



LAND IN UPPER VENTNOR

TOWN COUNCIL MEETING

REPORT 77/20

12 OCTOBER 2020

The purpose of this Report is to

No. DETAILS

1) BACKGROUND

- a) Ventnor is included in the original 2012 edition of the Island Plan as one of its two Smaller Regeneration Areas where *particular support will be given to proposals that create new employment provision.*
- b) It is also included in the 2018 redraft of the Plan in a section headed [Employment Allocation at Lowtherville, Ventnor.](#)
- c) In between the two Plans the Isle of Wight Council agreed in March 2014 to sell part of the Land to the Department for Education as the site for the new Island Free School at an agreed price of £180,000.
- d) The Town Council adopted the remaining land as one of its major Regeneration Projects at its meeting of 17 July 2017.
- e) With the arrival of the Community Led Housing Fund available for supporting social housing developments the Town Council secured £10k from the fund for a feasibility study of a mixed housing and light industrial development. Reluctantly, that was discounted due to a combination of the financial calculations and the unsuitability of the site for housing.
- f) One of the Isle of Wight Council's Senior Surveyors has done good initial work in formalising the tenancies of the site's current traders and the Town Council's Economic Development Officer and I met (virtually) with her on 23 September to discuss a phase one cost of £2k for a site survey of its levels and an initial drawing for a small number of light industrial units to enable discussions with potential developers to start.
- g) It was agreed that the Isle of Wight Council's Director of Regeneration would be requested to fund that initial work

2) CURRENT POSITION

- a) Following her meeting with Chris Ashman on 29 September, an email from her of 6 October sets out the current position:
Due to the constraints now faced by the IWC in terms of regeneration budget following the pandemic, Chris Ashman has said that IWC will cover 50% of the costs of preparing the survey and architects drawing.
I note that the total costs are £2 k for this and hope that VTC will be able to find the other 50% in order that we may progress with the survey and drawing?

3) RECOMMENDATION

Members are recommended to consider the current position of the Isle of Wight Council and agree a response to it.