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PAGE 1: CONTACT FOR FURTHER INFORMATION

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Q5: What does the term BROWNFIELD mean in your country?

England's National Planning Policy Framework considers brownfield to be land that has previously been developed.

Q6: Is the presence of contamination essential for a site to be considered a brownfield site?

No

Q7: Are brownfields managed through the normal processes applying to land development, or are there alternative processes or laws that are specific for managing (and developing) brownfields? Please detail the legal framework that is used/applied for managing brownfields. If this is different from the framework normally applied, please detail the key differences.

Normal processes apply. A core principle in the National Planning Policy Framework is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Q8: Is there a specific inventory of sites that meet the above definition of a brownfield (as opposed to inventories / registers of contaminated sites)?

No

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Q9: Please provide details such as a web link.

Respondent skipped this question

Q10: How often is the brownfields inventory updated and by which authorities/organisation(s) (e.g. national – Department or Ministry, specific organisation [e.g. land registry/ site inventory, public development enterprise, etc.], regional – regions, provinces, states, autonomías, etc., local – municipality)?

Respondent skipped this question

Q11: What is the extent of brownfields in your country (e.g. number of hectares)?

Unknown.

Q12: Is this a very minor percentage or a significant percentage of the total land that is being developed?	<i>Respondent skipped this question</i>
Q13: Of the potentially available Brownfields, what percentage is being developed over the next 5 year period?	<i>Respondent skipped this question</i>
Q14: Is there any evidence that the extent of brownfield land is growing, stable or reducing over time?	Reducing
Q15: What is the typical time taken for developing a brownfield site?	<i>Respondent skipped this question</i>
Q16: Is this different from the time taken for developing large areas of greenfields land? If there is significant difference, why is this?	No

PAGE 5: Further details

Q17: If there is a law/policy/regulation regarding brownfields, what are the key principles of this (e.g. integration with land planning legislation / regulation, fit for use vs. land uses, management tools such as restriction of uses)?

A core principle in the National Planning Policy Framework is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Q18: Are there legal, policy or regulatory imperatives that require brownfields redevelopment / reuse, or limit the amount of development that can take place on greenfield sites?

Yes,

If yes please give details
A core principle in the National Planning Policy Framework is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The National Planning Policy Framework expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land.

Q19: Are there financial incentives (such as tax breaks, or grants, national / regional special funds) that encourage brownfields redevelopment? For example: State of Wisconsin (United States) Ready for Reuse Grant and Loan Program Ready for reuse loans and grants are used for environmental cleanup of hazardous substances or petroleum at brownfields throughout Wisconsin. Loan and grant funds can be used for eligible costs incurred during the grant or loan agreement period for cleanup of contamination from hazardous substances or hazardous substances commingled with petroleum. Loans. All loans are zero interest and are for long-term projects. Applicants should give strong consideration to applying for larger loan amounts (\$250,000 or greater). Grants. The maximum grant amount is \$200,000 per site. Grants will be awarded to projects that can be completed in two years. Grant applicants must own the property. Financial requirements. Loan and grant applicants must provide a minimum of 22 percent of the requested funds as a match contribution. Other state or local (but not federal) grants may be used as match "provided that the grant and loan pe-riods overlap, the grants are for eligible cleanup activities and those activities will be incurred during the same time period." Source: Kovalick, Walter W., Jr.; Montgomery, Robert H.. 2014. Developing a Program for Contaminated Site Management in Low and Middle Income Countries. World Bank Group, Washington, DC. © World Bank.

Yes,

If yes please give details

Land Remediation Relief allows companies to claim back corporation tax on 150% of the costs of dealing with contaminated land and is intended to influence developers' decisions positively by increasing the profitability of redevelopment projects.

Q20: If the brownfields involve land or groundwater contamination, can the future uses of land or groundwater be restricted for an area or precinct of land, so as to reduce the level of remediation / clean up that is required? For example:a. Can land be zoned to a less sensitive use such as commercial or park that requires less remediation? b. Can groundwater extractive use be prohibited so that the groundwater does not need to be cleaned up / remediated for extractive use? c. Can development of the land have a restriction as to the a particular type of building (eg buildings with water proof and vapour proof basements or floor slabs) to limit the requirement for clean-up / remediation?

Yes

Q21: Are financial mechanisms [e.g. bonds, warranty, insurance, financial guarantee, etc.] required to ensure that remediation / clean-up will be carried out to the level required, or to address any problems that might appear later? If possible, please detail the existing financial tools and/or give reference/weblink.

Environmental Liability requirements as set out in the EU Environmental Liability Directive, but not specific to contaminated land,

Q22: If the brownfields involve land contamination, is the design of a brownfield redevelopment plan determined on the basis of locating less sensitive land uses on contaminated ground, and more sensitive land use on land that is not contaminated or is less contaminated?

Land which is developed must be suitable for its new use. As a minimum, after redmediation land must not be capable of being determined under Part 2A of the Environmental Protection Act.

Q23: How is community consultation involved in determining the design of the development?

Consultation is built into planning frameworks,

Q24: Does your jurisdiction have any particular brownfield sites that are good examples of how brownfield sites can be restored to more productive use? (provide a link to case study or no more than half a page summary of the site and approach taken).

We should be able to send some to you, if you request them - but not online.

PAGE 6: CRUCIAL DEVELOPMENTS IN THE FUTURE

Q25: Are there any particular problems associated with developing brownfields (particularly those that involve land and groundwater contamination) that need to be improved/addressed (e.g. funding, liability management, organisational issues, achieving closure on land or groundwater remediation / clean up)?

Yes,

If yes please give details Funding.

Q26: If it is apparent that there are solutions to these problems and work is being undertaken to address these problems, please advise the nature of this.

N/A

Q27: Are there research and development needs to address the problems arising with brownfields?

Background levels for asbestos (to understand how much asbestos you would expect to find in all sites); better understanding of exposure and related toxicological effects - to reduce uncertainty in models.

PAGE 7: REFERENCES

Q28: Please give most important references (documents, website, projects, and case studies) that could be relevant for explaining your national approach

<https://www.gov.uk/government/collections/land-contamination-technical-guidance>
