

State of Brownfield 2018:

An analysis demonstrating the potential of
brownfield land for housing



February 2018

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This research examines new brownfield registers, published by 320 local planning authorities in England. It follows previous work from CPRE, including “From Wasted Space to Living Spaces”¹ in 2014 and brownfield housing capacity research in 2016,² which has consistently demonstrated that there is sufficient suitable brownfield land currently available for more than 1 million homes. It not only shows that local planning authorities have identified more brownfield land than is commonly acknowledged by the Government and the housebuilding industry, but also that there is brownfield land in places where people want to live. If this land is used efficiently, the sites could deliver even more homes - preventing the unnecessary loss of countryside and green spaces.

The report adds to the evidence showing that we need to get on with building on suitable brownfield sites and prioritise their use. In the coming months, the Government has a key opportunity to make this happen as it consults on a new National Planning Policy Framework.

Key findings

- The registers show that there is ample brownfield land for housing (Section 3.1). Published brownfield registers (currently covering 95% of England) demonstrate that there are suitable brownfield sites available for over 1 million homes in England. If this figure is extrapolated to account for unpublished registers, there would be space for at least 1.1 million homes. This validates CPRE’s previous estimates from 2014 and 2016 – when the Government insisted there was only space for 200,000.
- More land can be identified (Section 3.2). If more registers looked at small sites (sites that would deliver fewer than 10 homes), we estimate space for an additional 220,000 homes could be identified.
- More homes could be delivered on sites if land is used more efficiently (Section 3.2). The average density of sites on the registers is 33 dwellings per hectare. If the sites delivered new homes at the average density of new development of 37 dwellings per hectare, estimates could increase by another 130,000 homes.
- More brownfield land is being identified as suitable for housing (Section 3.3). Councils have identified suitable land for 23% more housing since they were required to submit information on previously developed land to the National Land Use Database from 2010 to 2012.
- Most of the identified capacity can be redeveloped now (Section 3.4). Almost 620,000 (67%) of the homes can be delivered by 288 local authorities in the next five years according to the brownfield registers (which can be extrapolated to nearly 730,000 if all local authorities were included across England). This represents 60% of estimated housing need, or 3 years’ housing land supply.
- But many of these homes do not have any planning permission so those sites are not being used (Section 3.5). More than 150,000 of these homes identified as deliverable over the next five years (extrapolated to 180,000 with all local authorities included) do not yet have planning permission: these should be taken forward as a priority. Across the registers as a whole, brownfield sites that could provide 43% of the homes identified do not have any form of planning permission, including 234,000 homes on suitable sites owned by public bodies, such as councils. This must be addressed.
- The housing capacity is in places that people want to live (Section 3.6). Despite the Government’s insistence that brownfield land is not in places where people want to live, there is in fact a strong relationship between brownfield capacity and housing demand.
- However, Green Belt land remains under threat (Section 3.7). Areas that are releasing Green Belt land for housing development, including a number of local authorities in the north of England, are doing so despite significant capacity on suitable brownfield land.

1. Introduction

It has long been CPRE's policy to promote better use of brownfield land and that brownfield should be used first in a sequential approach to deliver new homes. In other words, suitable brownfield sites should be used before greenfield sites.

Making the best use of urban brownfield sites has multiple benefits. Not only does it mean that unnecessary loss of our countryside and valued greenspaces can be avoided, but it also makes social, environmental and economic sense for most new development to occur in built-up areas, where infrastructure and services are already in place, or can easily be provided, rather than in the countryside. Brownfield development is essential for urban regeneration. Done well, it brings homes, jobs and services closer together, reduces car dependence, removes local eyesores and enhances communities.

However, the potential for brownfield has been considerably underestimated.

In 2014, the Government argued that there was space for 200,000 homes on brownfield (previously developed) land across England.³ CPRE's research has demonstrated the contrary. In November of that year, CPRE published "From Wasted Space to Living Spaces", which found that at least 1 million homes could be provided on suitable brownfield land in England.⁴ The Department for Communities and Local Government described this estimate as "wildly over optimistic" in its Housing & Planning Bill Impact Assessment of October 2015.⁵ That document claimed that "only a fraction will be suitable for housing", disregarding the fact that the councils had already considered the suitability of sites for housing development. CPRE used this study to successfully call for the introduction of brownfield registers, through the Housing and Planning Act 2016.

In order to inform the detailed regulations for brownfield registers the Government carried out a pilot project, announced in March 2016, involving 73 local planning authorities.⁶ Following the publication of 53 pilot registers, CPRE published "Housing Capacity on Suitable Brownfield Land", which found that the average amount of suitable identified brownfield land had increased - to between 1.1 and 1.4 million homes.⁷

In spring 2017, new regulations were published that required all local planning authorities to publish a register of brownfield land by 31 December 2017.⁸ Additional guidance for local authorities was published in summer 2017.⁹ These regulations applied to 338 local planning authorities, made up of 326 district or unitary councils, 10 National Park Authorities and two urban development corporations.

The registers record brownfield land that local planning authorities have identified as being available and suitable for housing development over the next 15 years. They act as a means to monitor the Government's target for 90% of suitable brownfield sites to have planning permission by 2020.¹⁰

At the same time as introducing the registers in the Housing and Planning Act 2016, the Government also introduced "Permission in Principle" (PiP), a new form of planning consent, similar to outline consent, which was intended to give greater certainty to investors in developments, and would need to be followed by "technical details consent" or a full application for planning permission. Sites considered suitable for housing development and included on part 2 of a brownfield register benefit from PiP.¹¹

In order to fulfil their potential, it is essential for brownfield registers to record all suitable brownfield land, but this is not yet being realised. Previous research in CPRE's report "Unlocking Potential" found that councils could be more proactive in identifying suitable brownfield sites, particularly small sites.¹²

Brownfield registers provide an opportunity to understand the location and capacity of brownfield land that is considered to be suitable for housing. Despite this, the Government is not planning to publish a national brownfield register, leaving it to groups and individuals to analyse and highlight the findings of the brownfield registers. In January 2018, the new Ministry for Housing, Communities and Local Government announced that 310 local authorities had published brownfield registers identifying 26,000 hectares of brownfield land.¹³

This briefing summarises the key findings of CPRE’s analysis of the brownfield registers and demonstrates the huge potential that suitable brownfield holds.

2. Methodology and Data Sources

The published registers were found through searches of local planning authority websites between 2 and 30 January 2018. These provide information on the area, minimum housing capacity, ownership, planning status and whether sites could be developed for homes within the next five years (deliverability).

Previous CPRE research showed that around 20% of local planning authorities failed to meet the deadline.¹⁴ Within the month after the deadline, more authorities published their registers, bring the total to 320 brownfield registers and covering 95% of England’s local planning authorities. The status of the remaining 18 brownfield registers is detailed in Table 1.

This analysis uses all 320 published registers where possible, although a few incomplete brownfield registers could not be used in every analysis. The number of local authorities in each analysis are included within the Annex. Analysis comparing other data sets (housing need, land use and density) does not include National Parks and urban development corporations as these local planning authorities play a unique role in the planning system and do not follow the regular principles.

Table 1: the status of brownfield registers across England’s 338 local planning authorities (30 January 2018)

Number of published registers	320
Number of registers published incorrectly	2
Number of registers in development	3
Number of local authorities that have not made progress since undertaking work for the pilot	6
Number of local authorities with no mention of brownfield registers on their website	7

Other sources of data have been used to support the analysis, including:

- The National Land Use Database (NLUD).¹⁵ This was published from 2004 to 2012 and recorded the location, type and potential use of previously developed (brownfield) land. Local authorities were required to submit data until 2010 and the process was voluntary in 2011 and 2012. The NLUD recorded all types of brownfield land, but for our analysis, we have only used sites considered as suitable for a housing-led development, so excluded sites that were identified for employment uses or as open space. The most recent council submissions to this database from 2010, 2011 or 2012 have been used as a baseline for comparison.

- The Government’s standard housing need data, included in their “Right Homes in the Right Places” consultation, is used for comparison with an estimate of how many new homes are needed in each local authority area.¹⁶
- Land Use Change Statistics on density.¹⁷ These record each local authority’s average density of new homes on previously developed land.
- Green Belt Under Siege 2017.¹⁸ CPRE’s previous research identifying threats to the Green Belt is used to consider locations where greenfield may be lost unnecessarily.

3. Analysis

A regional breakdown of all results can be found in Annex 1, including cross-referenced columns with data discussed throughout.

3.1 Sites, area and housing capacity

The 320 brownfield registers identify almost 18,000 suitable brownfield sites, covering 28,000 hectares with minimum net capacity for more than 1 million homes (Table 1 and regional breakdown in Annex 1 columns A-D). When this is extrapolated for all of England’s 338 local planning authorities, an estimate of at least 1.1 million homes can be built on suitable brownfield sites.

This corresponds with CPRE’s previous estimates, despite claims by Government and others that these estimates exaggerated the potential of brownfield land. This also backs the argument that brownfield is a renewable resource as estimates have not diminished despite the development that has taken place on brownfield sites in the past few years.

Table 2: The number of sites, their total area and minimum net housing capacity on brownfield across England (Annex 1, columns A-D)

Number of local authorities with a published register	320
Number of sites identified	17,656
Total area (hectares) identified	28,349
Minimum net housing capacity identified	1,052,124
Estimated housing capacity across England (extrapolated for all 338 local planning authorities)	1,111,305

3.2 Delivering more on brownfield

3.2.1 Small sites

Small brownfield sites in urban centres already have the necessary infrastructure, such as roads and schools, that is less likely to be available on greenfield sites. They are also in areas where people want to live. Therefore, it makes sense to make use of these small wasted spaces.

CPRE research following on from “Unlocking Potential” found that local planning authorities were unlikely to be identifying all brownfield opportunities.¹⁹ Anecdotal evidence suggests that a number of suitable brownfield sites are missing from the registers. In particular, “Unlocking Potential” shows that small urban brownfield sites are likely to go unrecorded. The main reason provided for this was lack of resources. The regulations governing the operation of brownfield registers do not compel local planning authorities to proactively identify smaller sites because of the site size threshold.

This research supports the previous finding, as 3.4% of potential houses identified in the brownfield land registers were on small sites (<10 dwellings per site). This represents 36,006 dwellings from 320 local planning authorities, which can be extrapolated to 38,031 potential dwellings on small sites for all 338 local planning authorities across England. Although the proportion of estimated minimum housing capacity that could be delivered on small sites varied, reaching over 70% in Daventry, 21 local planning authorities did not identify any small sites at all.

In the 2017 Autumn Budget, the Government suggested that 20% of new houses should be provided on smaller sites.²⁰ Previous CPRE research of the first 43 brownfield registers found that by falling short of this 20% target, local authorities are missing out on nearly 190,000 houses countrywide.²¹ Our updated analysis of the more complete list of registers paints a more worrying picture, with over 220,000 potential homes being missed by local authorities. While it may not have been the Government's intention that their 20% small site target should be applied equally to greenfield and brownfield sites, small brownfield sites should be expected to form a significant proportion of overall brownfield development.

3.2.2 Density

The average density of sites identified on the brownfield registers is just 33 dwellings per hectare (dph), which is only just above the minimum density policy set by previous planning policy. This ranges from just 16.5 dph in the East of England to more than 100 dph in London (Annex 1, column L). If new development was delivered at the density seen in the Land Use Change Statistics, of 37 dph, an additional 130,000 homes could be delivered on these sites. New brownfield development should aim for densities above 40 dph, which would lead to 230,000 additional homes on the minimum housing capacity estimate.

Table 3: Comparison of estimated housing capacity in brownfield registers (BLR) for 307 local planning authorities using Minimum Housing estimates and density (dph) calculation

Minimum net housing estimate from BLRs (Average density 33 dph)	Housing estimate based on density (Average density 37dph)	Change in minimum net housing estimate between BLRs and average density	Housing estimate if 40 dph was achieved	Change in minimum net housing estimate between BLRs and 40 dph
1,015,872	1,146,110	130,238	1,239,038	223,166

3.3 Changes in identified housing capacity

This section compares National Land Use Database (NLUD) data with minimum net housing capacity identified by new brownfield land registers. The NLUD collected information on the location, type and suitability for a range of uses up until 2012. The brownfield registers only record information for sites that are suitable for housing.

The most recent returns of local authorities to the NLUD shows that the overall amount of identified brownfield land that is suitable for housing has increased by 23% (Table 4).

There is a possibility that some sites recorded on the register may be more suitable for other uses, although many will offer potential for regeneration. For example, empty village shops could have a new flat above them. This may account for some of the increase. However, it also shows that brownfield land is a renewable resource (as found in "From Wasted Space to Living Spaces"), with increasingly more sites coming forward for development as land is recycled.

The returns of all local authorities in 2010 identified 68,910 hectares of previously developed land, of which just 34,980 hectares (50%) was deemed suitable for housing. This shows the value of

recording all types of previously developed land as a means to consider the need for redevelopment for a range of uses as well as housing, including retail, employment and open space. Recording all types of brownfield land would enable local planning authorities to meet the objective of making more efficient use of brownfield land.

Table 4: Comparison between brownfield land identified as suitable for housing in the national land use database (NLUD) and brownfield registers (BLR). (Annex 1, columns M-O).

Minimum housing estimate in NLUD 2010-12	Minimum housing estimate in brownfield registers 2017	Change in identified capacity	Percentage change in identified capacity
837,936	1,026,804	188,867	23%

3.4 Deliverable sites

Local authorities are required to record if the sites in the register are deliverable, meaning whether or not they can be built within five years. Only 288 local planning authorities, including nine national parks and both urban development corporations, have recorded this information, despite the benefit of using the register to support the calculation of local planning authorities' five year housing land supply.

Of the identified housing capacity in those 288 areas, approximately 620,000 homes are recorded as deliverable. This is the equivalent of almost 70% of the identified capacity in these areas (Table 4, Annex 1 column G).

There are sites with capacity for over 150,000 homes considered as deliverable that do not yet have any form of planning permission, representing 25% of these homes (Annex 1, column H).

This illustrates that, despite claims that brownfield development is too difficult, a significant proportion of new homes can be delivered on brownfield sites in the next five years. Nevertheless, a huge number of these homes do not yet have planning permission - representing half of the 300,000 homes that the Government wants to build each year. These sites should be the priority for planning permission and the development of new homes.

Table 5: The number and proportion of deliverable sites identified by the 288 registers with this data (Annex 1, column G-I)

	Number of homes	Percentage
Minimum net housing capacity on 288 registers with deliverability data	940,866	n/a
Deliverable homes	619,392	66% of minimum net housing capacity
Deliverable homes with no planning permission	154,256	25% of deliverable homes
Deliverable homes that do not have planning permission on public land	64,408	10% of deliverable homes

3.5 Permissions and Ownership

One of the reasons the Government introduced brownfield registers was to be able to measure performance against their target of having planning permission on 90% of brownfield sites by 2020.

From CPRE's perspective, we would like to see action on the ground on a good proportion of suitable sites before 2020, but this is dependent on planning permissions being granted - and automatic Permission in Principle is not sufficient for this. Indeed, from our analysis so far, very few, if any, local authorities have published part two of the register, which allocates PiP, as they wait to assess the full implications of the new route to planning permission. As this section demonstrates, a significant proportion of suitable brownfield sites do not currently have planning permission. This is insufficient, especially for the identified suitable sites that are in public ownership, where the greatest gains for housing affordability could be secured.

Of the potential houses identified, 43% (439,072) are on sites on which planning permission has not been granted or applied for. London has the lowest proportion (30%) of homes that do not yet have planning permission, whilst the North East has the highest proportion at 55% (Annex 1, column P). This may reflect a variety of factors, such as market conditions in London meaning there may be high demand for suitable brownfield sites. It may also reflect how proactive local authorities have been in identifying new sites.

Of those without planning permission or planning permission pending, 34% (150,305) of identified housing capacity are owned by public authorities. Yet regional analysis shows that there are differences in the proportion of potential houses found for sites owned by public authorities, with percentages ranging from approximately 14% (North West and East Midlands) to 40.3% (North East) of total potential homes (Annex 1, Column P). As highlighted by groups such as the New Economic Foundation, publicly owned land should give a significant opportunity to provide affordable homes.²² Therefore, at least a third of brownfield sites in England present an opportunity to provide a high proportion of affordable homes.

Public authority owned sites without planning permission may demonstrate that councils have been able to identify suitable brownfield sites by means other than simply looking at planning applications. Yet these statistics also show that there is a long way to go before reaching the Government's target for 90% of suitable brownfield land to have planning permission by 2020.

There seem to be a number of sites within the register that were given planning permission more than five years ago (Table 6). Therefore, it is clear that mechanisms need to be in place to unlock stalled brownfield sites and support the delivery of new homes on them. It is important that councils strive to progress suitable brownfield sites through the planning process, whilst ensuring that the Government's target does not hinder the search for new suitable brownfield sites.

Table 6: Examples of planning permissions granted more than five years ago

Local Planning Authority	Year application originally granted planning permission	Minimum housing capacity of site
Allerdale	2010 - outline	170
Barnet	2005 - outline	2800
Maidstone	Planning permission has expired	For 393 homes across 11 sites
Yarmouth	2004 - full	6

3.6 Brownfield has a significant contribution to make in meeting housing need

In 2017, the then Department for Communities and Local Government, published a consultation on a standardised assessment of housing need. While the outcomes of the consultation are currently awaited, this data has been used to illustrate the calculation of housing need, the first stage in setting a local housing target.

Figure 1, and accompanying data in Annex 1 column K, shows that all regions across England have enough suitable and deliverable brownfield sites to provide for more than two years of the

Government’s assessment of their entire housing need. Local planning authorities are required to review their brownfield registers on an annual basis: this allows brownfield sites to be treated as a pipeline, with suitable sites being brought forward over time. The total space identified in this year’s brownfield registers for deliverable houses provides at least 2.7 years’ housing land supply countrywide. The South East and South West have the equivalent of two years’ housing land supply on deliverable brownfield sites, whilst the North West and Yorkshire and Humber have four years (Annex 1 column K, visualised in figure 1). A few local authorities have even identified more than ten times the assessment of housing need on brownfield land, including Richmondshire (23 years), Haringey (16 years), the Derbyshire Dales (15 years) and Plymouth (14 years). When considering all suitable sites (that is, not just those that are “deliverable” in the next five years), there is enough space for at least 4.1 years housing land supply countrywide.

Analysis (see section 3.4) of more than 150,000 homes that are identified as being deliverable but have yet to be granted planning permission, amounts to almost a whole year’s worth of housing need. This illustrates the importance of identifying these sites and prioritising them for planning.

Government often disregards brownfield land by insisting that it is not in places where people want to live. However, this research found that there is in fact a strong relationship ($r = 0.6$, $p < 0.001$) between housing need and number of homes that are deliverable within five years on brownfield land (for the 268 local authorities with the relevant data). This demonstrates that there is suitable and deliverable brownfield land in areas where homes are needed.

In the long term, brownfield can continue to provide a significant proportion of our housing need. It is important that these sites, and other sites that may have been excluded from the registers for being too complex, have the necessary financial and policy support to ensure that they are redeveloped as a priority. This would enable us to build the homes we need without unnecessary loss of countryside. A strong brownfield first approach would ensure that these sites are delivered – and in the meantime, further brownfield sites will continue to come forward.

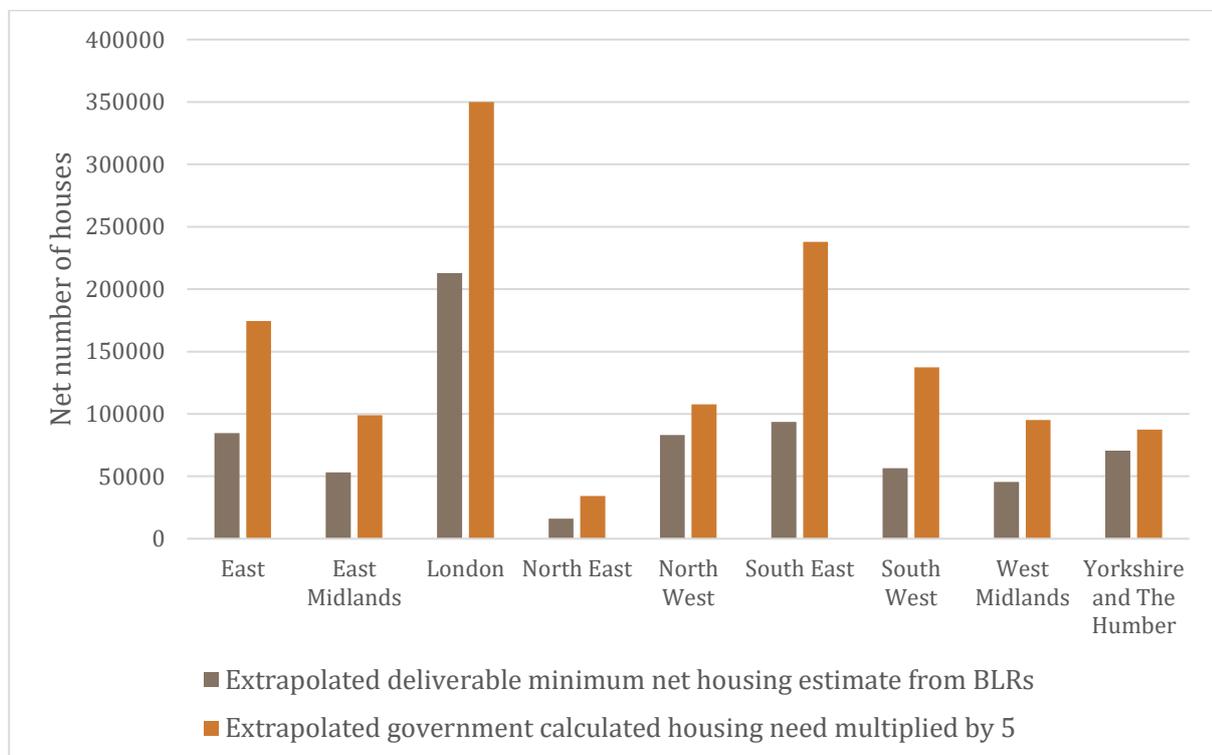


Figure 1: comparison of the brownfield registers’ (277 with data) minimum net houses that are deliverable within 5 years extrapolated for all Local Planning Authorities (LPAs) in each region, with the

Government's calculation of 1 year housing need (308 LPAs with data) extrapolated for all LPAs in each region multiplied by five (years) for comparison

3.7 Green Belt at risk unnecessarily

Our analysis shows that 29 local authorities have identified enough suitable brownfield land to meet more than five years' worth of their housing need as calculated in the recent Government consultation, and yet, as we have previously reported, swathes of Green Belt land in these areas are under siege from proposed development.²³ Table 7 highlights the local authorities that have more than a five-year land supply in deliverable brownfield land yet still have areas of Green Belt under threat from proposed development. Many could more than offset their Green Belt threats by making use of their brownfield capacity.

Table 7: Green Belt threats in areas with significant deliverable land supply

Local Authority	Number of years of LPA's housing supply that could be met on identified suitable and deliverable brownfield sites	Number of homes proposed on Green Belt sites - as reported in Green Belt Under Siege 2017	Number of years supply the identified Green Belt threat represents	Difference in years land supply between available brownfield land and dwellings threatening Green Belt
South Cambridgeshire	12	1955	1.7	10.3
St Helens	12	4093	8.1	3.9
Lichfield	10	330	1.0	9.0
Manchester	9	Threats identified as part of the draft Greater Manchester Spatial Framework totalling more than 50,000	n/a	n/a
Leeds	9	19400	7.3	1.7
Gateshead	7	Threats with Newcastle upon Tyne of 6,000	n/a	n/a
Waverley	6	594	1.1	4.9
Blackburn with Darwen	6	1981	12.9	-6.9
Wigan	5	Threats identified as part of the draft Greater Manchester Spatial Framework totalling more than 50,000	n/a	n/a
Sheffield	5	6100	2.9	2.1
Broxtowe	5	6150	17.1	-12.1
South Oxfordshire	5	5900	9.6	-4.6

4 Ways forward

CPRE will continue to monitor the information held by brownfield registers as they undergo review and advocate for a brownfield first approach in order to avoid the unnecessary loss of countryside.

This research shows that there is huge potential for new homes to be delivered on brownfield sites where people want to live. The upcoming review of the National Planning Policy Framework provides an opportunity to introduce a sequential approach, a brownfield first approach, to releasing land and granting planning permission for development.

CPRE's recommendations to Government to improve the use of brownfield:

- Make brownfield sites the priority for any policy decisions and allocate public funding to bring forward new housing. Support should be provided to unlock stalled brownfield sites while local authorities must be empowered to refuse planning permission for greenfield sites where there are suitable brownfield alternatives.
- Push for more housing completions as well as more planning permissions on brownfield sites. A commitment for the proportion of sites on which development should have started would be a major step forward. This would be in addition to the commitment to having planning permission on 90% of suitable sites by 2020.
- Recognise that registers show a pipeline of potential regeneration opportunities that could be realised with the right policy and financial interventions. Brownfield registers should not be seen merely as a snapshot of sites that are suitable and available for housing development at one moment in time.
- Aggregate all of the brownfield registers into a national brownfield register to allow identification of suitable sites across local authority boundaries.
- Guide local authorities to identify all suitable sites, including the smallest sites, in final policies, and provide support to small house builders and self- and custom builders through targeted funding mechanisms that overcome the initial high costs of brownfield development. They should also support the development of a more accessible and transparent approach to developing a brownfield register – following the recommendations in “Unlocking Potential”.

Annex 1: Regional breakdown of all results in brownfield registers (BLR) analysis

Column ID for reference											
	A	B	C	D	E	F	G	H	I	J	K
Region	Number of Local Planning Authorities in analysis	Total number of sites identified in BLRs	Total area of brownfield sites (hectares)	Minimum net housing capacity on brownfield land	Number of years land supply provided by homes on brownfield land	Extrapolated minimum net housing capacity on brownfield land to all LPAs	Housing estimate on brownfield land that is deliverable within five years	Number of deliverable dwellings not permissioned	Number of deliverable dwellings owned by public authority and not permissioned	Housing need estimate for 277 local authorities	Number of years land supply provided by deliverable homes on brownfield land
Number of Local Authorities	320	320	320	320	308	320	288	288	288	277	277
East	44	1,699	6,398	105,502	3.2	112,695	73,947	16,693	7,646	30,634	2.4
East Midlands	39	1,151	2,178	62,114	3.2	63,707	42,502	15,981	4,461	15,761	2.7
London	31	2,778	2,480	267,859	4.1	285,140	180,489	29,336	15,526	58,599	3.1
North East	10	651	1,907	34,440	5.5	37,884	14,649	5,307	3,265	6,225	2.4
North West	37	2,733	3,407	160,785	7.9	169,476	74,583	21,971	5,226	18,329	4.1
South East	63	2,722	4,118	132,263	3.0	140,661	77,423	20,579	9,386	37,525	2.0
South West	35	1,742	2,135	69,071	2.7	73,018	50,503	15,041	7,239	25,374	2.0
West Midlands	28	2,056	2,932	89,944	5.1	96,369	34,933	7,190	1,635	14,671	2.4
Yorkshire and The Humber	21	1,799	2,637	104,826	6.3	109,818	64,226	21,714	9,925	16,312	3.9
National Parks	10	284	93	2,060	n/a	2,060	1,365	444	99	n/a	n/a
Urban Development Corporations	2	41	64	23,260	n/a	23,260	5,322	0	0	n/a	n/a
Total	320	17656	28,349	1,052,124	4.1	1,114,087	619,392	154,256	64,408	223,430	2.7

Annex 1 continued:

	Column ID for reference						
	L	M	N	O	P	Q	R
Region	Average density of sites on BLRs (Dwellings per hectare)	Minimum net housing capacity on brownfield land identified by BLRs	Minimum housing estimate on brownfield land (NLUD 2010-2012)	Percentage change in brownfield housing capacity between NLUD and BLRs (%)	Percentage of potential dwellings not permitted	Percentage of potential dwellings owned by public local authority	Percentage of dwellings owned by public authority and not permitted
Number of Local Authorities	307	308	308	308	317	317	316
East	17	105,502	92,752	14	39.7	34.6	18.3
East Midlands	29	62,114	47,676	30	40.5	14.7	9.1
London	104	267,859	233,333	15	29.5	20.5	11.6
North East	18	34,440	50,863	-32	54.7	40.3	24.3
North West	47	160,785	126,547	27	49.7	14.4	10.1
South East	19	132,263	102,195	29	46.1	26.6	17.5
South West	32	69,071	58,387	18	42.6	26.0	18.1
West Midlands	31	89,944	46,817	92	43.0	15.2	14.3
Yorkshire and The Humber	40	104,826	79,366	32	53.4	26.6	17.3
Total	33	1,026,804	837,936	23	42.6	22.8	14.6

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- ¹ CPRE. From Wasted Space to Living Space. 2014. <http://www.cpre.org.uk/resources/housing-and-planning/housing/item/3785-from-wasted-space-to-living-spaces> [Accessed 02/2/2018]
- ² CPRE. Housing capacity on suitable brownfield land. 2016. <https://www.cpre.org.uk/resources/housing-and-planning/housing/item/4416-housing-capacity-on-suitable-brownfield-land> [Accessed 02/2/2018]
- ³ MHCLG. £5 million fund will unlock 100 brownfield sites for new homes. 2014 <https://www.gov.uk/government/news/5-million-fund-will-unlock-100-brownfield-sites-for-new-homes> [Accessed 30/1/2018]
- ⁴ CPRE. From Wasted Space to Living Space. 2014. <http://www.cpre.org.uk/resources/housing-and-planning/housing/item/3785-from-wasted-space-to-living-spaces> [Accessed 30/1/2018]
- ⁵ MHCLG. 2015. Page 70. *Housing and Planning Bill 2015/16 Impact Assessment* <https://www.parliament.uk/documents/impact-assessments/IA15-010.pdf> [Accessed 30/1/2018]
- ⁶ MHCLG. First Areas to push for faster brownfield land development. 2016. <https://www.gov.uk/government/news/first-areas-to-push-for-faster-brownfield-land-development> [Accessed 30/1/2018]
- ⁷ CPRE. Housing Capacity on Suitable brownfield land. 2016. <http://www.cpre.org.uk/resources/housing-and-planning/housing/item/4416-housing-capacity-on-suitable-brownfield-land> [Accessed 31/1/2018]
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