



AGENDA ITEM:

SUMMARY

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| Report for: | Cabinet |
| Date of meeting: | 18 September 2018 |
| Part: | 1 |
| If Part II, reason: | |

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| Title of report: | Brownfield Land Register |
| Contact: | <p>Cllr Graham Sutton, Portfolio Holder for Planning & Infrastructure</p> <p>Author/Responsible Officer: James Doe, Assistant Director, Planning, Development and Regeneration.</p> <p>Andrew Parrish, Lead Planning Officer, Development Management</p> |
| Purpose of report: | To consider the content of the Brownfield Land Register 2018 for the Borough of Dacorum. |
| Recommendations | That Cabinet recommend that Council approves the sites listed in Parts 1 and 2 of the Brownfield Land Register (BLR) as drafted in Appendix 1 and delegate authority to the Assistant Director (Planning, Development and Regeneration) to finalise the site specific information before publication. |
| Corporate Objectives: | <p><i>A clean, safe and enjoyable environment, Building strong and vibrant communities; Ensuring economic growth and prosperity; Providing good quality affordable homes; Delivering an efficient and modern council;</i></p> <p>The Brownfield Register will assist in more housing led sites becoming available for development This will provide more local housing, improved communities and economic growth.</p> |

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| Consultees: | Mark Brookes, Solicitor to the Council, Legal Governance Management Christopher Gaunt, Team Leader, Legal Governance Management Mark Gaynor, Corporate Director, Housing and Regeneration James Doe, Assistant Director, Planning Development and Regeneration Corporate Property Management Board Cllr Graham Sutton, Portfolio Holder, Planning and Infrastructure |
| Background papers: | Dacorum Borough Brownfield Land Register as approved (at http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/brownfield-land-register) |
| Glossary of acronyms and any other abbreviations used in this report: | BLR – Brownfield Land Register TDC – Technical Details Consent PIP – Permission in Principle |

BACKGROUND – Brownfield Land

1. The Government, in its efforts to boost the supply and availability of land for housing-led developments and to limit use of greenfield land, has required that all Councils prepare a register of brownfield land within their areas, of sizes from 0.25ha or capable of accommodating 5 dwellings or more.
2. Legislation was issued in April 2017 (The Town and Country Planning (Brownfield Land Register) Regulations 2017) with additional guidance issued July 2017. All LA's are required to review and maintain their BLR's at least once each year from first publication. . The register is formed of two parts:
 - a. Part 1 includes all brownfield sites that are suitable for housing but in order to develop the site will still need to go through the full planning application process to achieve a consent.
 - b. Part 2 includes sites for which Permission in Principle (PIP) has been granted, following prescribed publicity, notification and consultation requirements.
3. PIP settles the principle of development including its use, location and the quantum of development. However, work cannot commence until a Technical Details Consent (TDC) is obtained and this requires an application to be submitted to the local planning authority to enable them to assess the detailed design and ensure mitigation and contributions to infrastructure are secured, via conditions and planning obligations. Community Infrastructure Levy may also be payable.
4. The 2017 Regulations do not contain any mandatory consultation for Part 1. However, the internal Brownfield Project Group, supported by the Corporate Property Management Board, has agreed that discretionary consultation with key stakeholders and Parish and Town Councils should take place. Part 2 contains mandatory consultation requirements.
5. The draft BLR for consideration by Cabinet is at Appendix 1. This is in the format as required by the regulations.
6. It will be noted that Part 1 of the BLR includes sites already agreed by Council in December 2017. These comprise sites taken from the Council's existing Strategic Housing Land Availability Assessment (SHLAA)/Site Allocation sites (Site Refs: BLR/001 to BLR/026 in Appendix 1). Due to time constraints, there were no sites included in Part 2 on first publication

7. The proposed new sites being recommended for Part 1 of the BLR in 2018 comprise site refs: BLR/027 to BLR/033. These 7 sites which were agreed by the Project Group in March 2018, and subsequently endorsed by the Corporate Property Management Board, comprise sites that were considered to meet the relevant selection criteria as set out within the Brownfield Land Regulations 2017. They were sieved from a total of 12 “call-for-sites” submissions and 12 DBC sites. It will be noted that none of the sites are proposed for inclusion in Part 2 of the register. This means there are no sites being recommended for PIP in 2018.
8. In accordance with the Council’s constitution, the resolution of the Cabinet on the BLR will be put to the full Council for final endorsement.