

Economic Regeneration

Trowbridge Area Board Update

March 2018

Brownfield Land Register

The question has been raised about why sites such as East Wing and Bowyers are not on Wiltshire Council's Brownfield Land Register.

The Town and Country Planning (Brownfield Land Register) Regulations 2017 require Council's to include sites its Brownfield Land Register which meet the following criteria:

- (a) the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- (b) the land is suitable for residential development;
- (c) the land is available for residential development; and
- (d) residential development of the land is achievable.

The Government's Planning Practice Guidance (<https://www.gov.uk/guidance/brownfield-land-registers>) clarifies that in addition to the criteria set out in Regulation 4, local planning authorities must also consider the development plan when deciding whether a site should be entered on the Register.

The Regulations state that: “*‘residential development’ means development the main purpose of which is housing development.*”

Both sites are covered by Core Policy 28 'Trowbridge Central Areas of Opportunity' of the Wiltshire Core Strategy that supports the redevelopment of these sites for mixed used development. As they are not identified predominantly for residential development and identified for mixed use in the development plan they would not comply with the criteria for inclusion of land on the Register. The potential for residential development on these sites can be considered through the planning application process.

9 March 2018