



AGENDA ITEM:

SUMMARY

Report for:	Cabinet
Date of meeting:	14 December 2021
Part:	1
If Part II, reason:	

Title of report:	Brownfield Land Register
Contact:	<p>Cllr Alan Anderson, 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 2021 for the Borough of Dacorum.
Recommendations	That Cabinet approves the sites listed in Part 1 of the Brownfield Land Register (BLR) as drafted in Appendix 1 and delegates authority to the Assistant Director (Planning, Development and Regeneration) to finalise the site-specific information before publication and notes 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 Local Authorities 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 the Council on 29/03/18); £1,775 and £575 (paid to the Council in March 2019) and £1,775 and £575 (paid to the Council in March 2020). It is unclear what period this is intended to cover or whether any further grant is expected for future years. No grant was received in March 2021. The figures and timescales going forward are as yet unknown making it difficult for Local Authorities to budget effectively.</p> <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>
'Value For Money Implications'	None specific, other than the grant finance from central Government assists in lessening the pressure on Council resources.
Risk Implications	Risk Assessment included within the PID for this area of work.
Community Impact Assessment	Community Impact Assessment carried out and is at Appendix 2 to this report.
Health And Safety Implications	None arising from this report.
Monitoring Officer/S.151 Officer Comments	<p>Deputy 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: There are no direct financial considerations arising from this report.</p>
Consultees:	<p>Mark Gaynor, Corporate Director, Housing and Regeneration</p> <p>James Doe, Assistant Director, Planning Development and Regeneration</p> <p>Corporate Property Management Board</p> <p>Cllr Alan Anderson, Portfolio Holder, Planning and Infrastructure</p>
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:	<p>BLR – Brownfield Land Register</p> <p>CPMB – Corporate Property Management Board</p> <p>DBC – Dacorum Borough Council</p> <p>DCLG - Department for Communities and Local Government</p> <p>LA – Local Authority</p> <p>PIP – Permission in Principle</p> <p>SHLAA - Strategic Housing Land Availability Assessment</p> <p>TDC – Technical Details Consent</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, 2019 and 2020. 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. Yet further sites were added in 2020 comprising site refs BLR/038 to BLR/040. 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). It will be noted that none of the sites are proposed for inclusion in Part 2 of the register. No sites are being recommended for PIP in 2021.
7. The Council is currently undertaking a Call for Sites and progressing further work on its Urban Capacity Study. This work is currently ongoing and, accordingly, no new sites are proposed under this review. Any new sites will be considered as part of the review of the BLR to be undertaken in 2022.
8. CPMB, which is a cross-service group of senior officers to review issues relating to Council owned property and assets, has endorsed the following four sites for removal from the BLR:
 - a. Button House, Pix Farm Lane (BLR/028)- works have commenced.
 - b. Hemel Hempstead Garden Centre (BLR/028) – constraints on availability and deliverability.
 - c. Chipperfield Garden Centre (BLR/027) – constraints on availability and deliverability.
 - d. Former Martindale School Site (BLR/016) – site built out.

These removals are noted on the BLR by completion of the end date column of the BLR.

Government guidance on the BLR states that sites should remain on the BLR for historic reasons and their “removal” is signified by completion of the End Date on the BLR.

9. In accordance with the Council’s constitution, the resolution of the Cabinet on the BLR will be put to Full Council for final endorsement.

Recommendations

Please see the recommendations on page 1 abov

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