



DERBYSHIRE DALES BROWNFIELD LAND REGISTER

EXPRESSION OF INTEREST 2018

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.