

APPENDIX B

Allocation of Land for Employment Use

Whilst the Island workforce is growing in the long term, this has been at a relatively slow rate, it is essential therefore that this plan and the planning system do their full share to encourage a balanced economic growth. One of the main ways this can be achieved is by the allocation of sufficient suitably located employment land.

The following sites are allocated for employment use, and are illustrated on the proposals map. Some are taken from, or based upon, policies contained in the current statutory adopted local plans, or the locally adopted Newport, Wootton and Fishbourne Planning Policy Review document, whilst the remainder are new land allocations brought forward in this plan.

E5(1) St Cross Business Park, Dodnor, Newport

An area of land 12.0 ha (29.7 acres) to the east of Dodnor Lane, north of Dodnor Industrial Estate is to be developed for high quality business park (primarily B1, but may include B2 and B8 uses).

Previously within the boundary of Lower St Cross Farm, this site is to be developed as a high quality business park as an extension to the existing Dodnor Industrial Estate. The site which is immediately to the north of the existing Dodnor Industrial Estate, adjoining Dodnor Lane is now being developed following improvements made to Dodnor Lane and St Mary's roundabout. A high quality design will be expected for all buildings and structures within the development and the existing hedgerows, trees, landscape and screening features shall be retained as far as possible in the development layout. Care should be taken to protect the stream which flows through the site, as water from this source feeds the area of Special Scientific interest to the north. Substantial landscaping has already been planted and shall be maintained, on the northern and eastern boundaries of the site.

E5(2) Land off Manners View, Dodnor Industrial Estate, Newport

An area of land totalling 1.5 ha (3.70 acres) north of Manners View is allocated for B1, B2 or B8 employment uses.

This site is situated in the south eastern corner of Dodnor Industrial Estate, north of Manners View Road. Accessible after the construction of the extension of Manners View, this site, which represents one of the few undeveloped areas remaining in this industrial estate, is allocated for B1 business, B2 general industrial or B8 storage or distribution use.

E5(3) Land off Daish Way, Dodnor Industrial Estate, Newport

An area of land 2.0 ha (4.9 acres), east of Daish Way Industrial Estate is allocated for B1 employment use.

The site, which is situated in the north eastern corner of the Dodnor Industrial Estate represents the remaining undeveloped part of the industrial area, originally allocated on the Newport Local Plan. Access to the site will be off Daish Way.

E5(4) Land off Pan Lane, Newport

An area of land 2.8 ha (6.9 acres) east of Pan Lane is allocated for B1 employment use.

Situated east of Pan Lane, this site is to be developed as part of a major mixed use development south of Pan Estate.

E5(5) Land adjoining Northwood Garage, Northwood

An area of land 0.3ha (0.74 acres) north of and adjoining Northwood Garage is to be developed for B1 employment use.

Presently occupied by Vectaveg, wholesale greengrocers. The site has outline approval for 6 industrial units, granted December 1995.

E5(6) Land At Stag Lane, Newport

An area of land 1.3 ha (3.2 acres) at Stag Lane, north of the road, is allocated for general industrial use, B2 use only.

The site is situated at the eastern end of Stag Lane, to the west of and adjoining land previously used as a refuse tip. The site is allocated on the Newport Local Plan (1982) for special or noxious industries, due to its isolated position near to the Cement Mills and Medina Wharf, and isolated from centres of population. A planning application for B2 general industrial use, has been approved on the site and it is important that existing trees including those which are growing within the northern section of the site are retained to screen the development.

If it is anticipated that a future use will lead to significant traffic generation, then improvements to Stag Lane and its junction with Horsebridge Hill will be required.

E5(7) Land East of Newport Road, Cowes

An area of land 0.9 ha (2.22 acres), east of Newport Road, Cowes is to be developed for B1, B2 or B8 employment use.

This site, which is currently occupied by a scrap metal business should be redeveloped for employment use if the current use ceases to operate.

E5(8) Land North of Three Gates Road, Cowes

An area of 4.0 ha (9.9 acres) at Broadfields Farm, north of Three Gates Road is to be developed for B1 business, B2 general industrial or storage or B8 distribution uses.

Access to the site is to be off Three Gates Road and a landscape buffer strip of land shall be reserved between this development and the proposed residential development to the north. Access to the housing development to the north will be required as will a heavily landscaped buffer strip between the two proposed developments

E5(9) Land North of Three Gates Road, South of Prospect Road, Cowes

An area of 0.5 ha (1.23 acres) situated north of Three Gates Road, south of Prospect Road, Cowes is to be developed for B1, B2 or B8 employment use.

This site represents the remaining undeveloped part of this existing industrial area. Access to the site is from Three Gates Road via the existing estate road.

E5(10) Land at Somerton, East of Newport Road, Cowes

An area of land situated east of Newport Road, opposite the junction with Three Gates Road south of the reservoir, is allocated for B1 business, B2 general industrial and storage and B8 distribution uses. The land which falls within the boundary of the Somerton Works is made up in the main by two areas of land, one east, the other west of the existing Somerton Works. These two areas total approximately 3.00 ha (7.41 acres). Access to the development will be from the roundabout at the Three Gates Road, Newport Road junction, with particular attention being paid to the landscaping of the development and the design and layout of buildings.

The Somerton works was originally occupied by a single employer. It is now in multiple ownership

and has mixed business uses. The main building, which was some years ago subdivided, is now occupied by a number of employers. The initial phase of development was thirty starter units developed by the Council, on land north east of the allocated area. The Council has identified the remainder of the site surrounding the main building for future business development and has constructed a roundabout at the Three Gates Road, Newport Road junction to improve access to the site.

E5(11) Land North of Golden Hill Fort, Freshwater

Areas of land totalling 3.08 ha (7.6 acres) north of Golden Hill Fort is to be developed for B1 employment use.

Situated north of Golden Hill Fort, this area is made up of the remaining undeveloped part of the industrial area allocated on the West Wight District Plan, together with an additional area, south of Colwell Road, west of the existing factory.

E5(12) Land Adjoining Osborne Works, South of Whippingham Road, East Cowes

An area of land 3.21 ha (7.93 acres) south east of Westland Aerospace, Osborne Works, East Cowes is allocated for high quality business B1, general industry B2 and storage and distribution services B8 development.

Made up of land previously used as private allotment gardens, this site, which is owned by Westland Aerospace has been identified by them for development as part of the redevelopment of the adjoining Osborne Works to the north west. The land is allocated for business (B1), general industry (B2) or storage and distribution services (B8) uses.

E5(13) Land at Kingston, South of East Cowes

Areas of land totalling 12.2 ha (30.14 acres) to the south of Kingston, East Cowes is allocated for B1, B2 or B8 business uses.

Made up of three distinct areas, the development of this land will necessitate the upgrading of road access and a comprehensive approach to infrastructure provision along with housing allocations in this location. The site can be sub-divided into three sections:

- i the northernmost 1.8ha (4.5 acres) has a long-standing planning approval where initial site works for access road have been carried out.
- ii central position of site, previously the site of a number of agricultural buildings, is also considered suitable for a full range of employment uses, 3.1ha (7.7 acres).
- iii the 8.1ha (20 acres) area adjoining the waterside, is considered vital to provide for future expansion or relocation of marine related employment uses, and will be reserved for uses which require a coastal location. Access to the area shall be primarily from Whippingham Road to the south of Osborne School and East Cowes Old Vics Football Ground and will also serve the major residential development allocation to the west of Beatrice Avenue. It is intended eventually that this road shall link to Kingston Road, where it will also improve access for the wharfage facilities at Kingston.

E5(14) Land South East of Westridge Cross, Ryde

An area of land of 7.0 ha (17.3 acres) to the south east of Westridge Cross, east of Brading Road, Ryde is allocated for a high quality business park.

This is a large, prominent and visible site and it is therefore essential that the development is of a high standard of design and construction. It should be a low density, well landscaped layout of single storey or low pitched two storey buildings set back from the road. The building materials used should be suitable to the location and in keeping with the local character. It is important that a landscaping scheme is agreed prior to development commencing and, where possible, planting

and landscaping should be carried out before or during the construction process. The Council is of the opinion that use class B1(b) would be appropriate to this site and will not approve any retail (A1), wholesale warehouse or distribution centre (B8) uses on the site. Indicated on North East Wight Local Plan for B1 use only, recent government guidance, Planning Policy Guidance Notes 13(PPG 13) and PPG 6 reinforce the policy that this area is too far from Ryde shopping centre and therefore inappropriate for retail use (A1).

E5(15) Land West of Great Preston Road, Ryde

An area of land 5.4 ha (13.4 acres) to the west of Great Preston Road, south of Slade Road, Ryde is allocated for B1 business use, B2 general industrial or storage or B8 distribution.

Allocated for business use on the North East Wight Local Plan, this area represents the remaining undeveloped section of the business park. The site is visible from the west and south and particular attention should be given to the design, landscaping and screening both along the southern and western boundaries as well as within the site.

E5(16) Extension of College Close Industrial Estate, Sandown

An area of land 4.3ha (10.7 acres) east of College Close Industrial Estate, Sandown is allocated for B1 business use.

This area lies to the north east and east of the existing College Close Industrial Estate development. Access to the area is off Avenue Road, via College Close. Situated close to Sandown, the development of this area fulfils many of the Government's location and access requirements as outlined in PPG 13. The development is on a bus route, reasonably close to the railway station and an easy distance to walk or cycle from most parts of town. The site adjoins a natural flood plain area, and nature conservation interests. Particular attention should therefore be given to the provision of landscaping and screening on the site boundaries.

E5(17) Land at Merrie Gardens Farm, Newport Road, Lake

An area of land 1.7ha (4.3 acres), north of Newport Road, Lake, east of the Safeway Store is allocated for B1 or B8 employment use.

Situated east of Safeway Store, and opposite the Spithead Business Centre, this land, which was formerly part of the Merrie Gardens Farm complex, is now felt appropriate for B1 employment use. The site is within easy walking distance of Lake and close to the towns of Sandown and Shanklin. There is a bus stop on the road frontage, near the site. Access to the site will be from Newport Road.

E5(18) Land Adjoining Spithead Business Centre, Newport Road, Lake

Areas of land totalling 0.7 ha (1.7 acres) adjoining the Spithead Business Centre, Newport Road, Lake (formerly known as The Temperature factory) are to be developed for B1 employment use.

These areas which are within the boundary of the original factory site could be developed for employment use, subject to a satisfactory access being achieved onto the existing road network.

E5(19) Bembridge Airport, Bembridge

An area of land 4.7ha (11.6 acres), north of the aircraft works, Bembridge Airport, is allocated specifically for air related business use.

The area adjoins the existing aircraft assembly works and has been retained by Pilatus Britten Norman for potential expansion of their operations. Development will be limited by legal agreement to air related use, to which any warehousing facilities must be ancillary.

E5(20) Land West of Landguard Manor Road, Shanklin

An area of land 1.5 ha (3.7 acres), north of the existing Teknacron factory, west of Landguard Manor Road, Shanklin, is allocated for B1 business use, and B2 general industry.

Allocated for industrial development on the South East Wight Local Plan, the site is allocated for business use B1 as part of a mixed-use development. Development of general business B2 use will only be acceptable within those parts of the site which are appropriate in relation to existing residential and tourist uses in the area. Filled in part, and possibly contaminated by the former gasworks use, development of the site should have regard to the development brief of the site, produced by the former South Wight Borough Council. Development proposals should take account of existing trees and landscape features where possible.

E5(21) Land within Rookley Industrial Estate, Rookley

Areas of land totalling 1.12 ha (2.8 acres) situated within the Rookley Industrial Estate, Rookley, are to be developed for B1, B2 or B8 employment use.

Made up primarily of small adjoining unused plots within the industrial estate, it also includes an area of land which was originally part of the industrial area, but is currently used as a Heavy Goods Vehicle Test Centre. It is considered the use of this area should revert to employment use if the current use should cease in this location.

