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1 - Introduction

Purpose of the Brownfield Site Register

1.1 The Government is keen to identify brownfield land suitable and available for residential development in order to bring forward these sites and deliver new homes.

There is a requirement for all councils to therefore publish and maintain a brownfield land register which sets out information on the location and nature of these sites.

The definition of brownfield land, also known as previously developed land, is in the National Planning Policy Framework Annex 2.

For a diverse borough such as Eastleigh, only a small proportion the land will be classed as brownfield land.

1.2 The brownfield land register includes sites capable of delivering at least 5 extra dwellings. All sites must also meet the following criteria for residential development:

• Suitable – each site must either have planning permission for housing or housing-led development or be allocated for such development in a Local Plan; or be considered appropriate for such development by the council (for example, draft allocations in the emerging Local Plan)
• Available – with no ownership issues or legal constraints on the land to prevent development
• Achievable - likely to be developed within 15 years of being entered on the register

1.3 Eastleigh Borough’s brownfield register was compiled on 1st September 2017 (information updated in December 2017) and will be updated annually. It will consist of a table of information and maps of sites. These will meet the Government’s data standards.

1.4 The register of all brownfield sites meeting the above criteria is part 1 of the Brownfield Land Register.

Part 2 of the register permits councils to go further and give sites Permission in Principle for development that meets the individual site requirements, a stepping stone to planning permission.

Eastleigh Borough’s Brownfield Land Register only covers Part 1 and the council has no plans to develop a Part 2 register.

1.5 The register is available on line at www.eastleigh.gov.uk
BLR-1-1  Nuttall's Yard, Allbrook
BLR-3-2  Rear of Shopping Parade and 75-99a Hiltingbury Road, Chandler’s Ford

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Brownfield Land Register - Dec2017  6
BLR-3-3  Junction of Leigh Road and Bournemouth Road, Chandler’s Ford

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Brownfield Land Register - Dec2017
BLR-5-3  Land at Fox and Hounds Public House, Fair Oak