



EAST STAFFORDSHIRE BOROUGH COUNCIL

REPORT COVER SHEET

Title of Report:	Brownfield Regeneration Framework 2022	To be marked with an 'X' by Democratic Services after report has been presented
Meeting of:	Corporate Management Team 15/02/22	X
	Leader and Deputy Leaders 21/02/22	X
	Leader's / Leader of the Opposition's Advisory Group / Independent Alliance Advisory Group 02/03/22 & 03/03/22	
	Cabinet 21/03/22	
	Scrutiny Community Regeneration, Environment and Health and Well Being Committee tbc	



Is this an Executive Decision:	YES	Is this a Key Decision:	NO
Is this in the Forward Plan:	YES	Is the Report Confidential: If so, please state relevant paragraph from Schedule 12A LGA 1972:	NO

Essential Signatories:

ALL REPORTS MUST BE IN THE NAME OF A HEAD OF SERVICE

Interim Monitoring Officer: **Chris Eberley**

Date Signature

Chief Finance Officer: **Sal Khan**

Date Signature

EAST STAFFORDSHIRE BOROUGH COUNCIL

Report to Cabinet

Date: 14th March 2022

REPORT TITLE: Brownfield Regeneration Framework 2022

PORTFOLIO: Regeneration & Planning Policy

HEAD OF SERVICE: Andy O'Brien

CONTACT OFFICER: Thomas Deery Ext. No. x1664

WARD(S) AFFECTED: Non-specific

1. Purpose of the Report

- 1.1. To consider the Brownfield Regeneration Framework and proposed approach to brownfield regeneration in East Staffordshire.

2. Background

- 2.1. In 2017, the Council approved a Brownfield and Infill Regeneration Strategy that set out a methodology for supporting the redevelopment of brownfield land through the provision of affordable housing.
- 2.2. The strategy proposed utilising Section 106 Commuted Sums for Affordable Housing as a way of facilitating the redevelopment of brownfield land by providing gap funding for developments that were financially unviable.
- 2.3. Since 2017, the Council has supported a small number of brownfield projects in this way.

3. Contribution to Corporate Priorities

- 3.1. The Brownfield Regeneration Framework contributes towards the Community Regeneration priority.

4. Brownfield Regeneration Framework

- 4.1. The Brownfield Regeneration Framework follows the 2017 Brownfield Strategy in considering how the Council can utilise S106 Commuted Sums to gap fund affordable housing developments, but it also outlines guidance for how the Council could directly deliver affordable housing using those funds as well.
- 4.2. The guidance sets out the principles through which the Council will undertake, or facilitate, interventions that regenerate brownfield land and deliver quality places.
- 4.3. Some of the guidance considerations are as follows:
- 4.3.1. Whether the use of funds either adds value or addresses financial viability on projects being delivered in partnership with others;
- 4.3.2. The rate at which funding could typically be provided except in circumstances where the Council considers an intervention to be of strategic importance;
- 4.3.3. How to ensure that S106 funds are used proportionally on developments of mixed uses or tenures, including the types of costs that can be considered;
- 4.3.4. How the Council will ensure that properties constructed continue to be held at affordable levels for future occupiers.
- 4.4. Further detail on the guidance can be found in section 6 of the framework, which is included to this report as Appendix 1.

5. Financial Considerations

This section has been approved by the following member of the Financial Management Unit: Anya Murray

- 5.1. The main financial issues arising from this Report are as follows:
- 5.2. Any decisions to undertake activities in line with the Brownfield Regeneration Framework will be subject to separate decisions, through which the financial implications will be considered as appropriate. As such, there are no direct financial considerations associated with this report.

Revenue	2021/22	2022/23	2023/24
N/a	-	-	-

Capital	2021/22	2022/23	2023/24
N/a	-	-	-

6. Risk Assessment and Management

6.1. The main risks to this Report and the Council achieving its objectives are as follows:

6.2. **Positive** (Opportunities/Benefits):

6.2.1. This framework describes the principles through which the Council will support the regeneration of brownfield land and property and how it may undertake direct or indirect regeneration of these sites, delivering appropriate affordable housing in the process.

6.3. **Negative** (Threats):

6.3.1. There are always risks associated with redeveloping brownfield sites due to the complexity of the site conditions, which is further described in the framework.

6.4. The risks do not need to be entered in the Risk Register. Any financial implications to mitigate against these risks are considered above.

7. Legal Considerations

*This section has been approved by the following member of the Legal Team:
Sherrie Grant*

7.1. The main legal issues arising from this Report are as follows.

7.2. The Brownfield Regeneration Framework takes into account existing local and national policy and legislation as appropriate. The legal implications of any future decision associated with the use of S106 monies and the terms of the relevant agreements will be considered as part of that decision making process.

8. Equalities and Health

8.1. **Equality impacts:** The subject of this Report is a policy, strategy, function or service that is new or being revised. An equality and health impact assessment is attached at Appendix 2.

8.2. **Health impacts:** The outcome of the health screening question does require a full Health Impact Assessment to be completed. An equality and health impact assessment is attached at Appendix 2.

9. Human Rights

9.1. There are no Human Rights issues arising from this Report.

10. Sustainability (including climate change and change adaptation measures)

10.1. Does the proposal result in an overall positive effect in terms of sustainability (including climate change and change adaptation measures) Yes

10.2. Please detail any positive/negative aspects:

10.2.1. Positive (Opportunities/Benefits)

10.2.2. The redevelopment of brownfield sites typically results in a positive contribution to sustainability within the Borough.

10.2.3. Where the Council takes a direct approach through the framework, it has the ability to deliver development to a higher standard of sustainability.

10.2.4. Negative (threats)

10.2.5. Whilst the net impact of brownfield redevelopment is positive, the impact of demolition works specifically can be negative.

11. Recommendation

11.1. To approve the Brownfield Regeneration Framework 2022, which supersedes the Brownfield and Infill Regeneration Strategy 2017.

12. Appendices

12.1. Appendix 1: Brownfield Regeneration Framework 2022

12.2. Appendix 2: BRF Equalities and Health Impact Assessment