

Top tips for brownfield redevelopment for mixed tenure

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Understand

Before engaging in detailed negotiations, ensure you thoroughly understand the land you are dealing with. Not all land is created equal.

Robust due diligence is essential. Make sure you leverage other specialists to fill any knowledge gaps. Stay vigilant.

R

Review

Don't assume that the available reports will meet your needs. Carefully review the information and reports to verify their relevance and identify any limitations, omissions or exclusions.

Assuming a site is problem-free without verifying significant changes in legislation or guidance since the reports were written, or without ensuring that your evidence assumptions align with your vision and overall feasibility, can be a costly mistake and cause delays.

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Engage

Review local plans and engage with LPA Officers and regulators at the earliest opportunity. This ensures your proposal aligns with their requirements.

The details are seldom included in local plans. However, regional planners, statutory undertakers and regulators tend to have more comprehensive knowledge of broader strategic objectives and key development constraints, such as water neutrality, utility/infrastructure, the availability of local resources or access restrictions and environmental sensitivities.

F

Funding

Be aware of funding and incentives designed to support brownfield redevelopment. Brownfield projects can be more challenging; it's essential to get as much support as possible to ensure viability.

There are many funds and incentives available to support the remediation of brownfield land for both private and public sector parties. However, some activities and elements aren't covered. Check out our **Funding Fact Sheet** and article on **landfill tax**.

S

Standards

Check the requirements of the warranty provider to ensure the land is suitable for your scheme.

Planning can often overlook the buildability of a site. Instead, the focus tends to be on statutes, policies and/or regulations related to contamination, noise, wildlife and water. Our Land Quality Service specialises in evaluating whether a site is suitable for future residential projects and in ensuring compliance with NHBC Standards for land quality. Visit our **webpage** to discover how we can support your upcoming project.

Understand, Review, Engage, Funding, Standards



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