownfield housing opportunities, supports the authority's land evidence and can provide a route to permission in principle for selected sites.

- Identify qualifying brownfield land considered appropriate for housing
- Publish consistent information about site area, ownership and planning status
- Support Local Plan, HELAA or SHLAA and housing delivery evidence
- Improve the visibility of previously developed land for investment and promotion
- Enable selected Part 1 sites to receive permission in principle through Part 2

Where does it sit in the planning process?

Planning history and site review → Part 1 assessment → register publication → optional Part 2 process → permission in principle → technical details consent

[Read the Full Online Brownfield Land Registers Guide](#)

Why Landowners Should Pay Attention

Register inclusion can be useful planning evidence, but the meaning of an entry depends on whether the site is in Part 1 or Part 2, its planning status, the mapped boundary and the date of the record.

A landowner should check the entry rather than assuming that listing equals planning permission. Part 1 can include a permitted site, an allocated site or unpermitted land identified as a future housing opportunity.

Part 1 and Part 2 provide different certainty

Part 1 records qualifying land but does not itself grant consent. Part 2 grants permission in principle for the location, land use and amount of development stated in the register, subject to later technical details consent.

The brownfield boundary must be correct

Only land meeting the national definition should be treated as previously developed. Agricultural and forestry buildings are excluded, and a wider title containing a developed yard and adjoining fields is not automatically brownfield throughout.

Register entries can become out of date

Registers are reviewed, but planning permissions, ownership, site capacity and constraints can change between updates. The entry should be cross-checked against live planning records, the Local Plan and current land availability evidence.

Always check the part, planning status, boundary and update date before relying on a register entry.

[Search the National Brownfield Land Dataset](#)

The Main Criteria for Part 1 Inclusion

A Part 1 site must be previously developed land and satisfy the applicable size, suitability, availability and achievability criteria. The authority must also consider environmental and amenity effects before concluding that residential development is appropriate.

Brownfield Status The land must fall within the national definition of previously developed land. Agricultural and forestry buildings are specifically excluded.	Minimum Scale The usual threshold is at least 0.25 hectares or capacity for at least five dwellings, although qualifying smaller sites may be included.
Suitable Residential development must be appropriate having regard to the development plan, national policy and environmental and amenity effects.	Available There should be a willing landowner and no ownership, tenancy, access or legal barrier that makes development unrealistic.
Achievable The authority should consider that residential development has a reasonable prospect of taking place within 15 years of entry.	Planning & Environmental Effects Access, contamination, flood risk, heritage, ecology, neighbouring uses, infrastructure and viability can all influence inclusion.

What should the council assess?

- Whether the land meets the national definition of previously developed land
- Whether it meets the usual 0.25-hectare or five-dwelling threshold, or merits smaller-site inclusion
- Whether residential development is suitable in planning and environmental terms
- Whether the owner is willing and legal or ownership barriers can be resolved
- Whether development has a reasonable prospect of taking place within 15 years
- Access, contamination, flood risk, heritage, ecology, amenity and infrastructure effects
- Current permission status, realistic dwelling range and the precise register boundary

Brownfield status is only the starting point. A site must also represent a suitable, available and achievable residential development opportunity.

What Makes a Strong Brownfield Submission?

A strong brownfield submission does more than show that buildings or hardstanding exist. It proves the lawful former or current use, identifies the qualifying boundary and explains why residential development is suitable, available and achievable.

1. **Confirm brownfield status** - Provide planning history, lawful-use evidence, historic plans and a clear explanation of which part of the ownership meets the national definition.
2. **Identify the site accurately** - Supply a red-line plan, ownership details, current uses and any adjoining land needed for access, drainage, visibility or services.
3. **Present a realistic housing concept** - Explain the proposed use and dwelling range and allow for roads, open space, retained structures and site constraints.
4. **Address constraints and solutions** - Review access, contamination, ground conditions, drainage, ecology, heritage, neighbours, utilities and title matters.
5. **Demonstrate availability and achievability** - Confirm landowner support, legal control, market interest, viability, infrastructure and a credible delivery programme.
6. **Coordinate the planning route** - Align the register submission with the HELAA or SHLAA, Call for Sites, Local Plan and any planning or permission-in-principle strategy.

A strong submission proves the brownfield status and demonstrates a realistic route to residential development.

Is My Brownfield Land Suitable for Development?

Evidence That Can Strengthen a Brownfield Site

The evidence should be proportionate to the register stage. The objective is not to prepare every report needed for a planning application, but to establish the brownfield classification, realistic capacity and principal risks affecting residential delivery.

Planning History & Lawful Use Planning references, historic plans and use evidence support the brownfield classification and identify the correct boundary.	Site & Ownership Plan An accurate plan should distinguish the qualifying land and show any adjoining ownership needed for access, drainage or services.
Residential Concept & Capacity A realistic dwelling range should allow for roads, parking, open space, retained structures and known constraints.	Access & Highways An initial appraisal can establish whether a safe access is achievable and whether third-party land or improvements are required.
Contamination & Ground Risk A Phase 1 review can identify former uses, potential contaminants, structures, mining or ground-stability issues requiring investigation.	Flood, Ecology, Heritage & Amenity Proportionate screening should identify constraints that affect suitability, capacity, design or the need for mitigation.
Utilities, Title & Infrastructure Service capacity, easements, covenants, ransom interests and abnormal infrastructure costs can affect delivery.	Viability & Delivery Programme Demolition, remediation, obligations, market demand, ownership and planning lead-in periods should support a credible route within 15 years.

The strongest evidence distinguishes between a genuine brownfield housing opportunity and land that is merely vacant, untidy or previously used.

How a Brownfield Site Can Progress

A brownfield site can progress in several ways. Part 1 inclusion may support a full or outline planning application, Local Plan promotion or a later Part 2 process, while Part 2 provides the first stage of permission in principle.

1. **Confirm the status and boundary** - Review the lawful use, physical site, planning history and the exact extent of previously developed land.
2. **Submit through the council process** - Follow the Brownfield Register, HELAA or SHLAA or Call for Sites instructions and provide the information requested.
3. **Part 1 assessment and publication** - The authority tests brownfield status, size, suitability, availability and achievability and publishes qualifying sites.
4. **Monitor and correct the record** - Check the site reference, plan, dwelling range, ownership and planning-status fields and address factual errors promptly.
5. **Optional Part 2 procedure** - The authority selects a Part 1 site, completes the required publicity, notification and consultation and considers whether permission in principle should be granted.
6. **Permission in principle** - Part 2 settles the location, housing-led land use and amount of development stated in the entry, but no construction can begin.
7. **Technical details and delivery** - A technical details consent or another planning application must resolve access, design, drainage, remediation, mitigation, obligations and implementation.

Part 1 is evidence, Part 2 is permission in principle, and technical details consent is still required before development can begin.

Read: [Types of Planning Applications in England](#)

Read: [Contaminated Land Guide](#)

What If My Site Is Omitted or the Entry Is Wrong?

A site may be omitted because the council disputes its brownfield status, considers it too small, unsuitable, unavailable or unachievable, or believes environmental, amenity or infrastructure effects prevent residential development.

The first step is to identify the precise reason and evidence. An incorrect boundary, outdated planning status, misunderstood former use or untested technical constraint may be capable of correction or further assessment.

A focused response can include:

- Reviewing the register boundary, planning history and brownfield classification
- Providing ownership, availability, capacity and delivery evidence requested by the council
- Commissioning targeted access, contamination, drainage, heritage or other technical work
- Correcting an inaccurate permission status, dwelling range, ownership field or site note
- Promoting the land consistently through the HELAA, Call for Sites and Local Plan
- Considering permission in principle, full or outline permission or a promotion agreement where appropriate

Continued promotion matters

Omission from one register update is not necessarily the end of the opportunity. Planning history, ownership, remediation evidence, policy and market circumstances can change, and the site may be reconsidered through a later update or another planning route.

An omission or inaccurate entry should be understood and answered with evidence - not treated automatically as the end of the site's prospects.

How Can Register Status Affect Land Value?

Part 1 inclusion can improve visibility and provide evidence that the authority has considered residential development appropriate under the register criteria. Its value depends on the exact entry, current policy and the amount of planning and technical work still required.

Part 2 normally provides greater certainty because permission in principle has been granted for the location, land use and amount of development. It is not equivalent to a fully detailed and implementable planning permission.

The value outcome is site-specific

Net capacity, demolition, contamination, ground improvement, infrastructure, affordable housing, planning obligations, title constraints, market demand and timing can all affect residual land value. An indicative register range is not an approved final capacity.

Understand the entry before agreeing terms

Before selling or entering an option, conditional contract or promotion agreement, establish whether the land is in Part 1 or Part 2, what consent exists, what technical work remains and how abnormal costs and deductions will be verified.

The key question is not simply whether land is listed, but what planning certainty, capacity, cost and delivery risk the entry actually represents.

Find Out What Your Land May Be Worth

How Value My Land Can Help

Value My Land can review the Brownfield Land Register entry, planning history, Local Plan, land availability evidence and site-specific constraints affecting your land. We can then identify whether register promotion, permission in principle, a planning application or longer-term promotion is the strongest route.

Brownfield Status Review We assess the lawful use, planning history, existing structures and the part of the ownership that meets the brownfield definition.	Register & Planning Review We check Part 1 or Part 2 status, the mapped entry, dwelling range, permissions, Local Plan and HELAA or SHLAA evidence.
Site Submission & Promotion We can prepare an evidence-led register, Call for Sites or Local Plan submission explaining suitability, availability and achievability.	Technical Team Management Where needed, we coordinate access, contamination, drainage, ecology, heritage, utilities and concept-masterplanning work.
Planning & Delivery Strategy We identify whether permission in principle, technical details consent, a full or outline application or longer-term promotion is appropriate.	Landowner-Focused Approach The strategy is proportionate to the site, its abnormal costs, realistic capacity, planning prospects and the landowner's objectives.

Promotion Agreements

Where we enter into a Promotion Agreement, we fund and manage the agreed planning and promotion process at our own cost and risk. This can include register and Local Plan promotion, contamination and technical work, masterplanning and a planning application.

The landowner retains ownership and control of the land throughout the promotion process. Our remuneration is linked to the sale proceeds, aligning our objective with securing a deliverable planning position and maximising the value achieved for the land.

[Request a Free Brownfield Land Review](#)



Could Your Brownfield Land Have Residential Development Potential?

If you own previously developed land, Value My Land can review its register status, planning history, brownfield classification, realistic capacity and the most appropriate route for bringing it forward.

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Value My Land

Delivering Sustainable Development

Further reading: [Brownfield Land Registers Guide](#) | [Types of Planning Applications](#) | [Contaminated Land Guide](#) | [Planning Policy Guide](#)

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