

Report of the Director of City Development

Report to Scrutiny Board (Housing and Regeneration)

Date: 27th November 2012

Subject: Brownfield Sites

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|--|------------------------------|--|
| Are specific electoral Wards affected? If relevant, name(s) of Ward(s): | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Are there implications for equality and diversity and cohesion and integration? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Is the decision eligible for Call-In? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Summary of main issues

This report and associated appendices provide an update on matters raised in previous Scrutiny Board meetings in relation to the development of brownfield sites in the city.

Recommendations

Members are asked to note the report and offer comment on the issues raised.

1. Purpose of this report

- 1.1 This report provides Scrutiny Board with an update on matters discussed at its previous three meetings in relation to brownfield land in the city.

2. Background information

- 2.1 At its last three meetings, Scrutiny Board has considered reports on brownfield land in the city.
- 2.2 These set out the recent history of development, ownership and development interests, the role of Planning and future prospects for development (July); details of Council-owned brownfield sites and work undertaken to secure their development (September); and details of third-party owned brownfield sites that have not been developed (November).
- 2.3 This report provides further details in response to the Board's discussions on these matters with updates as requested on the information previously presented.

3. Main issues

3.1 **Appendix 1** shows the list of Council-owned brownfield sites previously presented, now updated and sorted by Ward to show:

- Indicative housing development capacity for each site assuming an average density of 30 dwellings per hectare or capacities based on planning statements/planning permissions where these are in place;
- Reference numbers where the site has already been included in the SHLAA;
- An indication of sites that have been added to the 2012 SHLAA review.

3.2 The table shows that of the sites previously presented:

- 78 had already been considered in the SHLAA 2012;
- 4 have a planning permission in place for residential development and do not need to be submitted for SHLAA consideration;
- 23 sites have not been submitted on the basis that they are under the SHLAA size threshold of 0.2 ha;
- 6 are commercial sites unsuitable for residential development;
- 7 are being assessed for alternative service or community uses;

3.3 This leaves 17 sites that were not previously included in the 2011 SHLAA and have now been submitted for consideration under the 2012 review. These cover a total of 14 ha.

3.4 The table also shows that across the sites there is an *indicative* housing capacity of around 2,850 units. The ability to develop this many homes on these sites would be subject to the issues of viability raised in previous reports and where sites are to be progressed for disposal, the detailed proposals of any prospective purchasers.

3.5 **Appendix 2** shows the list of non-Council owned brownfield sites previously presented, now updated and sorted by Ward to show 126 sites with:

- Site ownership details where known;
- Reference numbers where the site has already been included in the SHLAA;
- Details of any actions taken by the Council to assist the development of the site.

3.6 The table shows that of these sites 109 had already been considered in the SHLAA 2011. 10 further sites have not been included in the SHLAA on the basis that they already have planning permissions in place. & sites do not appear to have SHLAA references and will be investigated further if they need to be included in the 2012 review.

3.7 Ownership details have been drawn from the SHLAA, planning applications and from market knowledge of Council officers.

- 3.8 The Scrutiny Board has also asked for details of the involvement of the government's Advisory Team on Large Applications (ATLAS) in planning application case work and what is being done to get stalled housing sites developed.
- 3.9 The work with ATLAS is at an early stage. The Local Planning Authority (LPA) has put forward an initial list of 49 approved major applications that have s106 agreements signed, but which have not progressed to start on-site. The ATLAS team and LPA are currently reviewing this list to identify a much smaller number of sites on which progress can be made, through working collaboratively with landowners, to unlock development potential. The ATLAS team will bring in independent viability advice as part of this.
- 3.10 The Council is already working flexibly with applicants on extensions of time, reduction of section 106 contributions, phased viability clauses, reduction of affordable housing percentages and negotiations on the content of scheme – for example exchanging flats for houses on approved schemes to assist viability. However, there are some developers that have been offered some or all of the above but remain unable to finance their schemes or undertake viable development.

4.0 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 There has been no specific consultation on this report, which presents information for discussion by the Scrutiny Board.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 There has been no Equality Impact screening undertaken for this report, which presents information from Council records for discussion by the Scrutiny Board.

4.3 Council Policies and City Priorities

- 4.3.1 The development of brownfield sites relates strongly to a range of objectives within the City Priority Plans, supporting neighbourhood regeneration and housing growth.

4.4 Resources and Value for Money

- 4.4.1 There are no specific resource implications related to this report.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 There are no specific legal implications related to this report.

4.6 Risk Management

- 4.6.1 There are no specific risks related to this report, which presents information from Council records for discussion by the Scrutiny Board.

5. Conclusions

- 5.1 The report presents an updated position on brownfield land in the city in response to previous queries raised by the Scrutiny Board.

6. Recommendations

- 6.1 Members are asked to note the report and offer comment on the issues raised.

7. Background documents¹

- 7.1 There are no unpublished background documents.

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.