

DRAFT BROWNFIELD LAND REGISTER

Introduction

- 1.1. The Government requires each local authority to prepare and maintain a register of previously developed land in their area, and for this register to be published by 31st December 2017. The Register must be kept in two parts.
- 1.2. Part 1 will be a register of all of the sites that the Council identify as at least 0.25ha or capable of supporting five or more dwellings, which are suitable for residential development, available for residential development, and achievable. There are 30 sites listed in Part 1 of the draft register. Accompanying this report is the schedule of sites which identifies the 30 sites in Part 1.
- 1.3. Part 2 will be a further register of sites which the Council have decided to allocate within the Brownfield Land Register for residential development. There are no sites included within Part 2 of the Brownfield Register.

Background

- 1.4. To identify potential sites for the draft Brownfield Land Register has considered its existing evidence base. This included sites allocated in the UDP and the Core Strategy Local Plan, sites in the Strategic Housing Land Availability Assessment (SHLAA), and sites with an extant planning permission for housing.
- 1.5. All of the sites to be included on the Draft Brownfield Land Register must meet the definition of 'previously developed land' in Annex 2 of the National Planning Policy Framework. It states that
- 1.6. *“Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”*

Future Actions

- I.7. To comply with the Government Directive, the Council must consult on the draft Brownfield Land Register to seek the views of interested parties on any sites that have not been included or any additional information that should be included about a particular site or any errors that may need to be corrected. The consultation will take place during December 2017.

Conclusions and Recommendation

- I.8. The Council must publish a Brownfield Register by 31 December 2017.
- I.9. RECOMMENDATION: That the Committee
 - a. Endorses the draft register for publication and a period of consultation.