

Hinckley Brownfield Land Register Guidance Note

(June 2026)

What is Brownfield Land?

The definition of 'brownfield land', or 'previously developed' land, is set out by Government in the [National Planning Policy Framework \(NPPF\)](#). Brownfield Land is defined as land which is, or was, occupied by a permanent structure. However, there are exceptions to this general rule, such as sites occupied by agricultural or forestry buildings, land utilised for minerals extraction, or residential gardens and parks. The full definition can be read in the [Glossary to NPPF \(Annex 2\)](#).

What is a Brownfield Land Register?

As part of the evidence base to support the development plan, all local planning authorities are required to prepare and publish a [register of previously developed brownfield land](#) on an annual basis. The Brownfield Land is split into two parts; Part 1 and Part 2.

Part 1 of the Register is a schedule of brownfield sites considered to be suitable, available, and achievable for residential development at the time of assessment. This includes sites with planning permission and those without.

To be included, a site must meet the following criteria:

- Be at least 0.25 hectares (ha) in size, or capable of accommodating at least 5 dwellings; and,
- Considered to be 'deliverable' or 'developable' within the next 15 years, following assessment in the Strategic Housing Land Availability Assessment (SHLAA), after taking account of any constraints and deliverability issues.

Therefore, the Brownfield Register excludes small brownfield sites, land not currently assessed as suitable for residential development, and/or those sites where residential development is not considered achievable at this time.

Some sites include a mix of both greenfield and brownfield land. In this instance, only the brownfield element of the site is included on the Register.

Whilst the focus is on residential development, land earmarked for a range of potential future uses is included, but a lower site yield (capacity for new dwellings) recognises the potential for inclusion of other development, such as commercial or retail space, alongside housing.

Once included on the Register, a site is not removed. Rather, if circumstances change, and the land would no longer meet the necessary criteria, that record is archived. Examples include when a revised assessment means the land is no longer suitable and/or achievable for residential development. Similarly, sites for which planning permission has been granted for housing development are also archived once the development is completed.

It is important to note that, as with the SHLAA, the inclusion of a site on the Brownfield Land Register (Part 1) does not mean that planning permission has been granted or will necessarily be granted for housing development. Nor does the inclusion of a site on the Register give any additional weight or status if an application for planning permission is made.

What is Permission in Principle?

Part 2 of the Register comprises the sites in Part 1 that the local planning authority has decided would be suitable for a grant of [permission in principle \(PiP\)](#) for residential development. Prior consultation will be carried out by the Council on any sites proposed to be granted Permission in Principle (PiP).

For any site granted Permission in Principle in Part 2 of the Register to gain a full implementable planning permission, the landowner or prospective developer would need to submit a separate fee-chargeable application for 'Technical Details Consent'. The PiP-compliant development must then commence on site within 5 years.

Hinckley Brownfield Land Register 2026 – Summary Findings

The latest Hinckley Brownfield Land Register and accompanying interactive map reflects the last SHELAA (2024) and SHELAA Addendum (2024) and 5-year housing land supply for Hinckley.

The updated Part 1 of the Register identifies:

- **12** qualifying brownfield sites (>0.25ha or >5 dwellings capacity) that are suitable for housing-led development. These are available now and potentially achievable within the next 15 years.
- An overall total of **11.51** ha of brownfield land.
- An indicative minimum capacity for at least **652** dwellings
- **4** sites that already have planning permission for housing development. This means 33% of available and achievable sites on the Brownfield Land Register currently have some form of planning application related to them.
- Some of the permitted sites are already under-construction but will remain on the register until final completion. Once completed, they are archived.

Hinckley and Bosworth Brownfield Land Register - Explanatory Notes

The Brownfield Land Register consists of a schedule (list) of sites, set out in the format prescribed in the Government's regulations. The schedule should be read in conjunction with the interactive map. Further information about each of the 15 mandatory fields in the schedule is provided below to assist understanding of the Register:

1. **Settlement:** The Settlement name where the site is located.
2. **Site Reference:** the site reference is a letter and number reference (e.g. AS86) consistent with the site reference in the SHLAA..
3. **Site plan:** a link to the Hinckley and Bosworth's SHLAA mapping and Addendum webpage. This interactive resource identifies all the sites included in the SHLAA, providing summary details from the published assessment. A plan of the sites is also included in the site-proformas
4. **Easting:** the distance eastwards of a point from a given parallel indicated by the second half of a map grid reference.
5. **Northing:** the distance northwards of a point from a given parallel indicated by the second half of a map grid reference.
6. **Site Name/ Address:** the location of the site, again consistent with the 'site name' in the SHLAA but often with added detail to aid identification.
7. **Site Area (Hectares):** The **total** size of the land parcel in hectares (i.e. 4.99Ha).
8. **Brownfield Land Area (Hectares):** The total brownfield land area within the site in hectares
9. **Brownfield/ Mix:** Whether the site is wholly brownfield or a mix of brownfield and greenfield.
10. **Planning Status:** the latest status of the site in the development management process. This reflects the most up-to-date position in December 2025.

- 11. Permission Type:** if applicable, the type of permission in place as of December 2025. Where multiple permissions relate to the site, the latest (or most relevant) application is identified.
- 12. Permission Date:** if applicable, the date on which the decision was made for the latest (or most relevant) planning consent. The 'Notes' field is used to provide additional clarification regarding planning applications.
- 13. Deliverable:** This is whether the site has been considered deliverable by the SHELAA or not.
- 14. Net Dwellings Capacity (Total):** This is the number of dwellings that the whole site could accommodate based on the density on the metho set out in the SHELAA.
- 15. Net Dwellings Capacity (Brownfield Land Total):** This is the number of dwellings that the brownfield land part of the site could accommodate based on the density on the metho set out in the SHELAA.