



Report for:	Cabinet
Date of meeting:	24 November 2020
Part:	1
If Part II, reason:	

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>Stephen Mendham, Strategic Planning & Regeneration Officer, Strategic Planning and Regeneration.</p>
Purpose of report:	To consider the content of the Brownfield Land Register 2019 for the Borough of Dacorum.
Recommendations	That Cabinet approve the sites listed in Parts 1 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 and note that no sites are recommended for inclusion in Part 2.
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>

Implications:	<p><u>Financial</u></p> <p>The then DCLG provided a new burdens grant to assist LA's to produce their BLR. £14,645 was given for 16/17 (paid to DBC 31/3/16), with further grants of £30,000 and £5,485 (paid to DBC on 29/03/18); £1,775 and £575 (paid to DBC in March 2019) and £1,775 and £575 (paid to DBC in March 2020). It is unclear what period this is intended to cover or whether any further grant is expected for future years. The figures and timescales going forward are as yet unknown making it difficult for LA's to budget effectively.</p>
'Value For Money Implications'	<p><u>Value for Money</u></p> <p>None specific, other than the grant finance from central Government assists in lessening the pressure on Council resources.</p>
Risk Implications	Risk Assessment included within the PID for this area of work.
Community Impact Assessment	Community Impact Assessment carried out and at Appendix 2 to this report.
Health And Safety Implications	None arising from this report.
Monitoring Officer/S.151 Officer Comments	<p>Monitoring Officer:</p> <p>This report considers the Council's statutory requirement to review its Brownfield Land Register at least once every year. It is noted that no sites are recommended for approval in Part 2 of the register and therefore approval of Part 1 remains an Executive decision to be made by the Council's Cabinet.</p> <p>Deputy S.151 Officer:</p> <p>This report meets with the statutory requirement to review the Brownfield Land Register to highlight the use of brownfield sites in the borough.</p>
Consultees:	<p>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</p>
Background papers:	<p>Dacorum Borough Brownfield Land Register as approved (at http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/brownfield-land-register)</p>
Glossary of acronyms and any other abbreviations used in this report:	<p>BLR – Brownfield Land Register TDC – Technical Details Consent PIP – Permission in Principle</p>

Background

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. At their discretion, smaller sites can be included.
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. 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 September 2018 and 2019. These comprise sites taken from the Council's existing Strategic Housing Land Availability Assessment (SHLAA)/Site Allocation sites (Site Refs: BLR/001 to BLR/033 in Appendix 1). Further sites were added to Part 1 of the BLR in 2019 comprising site refs: BLR/034 to BLR/037 in Appendix 1. These have been reviewed and minor updates incorporated (e.g. where planning permissions have subsequently been granted or a definitive net minimum dwellings figure is now available). There were no sites included in Part 2.
7. New proposed new sites being recommended for Part 1 of the BLR in 2020 comprise site refs: BLR/038 to BLR/041. They comprises sites at West Herts College, Hemel Hempstead; The Point, Two Waters Road, Hemel Hempstead; Symbio Site, Whiteleaf Road, Hemel Hempstead; and land at 66 and 72 Wood Lane End, Hemel Hempstead.
8. These 4 sites which are 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 the ongoing Urban Capacity Study. 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 2020.
9. 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.

Conclusions

10. The four sites endorsed by the Corporate Management Board should be added to Part 1 of the register with no sites included in Part 2 of the register.

Recommendations

11. Please see the recommendations on page 1 above