



DERBYSHIRE DALES BROWNFIELD LAND REGISTER

EXPRESSION OF INTEREST

The District Council is required by the Government to have a register of brownfield land sites that are suitable for residential development. The sites currently on the Register have the benefit of planning consent or are allocated for housing development in the Local Plan. It can be seen here: <http://www.derbyshiredales.gov.uk/brownfieldregister>

The Register is re-published once a year in December, in line with the Regulations. As part of this review the District Council is asking local communities, town and parish councils, landowners, residents, developers and organisations to suggest sites in Derbyshire Dales that could be included in the Brownfield Land register in the future.

Do you know of any land or buildings that could be suitable for residential development within the Derbyshire Dales?

It must fit with the policies in the Derbyshire Dales Local Plan 2017 and any national policy and guidance.

Any site or building must meet the following Brownfield Land Regulation (4) criteria;

- Brownfield or previously developed land
- More than 0.25 hectares
- Suitable for five or more dwellings
- Deliverable in the next five years

Brownfield land is defined in the National Planning Policy Framework as:

“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.”

If you have a site or building that you think will be suitable, please complete and return this form with an accompanying site location plan.

Please complete a **separate form** for each site. Forms should be completed and returned by email to: localplan@derbyshiredales.gov.uk or by post to: Planning Policy, Regeneration and Policy, Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, DE4 3NN. For any queries please contact the Planning Policy Team by telephone on 01629 761240

SITE SUGGESTION FORM

Please complete a **separate form for each site** and remember to **attach site location plan**.

Section 1 Contact Details Please provide your contact details and those of your agent (if applicable). Where provided will we use your agent's details as first point of contact.

	Your details	Agent's details
Name		
Organisation		
Address		
Town		
County		
Postcode		
Telephone no.		
Email address		
Your status (please tick all that apply)		
	The landowner	
	A Planning Consultant	
	A developer	
	A Land Agent	
	A Registered Social Landlord	
	Other (Please specify)	
	Does the owner of the site know you are proposing the site?	Yes/no (please delete)

Section 2 – Site Details

Site Name		
Address		
Postcode		
Ordnance survey grid reference	Easting:	Northing:
Site area	Whole site (ha)	Area of site suitable for development (ha)
Has this site been promoted and assessed in previous SHELAA studies?		Yes / No

Section 3 – Current Use

Please provide details of the current use of the site.

Current land use	
Previous land use	
Number and type of buildings currently on the site	
Adjacent / neighbouring use	
Previous planning history (please state planning reference numbers)	
Have any pre application discussions taken place?	Yes/No
If yes please provide details.	

To be entered on the Brownfield Land Register the land or site must be suitable, available and achievable for residential development and be previously developed land. If it is a mixed use proposal then it must be residential led development.

To be included on the Brownfield Land Register the land or site must fit with the Derbyshire Dales Local Plan 2017. The first stage of site assessment will be an analysis of which policies apply and whether there are any policy constraints that cannot be overcome.

The following sections will help the assessment of the sites.

Section 4 – The Development Plan

Is the land or site in a sustainable location?	Yes/ No
Which policies of the Local Plan support this?	
Please provide details	
Are you aware of any policy constraints?	Yes/No
Please provide details	

Section 5 – Site Suitability

Estimated number of dwellings the land is capable of supporting (note must be more than 5)	Minimum	Maximum
Are any ancillary uses proposed?		
(please tick all that apply)	Office (B1)	
	Industry (B2)	
	Storage/ Distribution (B8)	
	Retail	
	Leisure	
	Community facilities	
	Other	
	None	
To make sure that that land meets the definition of previously developed land, please confirm the following by ticking all the boxes where you believe the statements are fulfilled:		
The land is or was occupied by a permanent structure	<input type="checkbox"/>	The land is not a former minerals or waste disposal site with restoration conditions.
The land is within the curtilage of a permanent structure and does not include any land that isn't curtilage land.	<input type="checkbox"/>	The land is not a residential garden, park, recreation ground or allotment in a built up area.
The land is not or has not been occupied by agricultural or forestry buildings.	<input type="checkbox"/>	The land may have been previously developed but the remains of the permanent structure have not blended into the landscape in the process of time.

To the best of your knowledge are there any factors that may prevent or constrain development on the site? Please provide details.

Possible Constraint	Details
Access issues (e.g. limitations or problems relating to site access)	
Topography or ground conditions (e.g. site slopes, varying site levels, contamination, pollution, hazardous waste, instability)	
Flood risk and drainage (e.g. liability of the site to flooding, drainage issues)	
Legal/operational (e.g. ownership constraints, covenants, ransom strips)	
Environmental (e.g. local wildlife designations,	

protected species, protected trees, listed buildings, conservation area)	
Utilities and infrastructure (e.g. provision of services to serve development including gas, electricity, water, sewerage and telecommunications)	
Is the site affected by any bad neighbour uses? (e.g. railway, major highway, heavy industry)	
Other considerations Are there any other issues that the Council should be aware of that may affect the developability of the site?	
Has work been undertaken to consider how these constraints may be overcome? If so please explain and provide further details.	

Section 6 - Site Availability

In order to help determine the availability of the site please provide appropriate details in the relevant boxes below	
	Details
Has the landowner expressed an intention to sell or develop the site?	
Is there any market interest in the site?	
Site is currently owned by a developer	Yes/ No (please delete)
Site is currently under option to a developer	Yes / No (please delete)
Do you consider the proposed use economically viable?	Yes/ No (please delete)
If yes, what work has been carried out to test viability?	
Are there any known significant abnormal development costs (e.g. contamination, demolition, access)?	Yes/ No (please delete)
If yes please provide details.	
Is the site deliverable in the next five years?	
Are there any legal constraints on the site that may impede or prevent development? (for example Restrictive covenants or ransom strips)	

Section 7: Site Achievability

What type of dwelling could be provided? (Tick all that apply)			
Houses	<input type="checkbox"/>	Communal	<input type="checkbox"/>
Apartments	<input type="checkbox"/>	Supported housing (e.g. for elderly)	<input type="checkbox"/>
Bungalows	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Other (please specify)			
How many dwellings do you think could be provided?			
Houses	<input type="checkbox"/>	Communal	<input type="checkbox"/>
Apartments	<input type="checkbox"/>	Supported housing (e.g. for elderly)	<input type="checkbox"/>
Bungalows	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Other (please specify)			
When would you anticipate the site being available for development to start? (please tick)			
Short term (within 5 years)		Medium term (within 10 years)	
Long term (within 15 years)		Over 15 years	
Is there scope for custom build and/ or self-build?		Yes / No (please delete)	

Section 8 - Access to the site All sites that are submitted as part of the Brownfield Land Call for Sites may be visited as part of the Council's assessment.

Are there any issues that would restrict access to the site by a representative of the Council undertaking further assessment? Please provide details;

Please provide the name, email address, telephone number of the person with whom contact should be made to arrange a site visit. Please note that it will not be possible to accompany a Council Officer/s during the site visit;

Section 9 - Further Information

Please provide any additional information you think may be helpful to the Council in its consideration of this site.

Thank you for completing this form.

All sites submitted will be assessed against the Brownfield Land Regulation criteria, and the policies in the Derbyshire Dales Local Plan 2017. This process may also include an assessment of “suitability” using the Strategic Housing and Employment Land Availability Assessment methodology to make sure that the suggested site will contribute to the delivery of the Local Plan (Adopted 2017).

Data Protection: How we will use your personal information.



The personal information that you provide to us (Derbyshire Dales District Council) will only be used for the purpose of the Brownfield Land Register assessment. Your personal details will not be shared with any other Council department or third party organisation. Further information on how we process your personal information can be found on our website.

Please note the Council is required to make information about potential sites and ownership available as part of the Brownfield Land Register. Should you have any further queries please contact Planning Policy at localplan@derbyshiredales.gov.uk

For Office Use Only

Date Received:
Scanned/Saved:
Site Plan Attached: Y/N
Site Reference:
Emailed receipt:
Other:

Frequently Asked Questions

What is the Brownfield Land 'Expression of Interest' for?

The Brownfield Land expression of interest is an important opportunity for local communities, town and parish councils, landowners, residents and organisations to suggest previously developed land in Derbyshire Dales for future residential development. The call for sites will help to inform the annual update of the Derbyshire Dales Brownfield Land Register.

What types of land uses are being assessed?

The site must be Brownfield land, this is defined as “*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.*” in the National Planning Policy Framework.

The Brownfield Land call for sites will only consider sites capable of delivering five or more dwellings on sites of 0.25ha or above that are on previously developed land.

The sites or land put forward must also fit with the aims of the Derbyshire Dales Local Plan policies.

How can I submit the 2018 Brownfield Land Register Expression of Interest Form?

Please download and complete the site suggestion form from the above link and return it by **15th June 2018** to: localplan@derbyshiredales.gov.uk

Or by post to: Planning Policy, Regeneration and Policy, Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, DE4 3NN

Please ensure that the suggestion form is accompanied by a **site location map**, detailing the precise location and boundaries of the area of land you wish to be considered for development.

Can I submit more than one site?

Yes, you are welcome to submit a number of different sites. Please complete a separate form for each site you would like to be considered and remember to attach a site location plan for each separate site.

The site is already included in the Local Plan Housing Land Allocations, or has planning consent do I need to complete a form?

No, all Housing allocation sites under Policy HC2 of the Local Plan, or sites with permission, that meet the criteria are included in the Brownfield Land Register 2017 and if not developed they will be included in the Brownfield Land Register 2018.

If the site is included within the Brownfield Land Register will it be granted planning permission?

The register is a list of sites suitable for residential development on previously developed land in accordance with the Brownfield Land regulations. A presumption cannot be made that this will automatically lead to a planning consent. A planning application and planning consent (or alternatively for non-major applications from the 1st June Permission in Principle plus Technical Details Consent) will be required before development starts on the site, the usual planning assessment process will be carried out on each application as it is submitted.

What happens next?

The Council will assess all sites submitted during the Brownfield Land 'Expressions of Interest' exercise, along with any other potential sites that the Council has identified. The first stage will be to see if the suggested site meets the Regulation (4) criteria and the policies in the Derbyshire Dales Local Plan 2017. A further stage will be an assessment using the Strategic Housing and Employment Land Availability Assessment (SHELAA) methodology to consider whether the site is "suitable" in terms of delivery and alignment with the Local Plan (Adopted 2017). The sites that meet the criteria will be included in the 2018 Brownfield Land Register to be published on the website www.derbyshiredales.gov.uk and www.data.gov.uk in December 2018.