



Department for
Communities and
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**Department for Communities and Local
Government**

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Chief Planning Officer
Local Planning Authorities in England

New Burdens grant payment for Brownfield Land Registers and Permission in Principle

Dear Colleague,

I am writing to inform you that the Town and Country Planning (Brownfield Land Register) Regulations 2017 and The Town and Country Planning (Permission in Principle) Order 2017 were laid before parliament on 23 March 2017. These statutory instruments will require local planning authorities to prepare and maintain registers of previously developed land suitable for housing (brownfield land registers) and allow for the granting of permission in principle for sites allocated for housing-led development. Local planning authorities will receive new burdens grant payments to fulfil the new requirements.

Each local authority responsible for making planning decisions will receive a new burdens grant payment of £14,645 for 2016/17. Local planning authorities will receive further grant payments for 2017/18, 2018/19 and 2019/20; the amount of funding from 2016/17 onwards will be kept under review. Please ensure a copy of this letter is passed onto the Finance Director/department for your local authority.

Permission in principle is a new consent route for planning permission that will help to make the planning system more certain and efficient and we are keen to see it taken up positively by local planning authorities, neighbourhood groups and applicants/developers. We consider that it has the potential to increase the number of suitable sites that are developed for much needed housing.

Permission in principle will be granted for sites allocated for residential development in brownfield registers, and later by application to the local planning authority for minor housing-led developments, and through local and neighbourhood plans. The choice about where to grant permission in principle through a locally prepared plan or register will be a local one, reached through the involvement of communities and statutory bodies. This means that permission in principle will be granted where development is considered to be locally acceptable, in line with local and national policy.

Brownfield land has an important role to play in meeting the country's need for new homes. Brownfield registers will provide up-to-date, publicly available information on brownfield land that is suitable for housing. This will improve the quality and consistency of data which will provide certainty for developers and communities, encouraging investment in local areas.

This legislation has been developed following a detailed consultation process with local government, developers, and other organisations, and the successful piloting of brownfield registers by 73 local planning authorities in 2016.

Statutory guidance will be published in due course. The accompanying Q&A sets out some of the details relating to the brownfield register and permission in principle policies, and should be read alongside the Regulations and Order located at:
<http://www.legislation.gov.uk/id/uksi/2017/403> &
<http://www.legislation.gov.uk/id/uksi/2017/402>

Please address any queries about funding for permission in principle and brownfield registers to brownfieldregistersandpermissioninprinciple@communities.gsi.gov.uk