



North Kesteven
DISTRICT COUNCIL

BROWNFIELD LAND REGISTER

November 2023

(Revision 1.0)

North Kesteven District Council: Brownfield Land Register 2023

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1 Background

The Town and Country Planning (Brownfield Land Register) Regulations 2017¹ introduced a requirement for each local planning authority in England to prepare, maintain and publish a register of previously developed land within their area that they consider appropriate for housing-led development, known as a 'brownfield land register'. The 2017 Regulations set out in detail the steps that local planning authorities are required to follow when preparing and publishing brownfield land registers.

What is brownfield land?

Brownfield land is land that has been previously developed, although it excludes land and buildings in agricultural/forestry use and residential gardens. Further guidance on the definition of Brownfield Land or 'previously developed land' can be found in Annex 2 of the National Planning Policy Framework².

What is the purpose of brownfield land registers?

Brownfield land registers are intended to encourage housing-led investment in brownfield land. The 2017 Regulations ensure that standardised information and data about brownfield land that is suitable, available and deliverable for housing-led development is kept up to date and is publicly available.

Local planning authorities are required to review their brownfield land registers annually.

What is included in the Register?

The Register is required to be kept in two parts:

Part 1 contains sites categorised as previously developed land that are considered by the Council to be suitable, available and achievable for housing-led development. Only sites that meet the requirements specified in the 2017 Regulations will be placed on Part 1 of a brownfield land register.

The 2017 Regulations set out a range of criteria and direct that, where the specified criteria is met, the Local Authority must enter the site in Part 1 of the Brownfield Land Register³.

Regulation 4 sets out in detail the criteria against which land shall be assessed, and defines 'suitable for residential development' as sites that are allocated in a local plan or have planning permission for residential development. This is significant in the context of the draft Brownfield Land Register for North Kesteven.

¹ The 2017 Regulations can be viewed at: <http://www.legislation.gov.uk/uksi/2017/403/contents/made>

² The NPPF can be viewed at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³ Regulation 5 'Entry of land in the register'

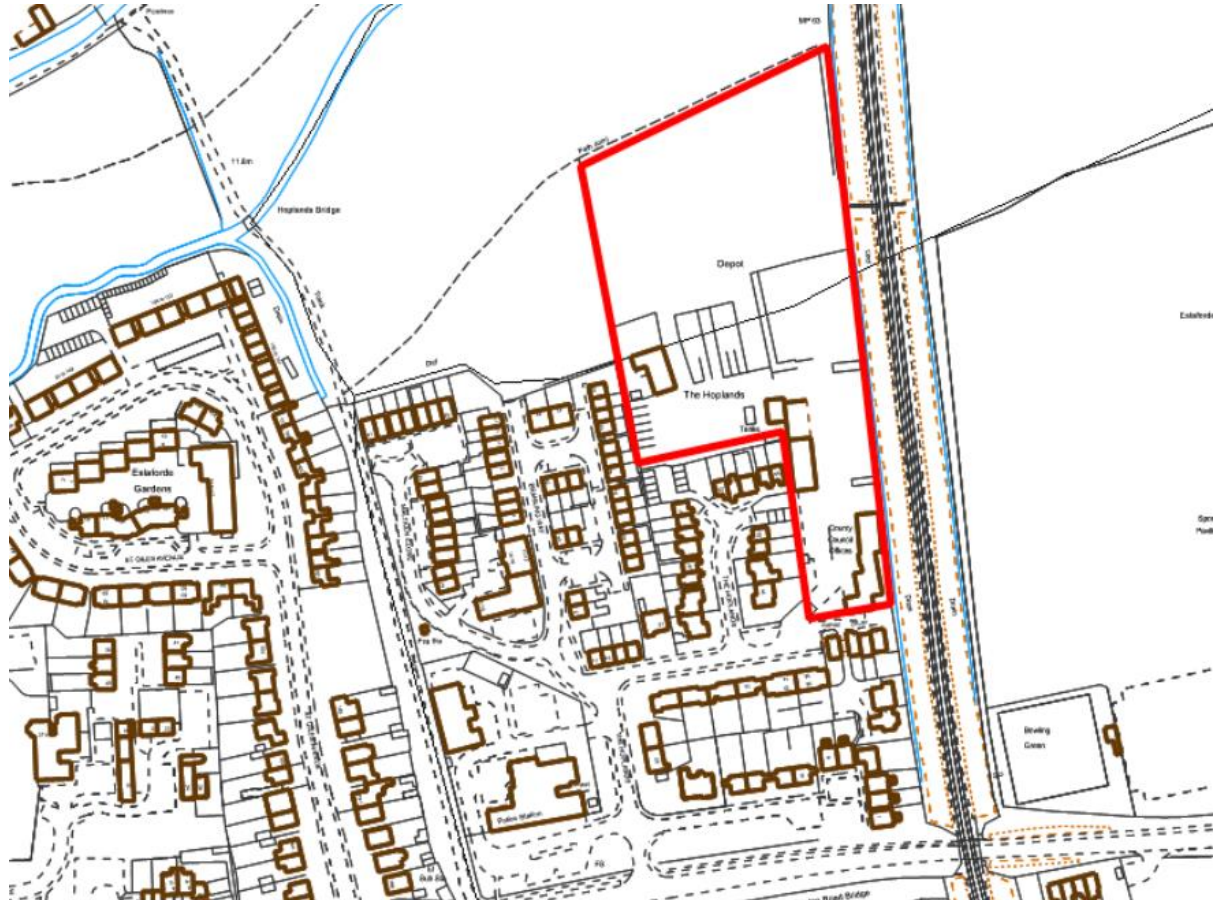
The online Planning Practice Guidance sets out that in addition to Regulation 4, in determining whether to enter sites on to the Brownfield Land Register, local planning authorities are required to have regard to:

- (a) the development plan – which includes any ‘made’ Neighbourhood Plan;
- (b) national policies and advice;
- (c) any guidance issued by the Secretary of State.⁴

Part 2 is a sub-set of ‘Part 1’, containing sites for which the Council has granted ‘permission in principle’ for housing-led development. The Council has not commenced the process required by the 2017 Regulations to consider sites for entry into Part 2 of the Register.

⁴ Planning Practice Guidance: Paragraph: 009 Reference ID: 59-009-20170728

2: Sites entered into Part 1

SITE SUMMARY	
Site reference	BLR/0001
HELAA Reference	NK/KIRK/004
Site Address	The Hoplands Depot, Boston Road, Sleaford
Ward	Kirkby La Thorpe and South Kyme
Parish	Kirkby La Thorpe / Evedon
Site Description	Brownfield site within the settlement of Sleaford. The depot that was formerly on site has been relocated.
SITE MAP	
 <p style="text-align: right;">Map not to scale</p>	
OrganisationURI	http://opendatacommunities.org/doc/district-council/north-kesteven
OrganisationLabel	North Kesteven District Council
SiteReference	BLR/0001
PreviouslyPartOf	n/a
SiteNameAddress	The Hoplands Depot, Boston Road, Sleaford
SitePlanURL	https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/brownfield-land-register/
CoordinateReferencingSystem	ETRS89
GeoX	53.00088
GeoY	-0.39363
Hectares	1.84

OwnershipStatus	Owned by public authority
Deliverable	Yes
PlanningStatus	Awaiting s106
PermissionType	Full planning permission
PlanningHistory	n/a
ProposedForPIP	n/a
MinNetDwellings	55
NonHousingDevelopment	n/a
SiteInformation	n/a
Notes	n/a
FirstAddedUpdate	14/12/2017
LastUpdatedDate	13/11/2023
DevelopmentDescription	n/a
NetDwellingsRangeFrom	n/a
NetDwellingsRangeTo	n/a

SITE SUMMARY	
Site reference	BLR/0002
HELAA Reference	NK/SWI/006 (partial)
Site Address	Land off Moor Lane, Swinderby
Ward	Eagle, Swinderby and Witham St Hughs
Parish	Swinderby
Site Description	Brownfield land located within former factory site. Located close to Swinderby village.

SITE MAP

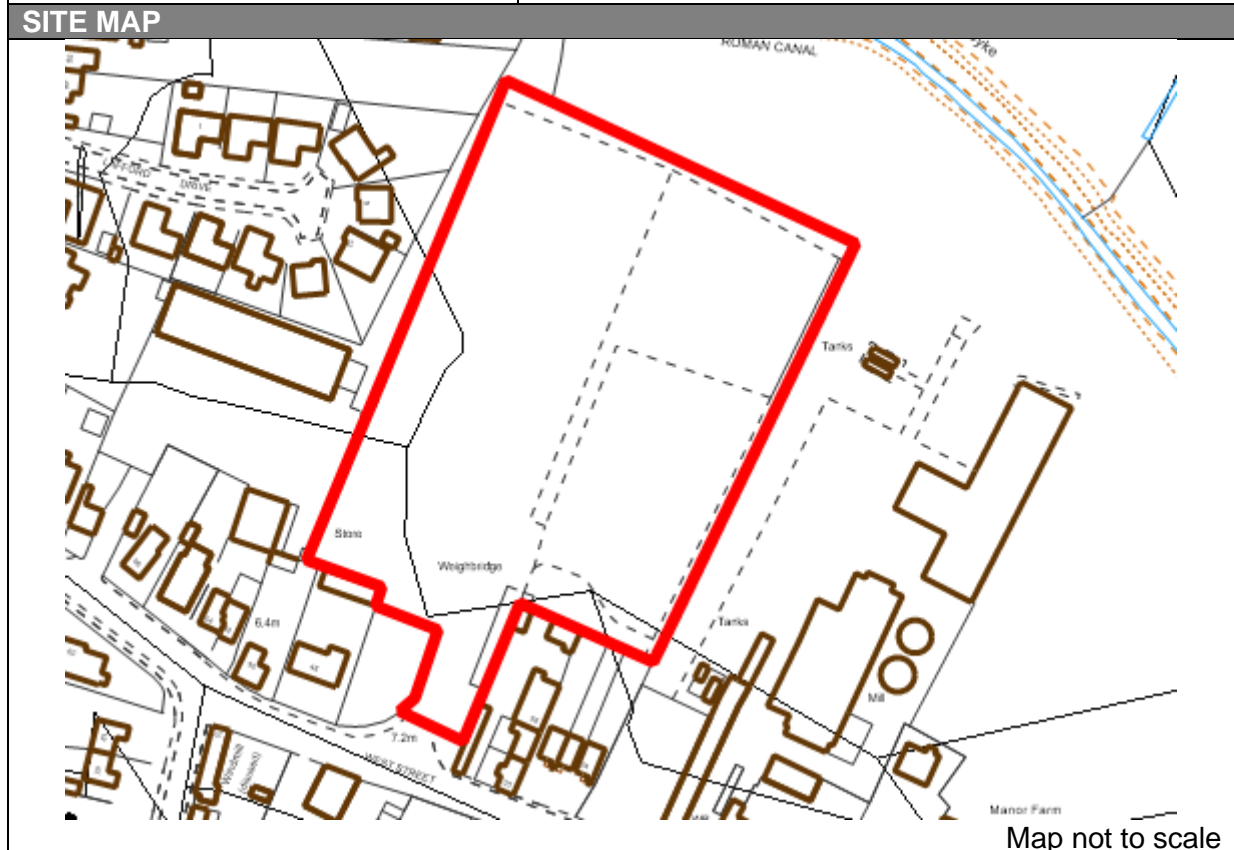


Map not to scale

OrganisationURI	http://opendatacommunities.org/doc/district-council/north-kesteven
OrganisationLabel	North Kesteven District Council
SiteReference	BLR/0002
PreviouslyPartOf	n/a
SiteNameAddress	Land off Moor Lane, Swinderby
SitePlanURL	https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/brownfield-land-register/
CoordinateReferencingSystem	ETRS89
GeoX	53.15744
GeoY	-0.69712
Hectares	8.29
OwnershipStatus	Not owned by public authority
Deliverable	Yes
PlanningStatus	Awaiting s106

PermissionType	Full planning permission
PlanningHistory	n/a
ProposedForPIP	n/a
MinNetDwellings	132
NonHousingDevelopment	n/a
SiteInformation	n/a
Notes	n/a
FirstAddedUpdate	14/12/2017
LastUpdatedDate	13/11/2023
DevelopmentDescription	n/a
NetDwellingsRangeFrom	n/a
NetDwellingsRangeTo	n/a

SITE SUMMARY	
Site reference	BLR/0003
HELAA Reference	NK/BIL/012 (partial)
Site Address	Land at West Street, Billingham
Ward	Billingham, Martin and North Kyme
Parish	Billingham
Site Description	Brownfield portion of allocated site, comprising former haulage depot and storage yard.

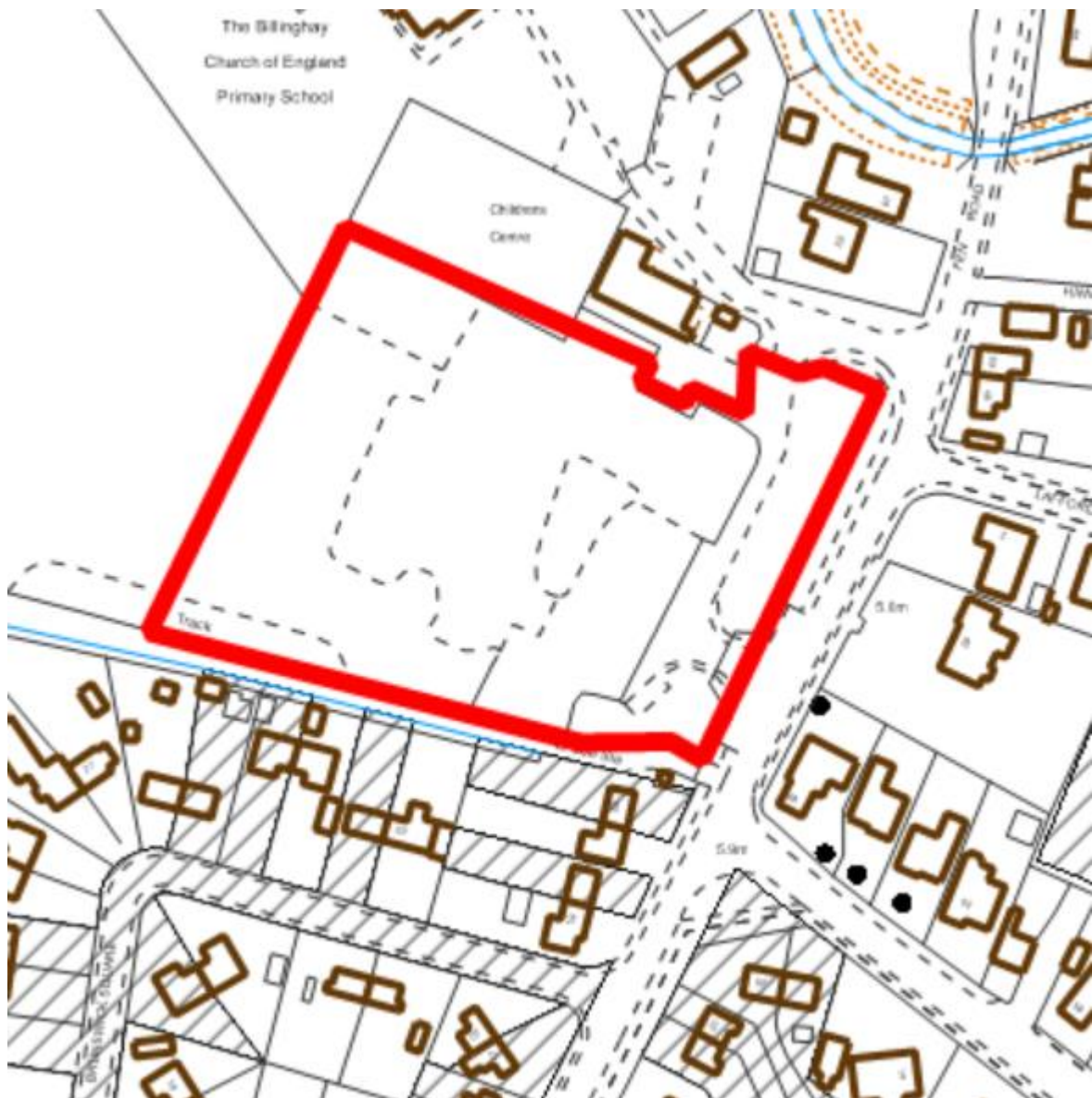


OrganisationURI	http://opendatacommunities.org/doc/district-council/north-kesteven
OrganisationLabel	North Kesteven District Council
SiteReference	BLR/0003
PreviouslyPartOf	n/a
SiteNameAddress	Land at West Street, Billingham
SitePlanURL	https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/brownfield-land-register/
CoordinateReferencingSystem	ETRS89
GeoX	53.080798
GeoY	-0.27925519
Hectares	1.4
OwnershipStatus	Not owned by public authority
Deliverable	Yes
PlanningStatus	Permissioned
PermissionType	Outline planning permission
PlanningHistory	n/a
ProposedForPIP	n/a

MinNetDwellings	33
NonHousingDevelopment	n/a
SiteInformation	n/a
Notes	n/a
FirstAddedUpdate	20/11/2020
LastUpdatedDate	13/11/2023
DevelopmentDescription	n/a
NetDwellingsRangeFrom	n/a
NetDwellingsRangeTo	n/a

SITE SUMMARY	
Site reference	BLR/0004
HELAA Reference	NK/BIL/018
Site Address	Land at Former Lafford School, Fen Road, Billinghamay
Ward	Billinghamay, Martin and North Kyme
Parish	Billinghamay
Site Description	Former secondary school

SITE MAP



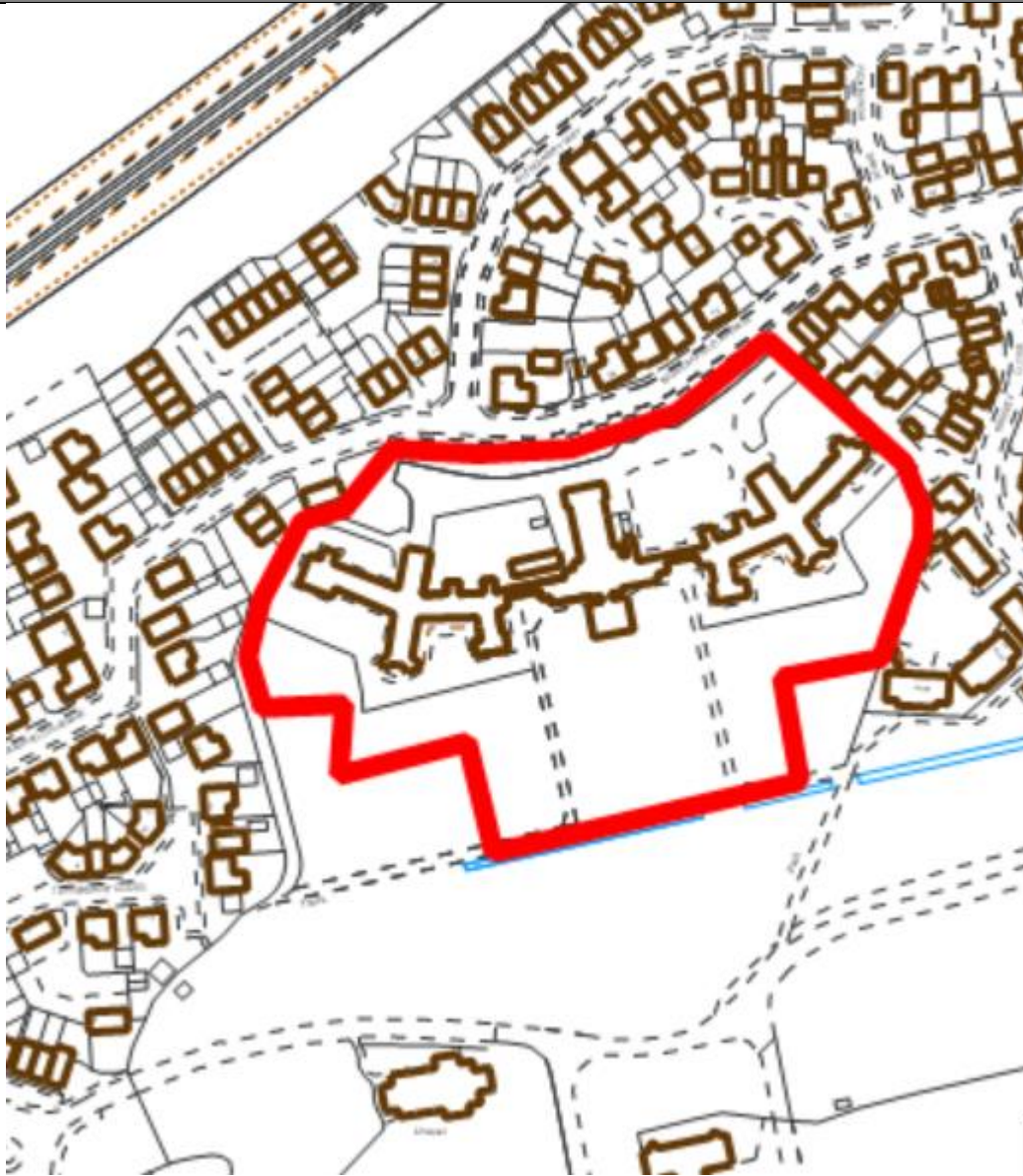
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OrganisationURI	http://opendatacommunities.org/doc/district-council/north-kesteven
OrganisationLabel	North Kesteven District Council
SiteReference	BLR/0004
PreviouslyPartOf	n/a
SiteNameAddress	Land at Former Lafford School, Fen Road, Billinghamay

SitePlanURL	https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/brownfield-land-register/
CoordinateReferencingSystem	ETRS89
GeoX	53.08207168
GeoY	-0.28175364
Hectares	0.98
OwnershipStatus	Owned by public authority
Deliverable	Yes
PlanningStatus	Not permissioned
PermissionType	n/a
PlanningHistory	n/a
ProposedForPIP	n/a
MinNetDwellings	16
NonHousingDevelopment	n/a
SiteInformation	n/a
Notes	n/a
FirstAddedUpdate	19/11/2021
LastUpdatedDate	13/11/2023
DevelopmentDescription	n/a
NetDwellingsRangeFrom	n/a
NetDwellingsRangeTo	n/a

SITE SUMMARY	
Site reference	BLR/0006
HELAA Reference	NK/GREY/001
Site Address	Land at Former Orchard House, Rauceby Hospital, Greylees
Ward	Sleaford Quarrington and Mareham
Parish	Sleaford
Site Description	Former hospital

SITE MAP



Map not to scale

OrganisationURI	http://opendatacommunities.org/doc/district-council/north-kesteven
OrganisationLabel	North Kesteven District Council
SiteReference	BLR/0006
PreviouslyPartOf	n/a
SiteNameAddress	Land at Former Orchard House, Rauceby Hospital, Greylees
SitePlanURL	https://www.n-kesteven.gov.uk/residents/planning-and-

	building/planning/planning-policy/brownfield-land-register/
CoordinateReferencingSystem	ETRS89
GeoX	52.98513352
GeoY	-0.45094257
Hectares	1.95
OwnershipStatus	Not owned by public authority
Deliverable	Yes
PlanningStatus	Permissioned
PermissionType	Full planning permission
PlanningHistory	n/a
ProposedForPIP	n/a
MinNetDwellings	40
NonHousingDevelopment	n/a
SiteInformation	n/a
Notes	n/a
FirstAddedUpdate	19/11/2021
LastUpdatedDate	13/11/2023
DevelopmentDescription	n/a
NetDwellingsRangeFrom	n/a
NetDwellingsRangeTo	n/a

Brownfield Land Register: Part 2

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