

REPORT FOR DECISION



DECISION MAKER:	CABINET
DATE:	25 JULY 2018
SUBJECT:	UPDATED BROWNFIELD LAND STATEMENT
REPORT FROM:	COUNCILLOR EAMONN O'BRIEN CABINET MEMBER FOR FINANCE AND HOUSING
CONTACT OFFICER:	DAVID FOWLER – ASSISTANT DIRECTOR – LOCALITIES
TYPE OF DECISION:	CABINET (KEY DECISION)
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>The Council is committed to bringing forward new development on brownfield land to help deliver regeneration within the Borough and to reduce the amount of greenfield land that is required to meet longer term development needs.</p> <p>The Brownfield Land Statement updates a previous version produced in 2010. It underlines the importance that the Council continues to give to the delivery of brownfield land and sets out the Council's commitment to using its powers and influence to bringing back vacant brownfield sites into a viable use.</p>
OPTIONS	<p>Option 1 That Members approve the updated Brownfield Land Statement.</p> <p>Option 2 That Members approve the updated Brownfield Land Statement subject to revisions – Members to specify the nature of any revisions to be sought.</p> <p>Recommended Option Members are recommended to approve option 1 in order to reinforce the Council's commitment to the delivery of new development on brownfield land.</p>

IMPLICATIONS:	
Corporate Aims/Policy Framework:	
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Development of individual sites will be subject to business cases/investment appraisals; to ensure viability of proposals
Statement by Executive Director of Resources:	<p>This statement establishes a framework to bring forward development of Brownfield Sites.</p> <p>This is critical to the Council's growth aspirations, and to address the challenge of "self-financing" in future years</p>
Equality/Diversity implications:	No. An initial screening has been undertaken and as there were no negative impacts identified for affected groups, there is no requirement to proceed to a Full Impact Assessment.
Considered by Monitoring Officer:	Yes
Wards Affected:	All
Scrutiny Interest:	

TRACKING/PROCESS

INTERIM DIRECTOR: STEVE KENYON – RESOURCE & REGULATION

Chief Executive/ Strategic Leadership Team	Cabinet Member/Chair	Ward Members	Partners
Development Plans Steering Group 12 July 2018	20 June 2018		
Scrutiny Committee	Cabinet/Committee	Council	

1.0 BACKGROUND

- 1.1 Brownfield land is effectively land that is, or was, occupied by a permanent structure at some point in time and where the remains of that structure is still evident. There are various exclusions to this as set out in national policy. Much of Bury's brownfield land relates to the Borough's industrial heritage and land once used for manufacturing purposes.
- 1.2 National guidance is aimed at bringing brownfield land back into use in order to meet development needs and the local planning authority has an important role to play in this process. The Council has an existing strategy that seeks to bring brownfield land back into use but it is important that this is now refreshed to take account of the changing focus of national planning policy and, in particular, a requirement for local authorities to ensure that sufficient land is identified to fully meet local development needs.
- 1.3 The updated Brownfield Land Statement reinforces the importance of prioritising resources to bring forward the development of brownfield land to reduce the amount of additional land that is needed to meet the Borough's longer term development needs.
- 1.4 The Brownfield Land Statement provides an overview of the issues around brownfield land development and sets out the Council's successful track record in bringing this forward. The approach set out in the Statement provides an overview of the role and powers that the local authority will use to help bring forward new development on brownfield land to help deliver regeneration within the Borough.

2.0 ISSUES

Key Constraints

- 2.1 Each brownfield site will have its own specific constraints and issues which may be preventing them from coming forward for development in a timely manner. Some of these constraints will relate to specific physical constraints such as flood risk or contamination, whilst others will have ownership problems or lack of developer interest.
- 2.2 It is unlikely that one specific constraint would prevent a site from coming forward but it is likely that difficult sites would face a number of the common constraints.
- 2.3 Understanding and addressing these issues can be the catalyst to help regenerate underperforming urban areas and provide the infrastructure and amenities integral to the creation of sustainable communities and bringing these sites back into use will bring significant local benefits including, economic stimulation, job creation, environmental

improvements and the provision of new community facilities and green spaces.

- 2.4 In response, the overall objective of the Brownfield Land Statement is to continue work on building up a picture of these constraints on a site by site basis and to work with landowners and partners in addressing these constraints. The overarching aim is to ensure successful development of the Borough's brownfield sites to aid local regeneration initiatives.

Brownfield Land in Bury

- 2.5 Bury Council has always had a strong commitment to developing brownfield land to meet its development needs and has largely been successful in re-using and redeveloping redundant previously-developed sites over the past 30 years or so. Many of these of these sites have been remediated and are now used for residential development. As such, the Borough does not suffer from the extensive blight that other towns do from huge swathes of derelict land that show no signs of coming forward.
- 2.6 In the past 10 years, the vast majority of housing completions have been on brownfield land. In 9 of the last 10 years, over 90% of housing completions were on previously developed land. Of the 3,115 net dwelling completions since 2007, 2,950 of these were on brownfield land, equating to 95% of new completions.
- 2.7 Nevertheless, there are still a relatively small number of brownfield sites throughout the Borough that are vacant or underused. Some of these are large sites capable of delivering sizable developments and also in key strategic locations in and around the Borough's town centres. Some have been vacant and remained undeveloped for a number of years and it is important that these are brought back into use to help regenerate the site and immediate surroundings.
- 2.8 The Brownfield Land Statement sets out the key methods by which the Council will continue to identify brownfield sites, to understand the key constraints that are preventing them coming forward and to assist in bringing them back into beneficial use.
- 2.9 In particular, the Council is committed to bringing brownfield land back into use by:
- producing statutory development plans which will allocate and designate specific areas for development, and to provide the policy basis for bringing brownfield sites back into use;
 - producing masterplans and development briefs to promote areas and sites and inform potential developers and other interested parties of

the expectations for the redevelopment of a site in order to provide additional certainty to prospective developers;

- pursuing the key priorities in the Bury Growth Plan;
- continuing to monitor development opportunities on brownfield land and to identify constraints on such sites to help determine how these can be overcome (i.e. through the Strategic Housing Land Availability Assessment, employment land monitoring and the Brownfield Land Register);
- Exploring and promoting key funding mechanisms to support the regeneration of brownfield sites;
- Exploring opportunities for development partnerships to facilitate the regeneration of brownfield sites;
- Reviewing and implementing a Contaminated Land Strategy for Bury; and
- Exploring use of the Council's legal powers to help bring brownfield sites forward where appropriate (e.g. use of compulsory purchase orders).

3.0 CONCLUSION

- 3.1 The updated Brownfield Land Statement is a key document setting out the key issues and constraints associated with brownfield sites and in providing the framework for how the Council can continue to assist in delivering the redevelopment and regeneration of these sites in Bury.
- 3.2 Members are therefore requested to approve the updated Brownfield Land Statement.

List of Background Papers:

Updated Brownfield Land Statement – July 2018

Contact Details:

Cris Logue
Head of Strategic Planning and Economic Development
Resources and Regulation
3 Knowsley Place
Duke Street
Bury
BL9 0EJ
Tel: 0161 253 5306
Email: c.logue@bury.gov.uk.