

BOLSOVER DISTRICT COUNCIL

Meeting of the Planning Committee on 22nd January 2025

Brownfield Land Register 2024

Report of the Portfolio Holder for Growth

Classification	This report is Public
Contact Officer	Jon Hendy Senior Planning Policy Officer

PURPOSE/SUMMARY OF REPORT

- To update Members on the Brownfield Land Register monitoring return for 2024.

REPORT DETAILS

1. Background

- 1.1 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require local planning authorities to prepare and maintain on an annual basis a register of previously developed land within their area and that they must publish this each year by 31st December.

2. Details of Proposal or Information

- 2.1 In accordance with this duty, the Council has prepared Brownfield Land Register monitoring returns since 2017 and the return for 2024 was published in December 2024.
- 2.2 The Regulations require this information to be published in a particular 'spreadsheet' format in order to provide standardisation across the country and to enable data to be easily analysed by the Government and interested parties. However, this 'spreadsheet' format does not make for easy reading by members of the public.
- 2.3 As a result, to aid public understanding of the information contained in the spreadsheet the Council prepares a Summary Report to explain in more 'plain-English' terms the key highlights of the update.

- 2.4 This Summary Report and Formal Register spreadsheet form Appendices A and B respectively. Please note that due to the format of the spreadsheet, it is not meant to be accessed as a paper print out but can be accessed using magnifying functions on a PC or other mobile device. It is for this reason that the Council prepares a more easily-read Summary Report.
- 2.5 The key highlights of the summary report are:
- 368 dwellings have been completed on brownfield land since 2017;
 - 3 new sites were added this year that between them could deliver 15 dwellings on brownfield land;
 - in total there are now 29 live sites on the register that if developed could between them deliver a minimum of 1,060 dwellings on Brownfield Land.
- 2.6 As can be seen from the Summary Report, the type of sites on the register are generally small sites or vacant buildings with a few exceptions. The Council has seen over recent years several of its former industrial sites being brought forward for development, such as former colliery land south of Creswell, land in Langwith Junction and now at the former Coalite site. Other sites, such as the former Whitwell Colliery Tip, have been allocated in the Local Plan for Bolsover District to meet future development needs, demonstrating that the Council has taken steps to ensure its available brownfield land is prioritised. However, there is only a limited role that brownfield land can play in a rural district such as Bolsover District.
- 2.7 To comply with the above Regulations, the Brownfield Land Register Summary Report 2024 and the spreadsheet that forms the Brownfield Land Register was published on the Council's website before the end of 2024, and the Department for Levelling-Up, Housing and Communities was notified of its publication. However, it is considered appropriate to formally notify Members on the findings of the 2024 update for information.

3. Reasons for Recommendation

- 3.1 The report updates Members on the findings of the Brownfield Land Register monitoring return for 2024.

4 Alternative Options and Reasons for Rejection

- 4.1 In view of the proposed recommendations, Members not being made aware of progress on this matter would be an alternative option but that would not be a reasonable approach.

RECOMMENDATION

That the Planning Committee:

- 1) Notes the information within the Brownfield Land Register Summary Report and Formal Register Spreadsheet as set out in Appendix A and B respectively;

- 2) Notes that the Council's Brownfield Land Register monitoring return was published on its website before the 31st December 2024 deadline.

Approved by Councillor John Ritchie, Portfolio Holder for Growth

IMPLICATIONS:

<p><u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: The annual Brownfield Land Register government return is part of its annual monitoring work. As such it can be funded from existing budgets. However, it is important that this budget is maintained in future years.</p> <p style="text-align: right;">On behalf of the Section 151 Officer</p>
<p><u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: The Council is complying with the Town and Country Planning (Brownfield Land Register) Regulations 2017 that require local planning authorities to prepare and maintain on an annual basis a register of previously developed land within their area and that they must publish this each year by 31st December. There are no specific legal or data protection issues arising from this report.</p> <p style="text-align: right;">On behalf of the Solicitor to the Council</p>
<p><u>Staffing</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: There are no human resources implications arising from this report.</p> <p style="text-align: right;">On behalf of the Head of Paid Service</p>
<p><u>Equality and Diversity, and Consultation</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: There are no specific direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic arising from this report.</p>
<p><u>Environment</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Details: Housing development on previously developed or brownfield land is the 'recycling' of land and is brought forward under the policies set out in the Local Plan, which seeks to support sustainable growth and the prudent use of resources, to mitigate against and adapt to the impacts of climate change and to enhance biodiversity.</p>

DECISION INFORMATION:

<p><input checked="" type="checkbox"/> Please indicate which threshold applies:</p> <p>Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.</p> <p>Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.</p> <p>District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected:</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input checked="" type="checkbox"/></p> <p>All <input checked="" type="checkbox"/></p>
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<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p> <p>If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? (decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</p> <p>Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p>Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Portfolio Member for Growth and Chair of Planning Committee.</p>
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<p>Links to Council Ambition: Customers, Economy, Environment, Housing</p>
<p><u>Environment</u></p> <ul style="list-style-type: none"> Ensuring all area, neighbourhoods and streets in the district, irrespective of housing tenure or type, are places where people want to live, feel safe, and are proud to live; <p><u>Housing</u></p> <ul style="list-style-type: none"> Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.

DOCUMENT INFORMATION:

Appendix No	Title
A	Brownfield Land Register Summary Report 2024
B	Brownfield Land Register 2024

Background Papers
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).</i>

DECEMBER 2024