

Isle of Wight Council

Brownfield Land Register – Part 1 Maps - December 2020

1. Introduction

- 1.1. In 2017 a new duty was placed on local planning authorities to prepare, maintain and publish a register of previously developed land (brownfield land) which is suitable for residential development. The register had to be published by 31 December 2017 and should be reviewed at least once each year.
- 1.2. The register, known as the Brownfield Land Register comprises a standard set of information, prescribed by the Government that will be kept up-to-date, and made publicly available. The purpose of the register is to provide certainty for developers and communities and encourage investment in local areas. The registers will then be used to monitor the Government's commitment to the delivery of brownfield sites.
- 1.3. The register must be kept in two parts:
 - 1.3.1 Part 1 will include all sites which meet the definition of previously developed land¹ and are 0.25 hectares or more in size or capable of accommodating at least 5 dwellings. They must also meet the Government's criteria, set out in paragraph (1) of Regulation 4² setting out that sites must be suitable, available and achievable for residential development.
 - 1.3.2 Part 2 allows the council to select sites from Part 1 and grant Permission in Principle (PIP) for housing-led development, after undertaking necessary requirements for publicity, notification and consultation. More information can be found in the [National Planning Practice Guidance](#)
- 1.3. Entry onto Part 1 of the register does not guarantee that this site will progress onto Part 2 of the register or receive planning permission.

2. Isle of Wight's Brownfield Land Register

- 2.1 The Isle of Wight Council published its first Brownfield Land Register in December 2017.
- 2.2 Previous registers contained:
 - 2017 – 27 Sites
 - 2018 – 46 Sites
 - 2019 – 60 Sites
- 2.3 The council has now updated the Register and the 2020 version includes 73 sites. These sites are a mix of:

¹ As set out in [National Planning Policy Framework 2019](#)

² Town and Country Planning (Brownfield Land Register) Regulations 2017

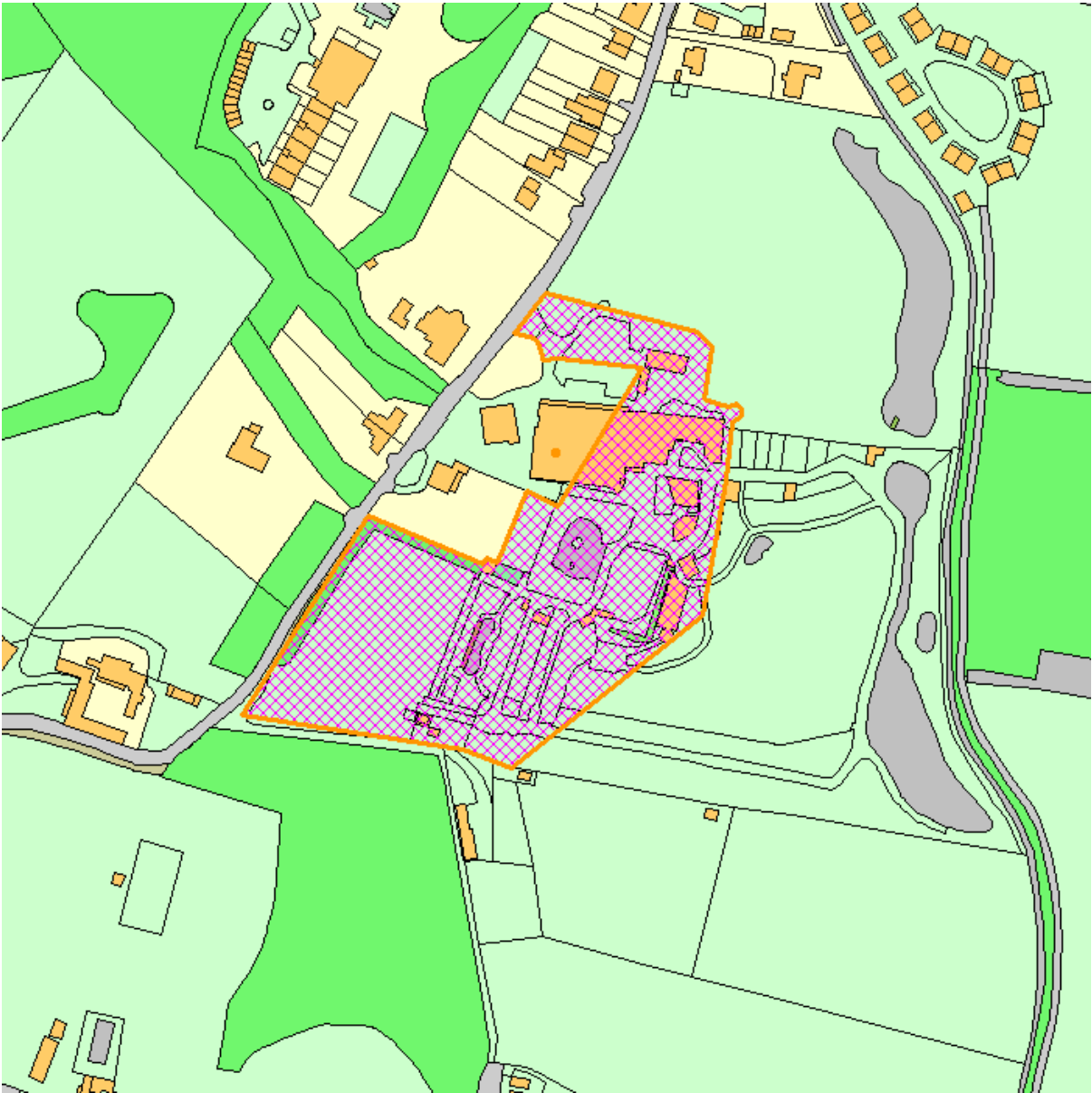
- Brownfield sites that have been granted planning permission and are either under construction (with residential units still to be completed) or not started.
- Those brownfield sites that have been put forward by landowners, developers, agents and others that have been assessed by the Council and meet the criteria set out in paragraph (1) of Regulation 4.

2.4 At this time the council has not selected sites for Part 2 stage but will consider appropriate sites in due course.

2.5 Sites that no longer meet the relevant criteria for inclusion on the Register will be amended or removed following appropriate procedures as set out in Regulation 17 of the [legislation](#). There are currently 10 sites which match these criteria. The reasons are set out in the notes section on the CSV which can be found on the councils website, - www.iow.gov.uk/brownfieldlandregister .

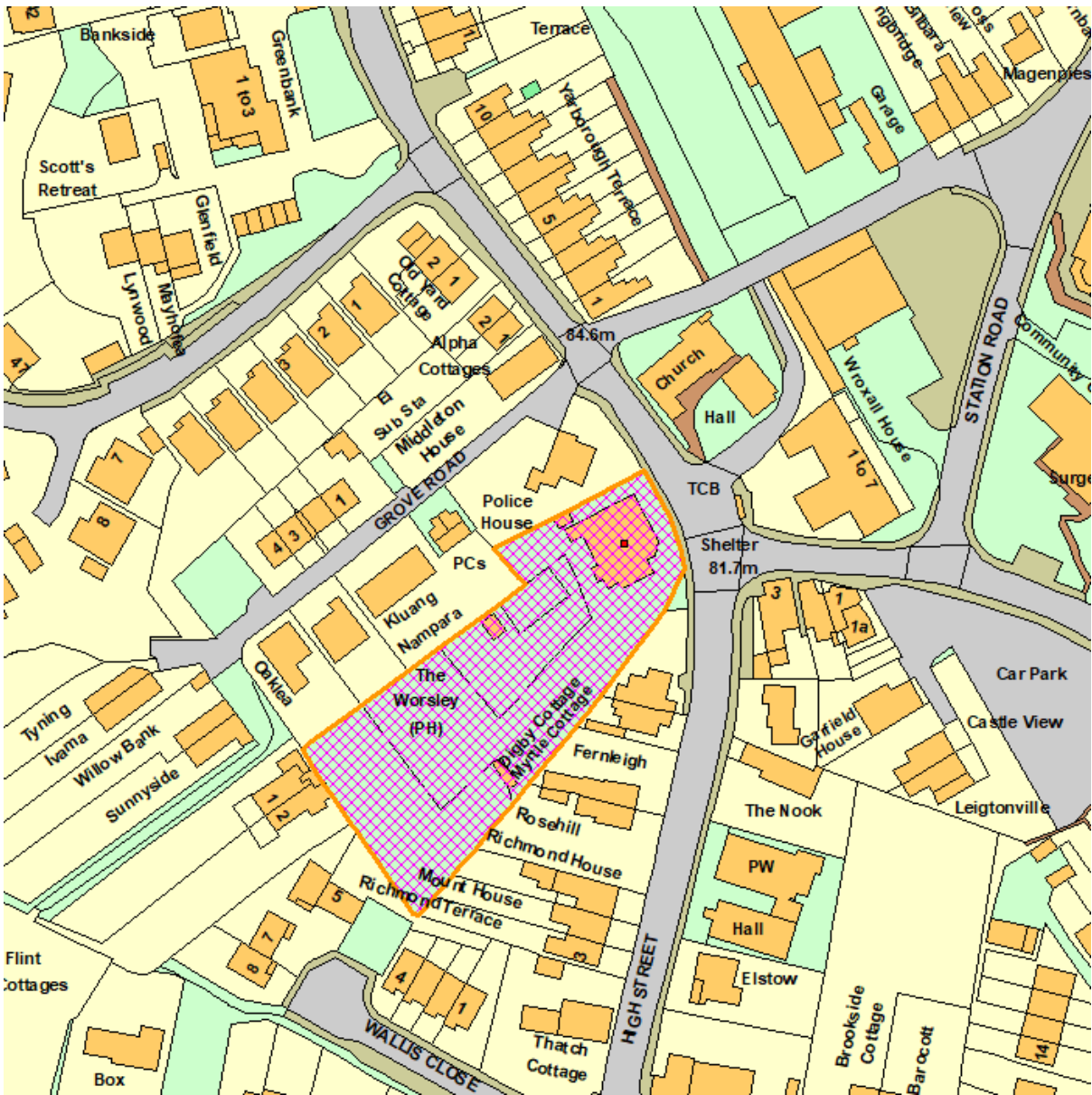
3. Brownfield Land Register Maps

- 3.1 The following section includes maps of those sites currently included in the Council's Brownfield Land Register. Further details can also be found on the council's website, - www.iow.gov.uk/brownfieldlandregister:
- 3.2 The Brownfield Land Register can also be viewed in a csv file format (contains OS data © Crown copyright and database right 2019).
- 3.3 You can also find the register by searching for '**Brownfield Land Register**' in the council's document library located at <https://www.iow.gov.uk/documentlibrary>.



BFR003

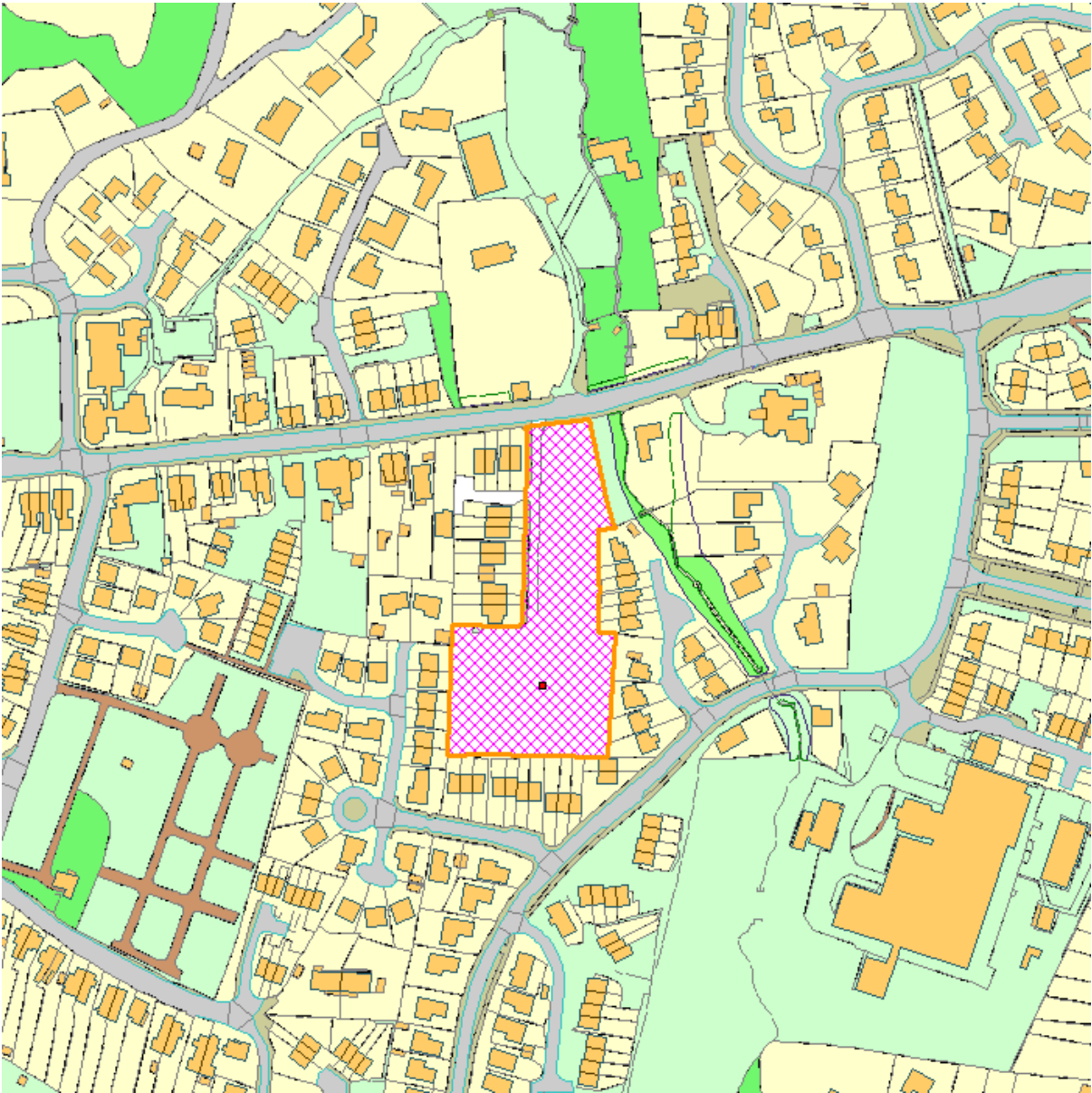
Former Flamingo Park Bird Sanctuary, Oakhill Road, Seaview, Isle Of Wight, PO345AP



BFR008

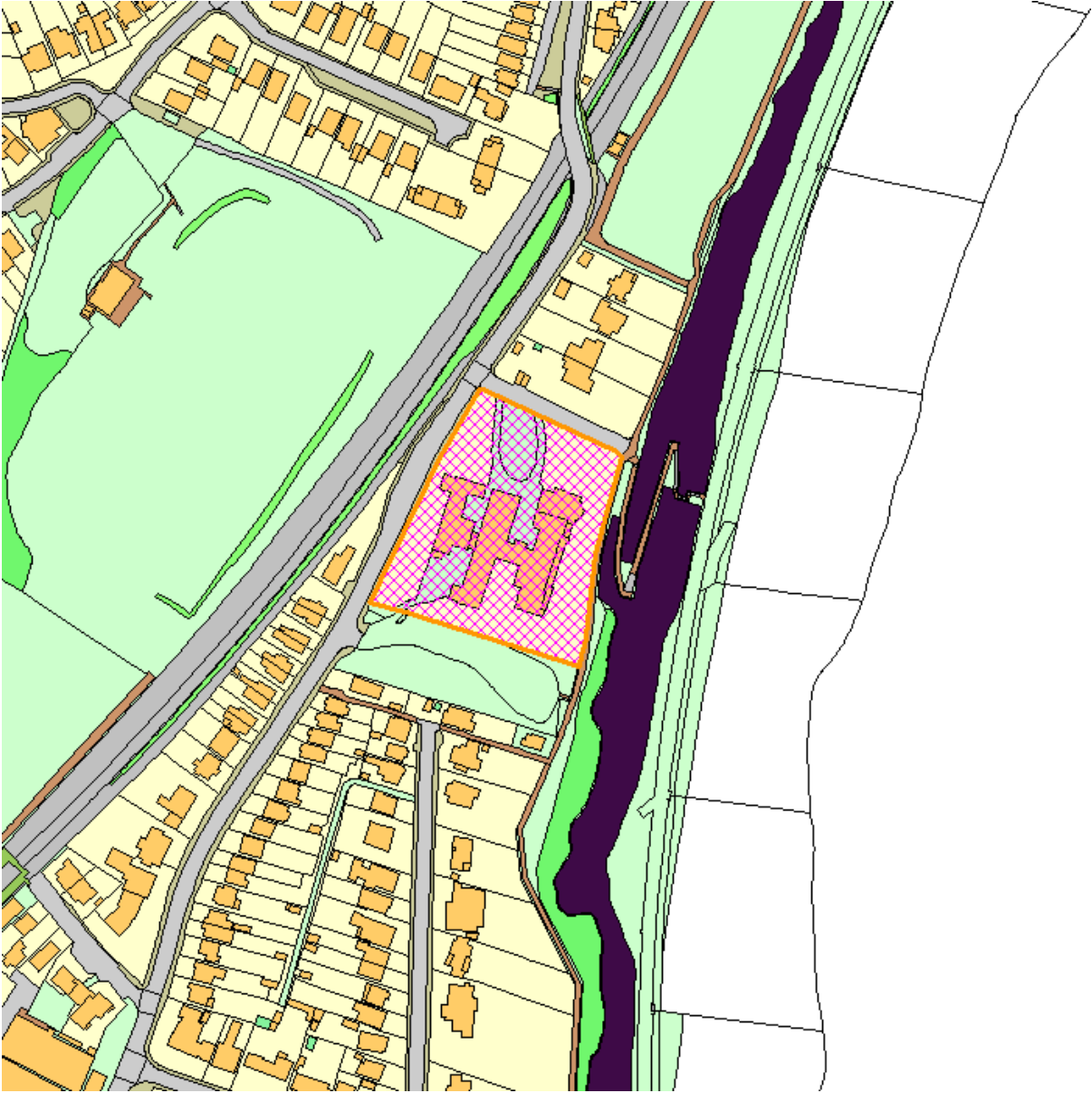
19/01512/FUL

The Worsley, High Street, Wroxall, Ventnor, Isle Of Wight



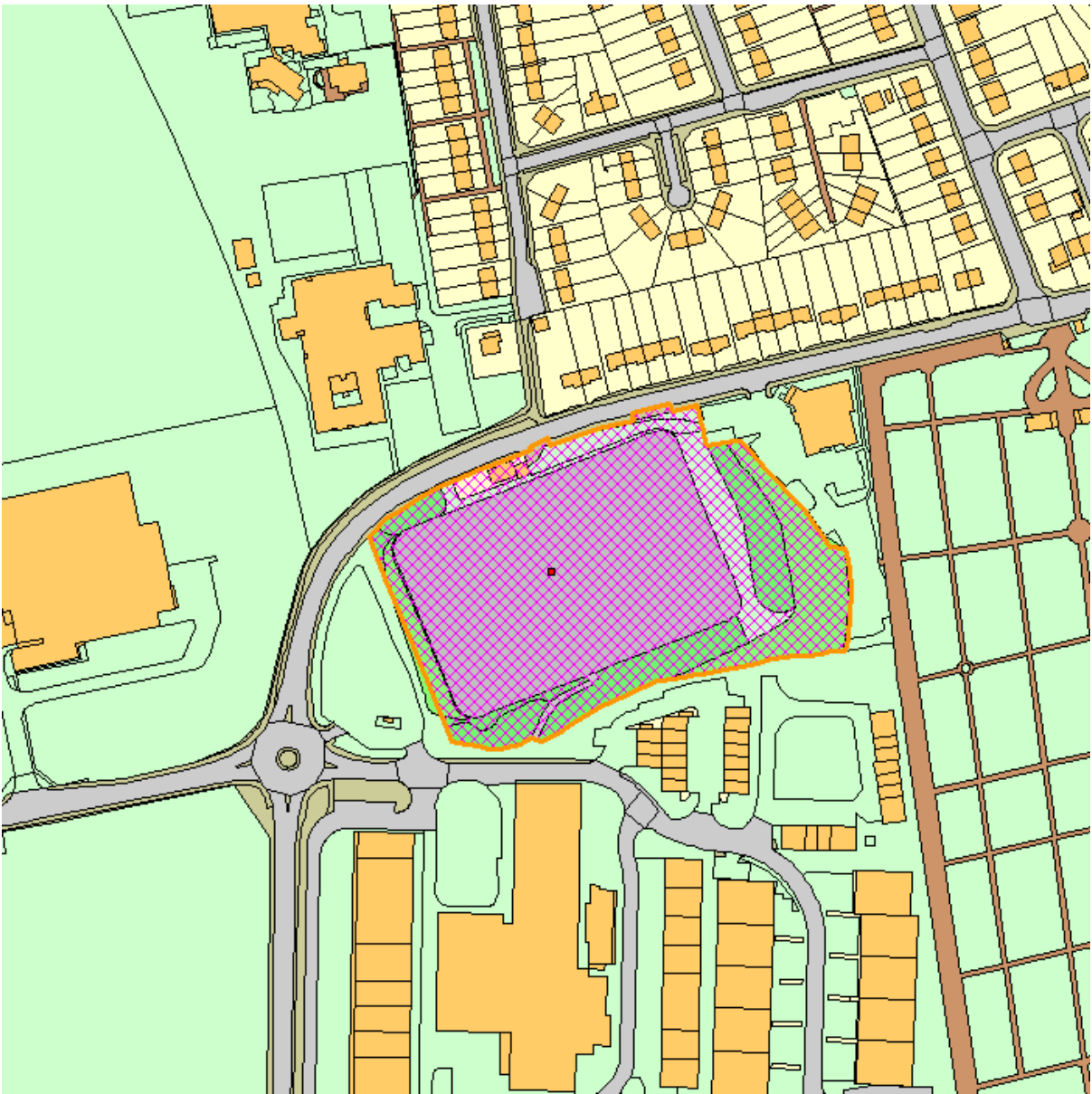
BFR013

P/02069/03 Old Hosiden Besson, Binstead Road, Ryde, Isle Of Wight, PO333NL



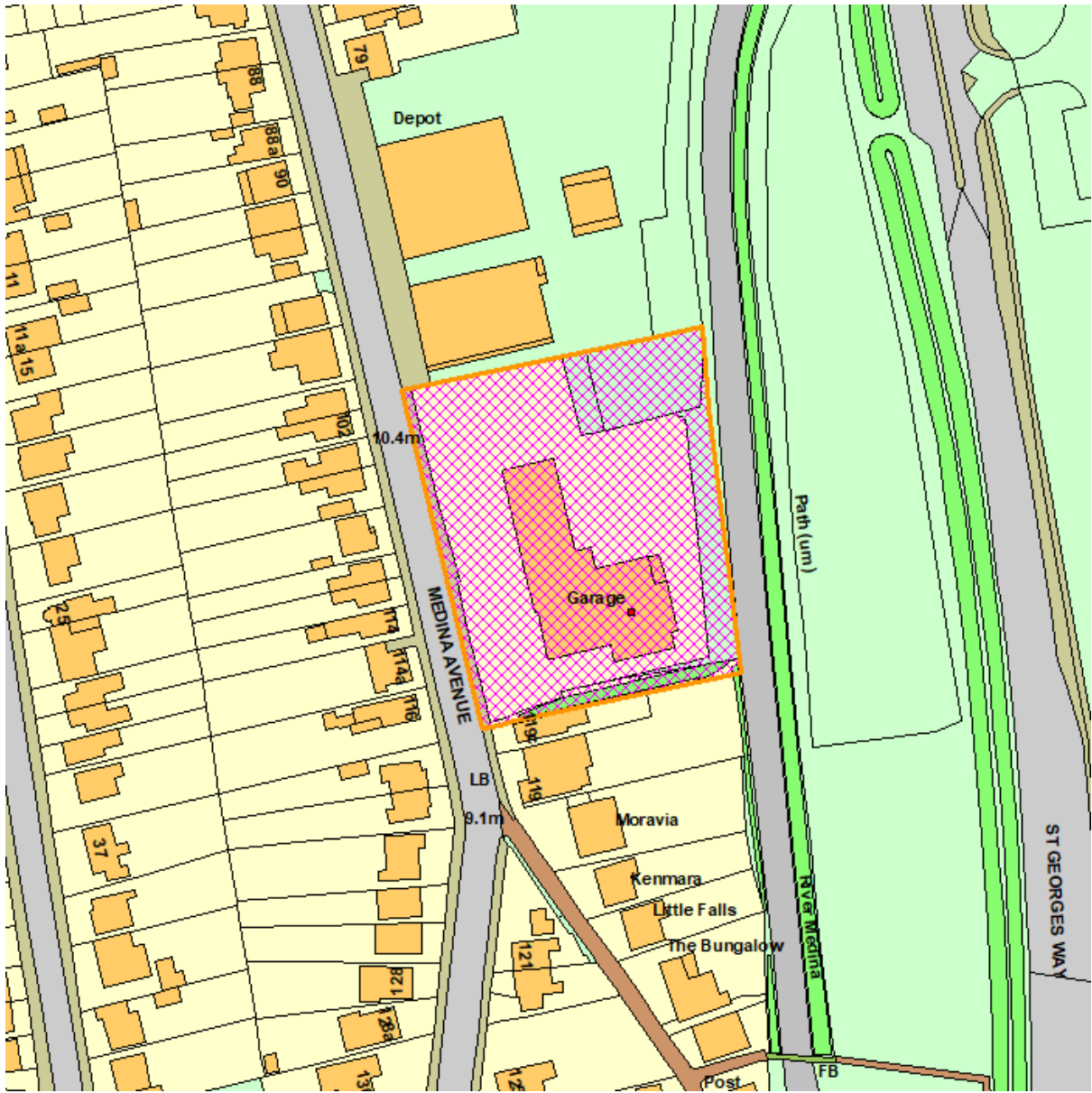
BFR022

P/00463/01 Winchester House, Sandown Road, Shanklin, Isle Of Wight



BFR026

P/00356/18 Former Somerton Reservoir Off, Newport Road, Cowes, Isle Of Wight, PO31



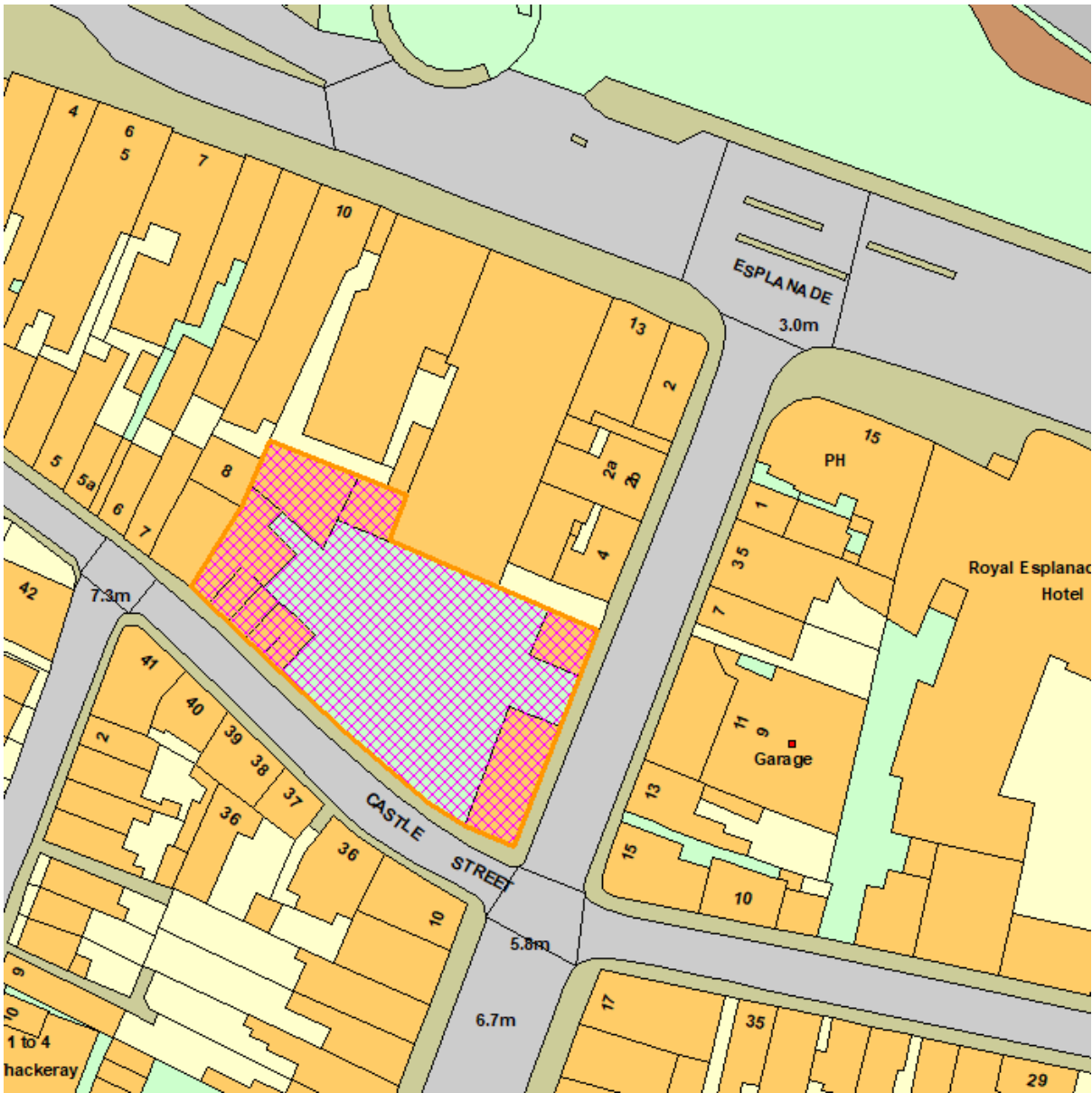
BFR037

P/00271/07 Esplanade Garage Newport, 117 Medina Avenue, Newport, Isle Of Wight, PO301HG



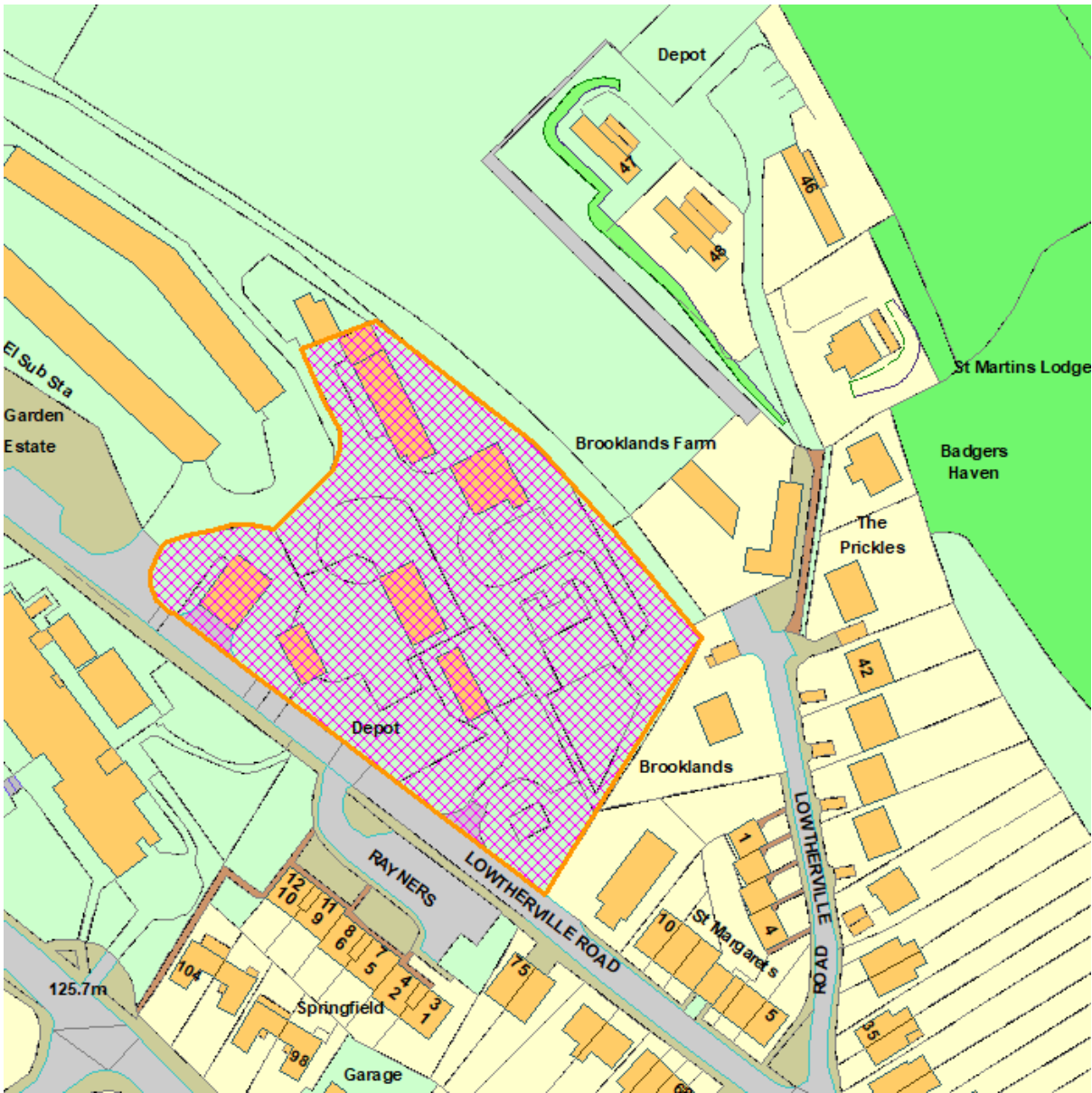
BFR038a

9 - 11 George Street, Ryde, Isle Of Wight, PO33 2EB,



BFR038b

6-8 George Street, Ryde, Isle Of Wight, PO332EB



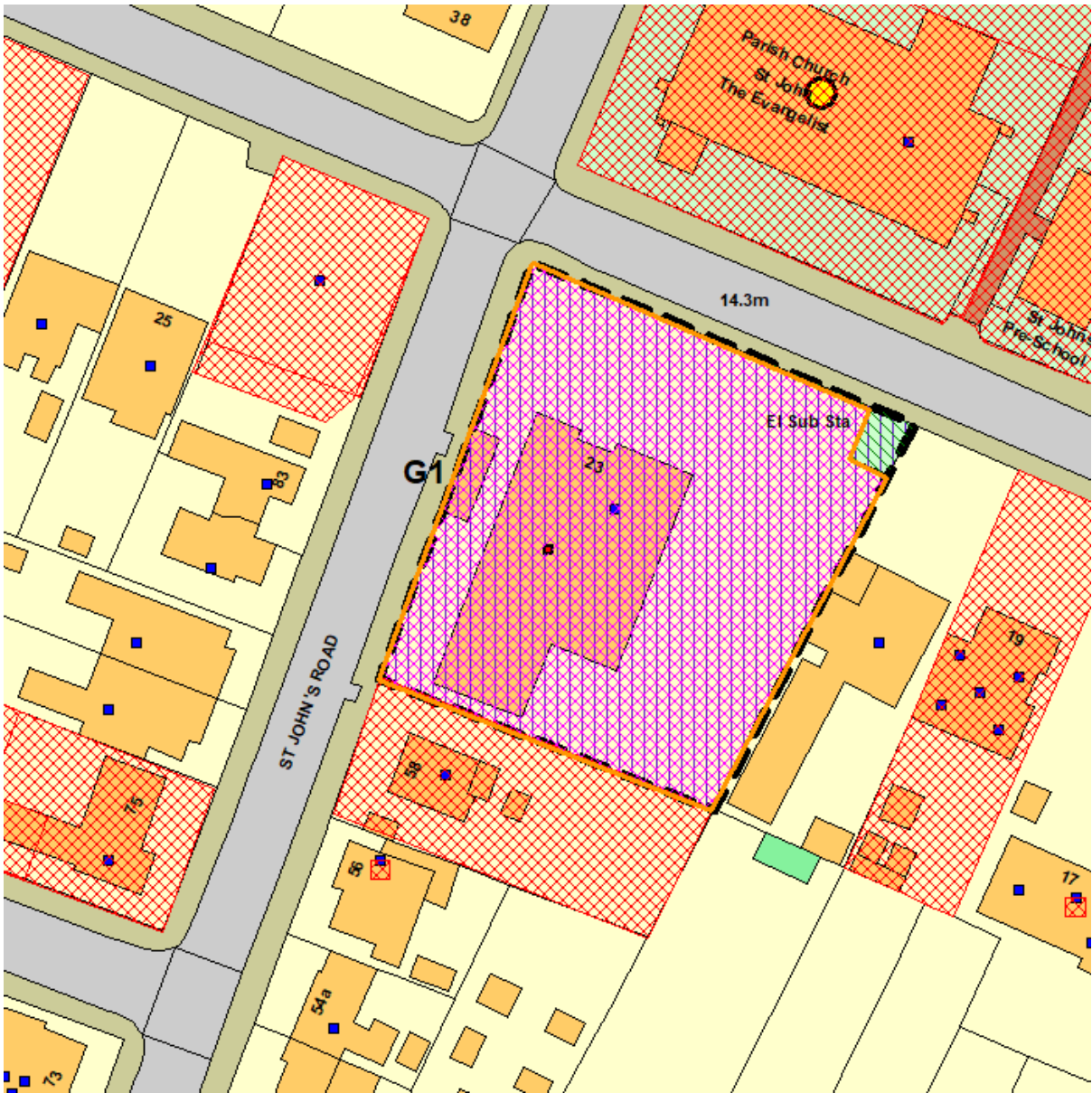
BFR046

Depot site at Lowtherville Road, Ventnor, Isle Of Wight



BFR047

SPA site, Shanklin Esplanade, Shanklin, Isle of Wight



BFR050

P/01052/18

23 Carter Street, Sandown, Isle Of Wight, PO368DG



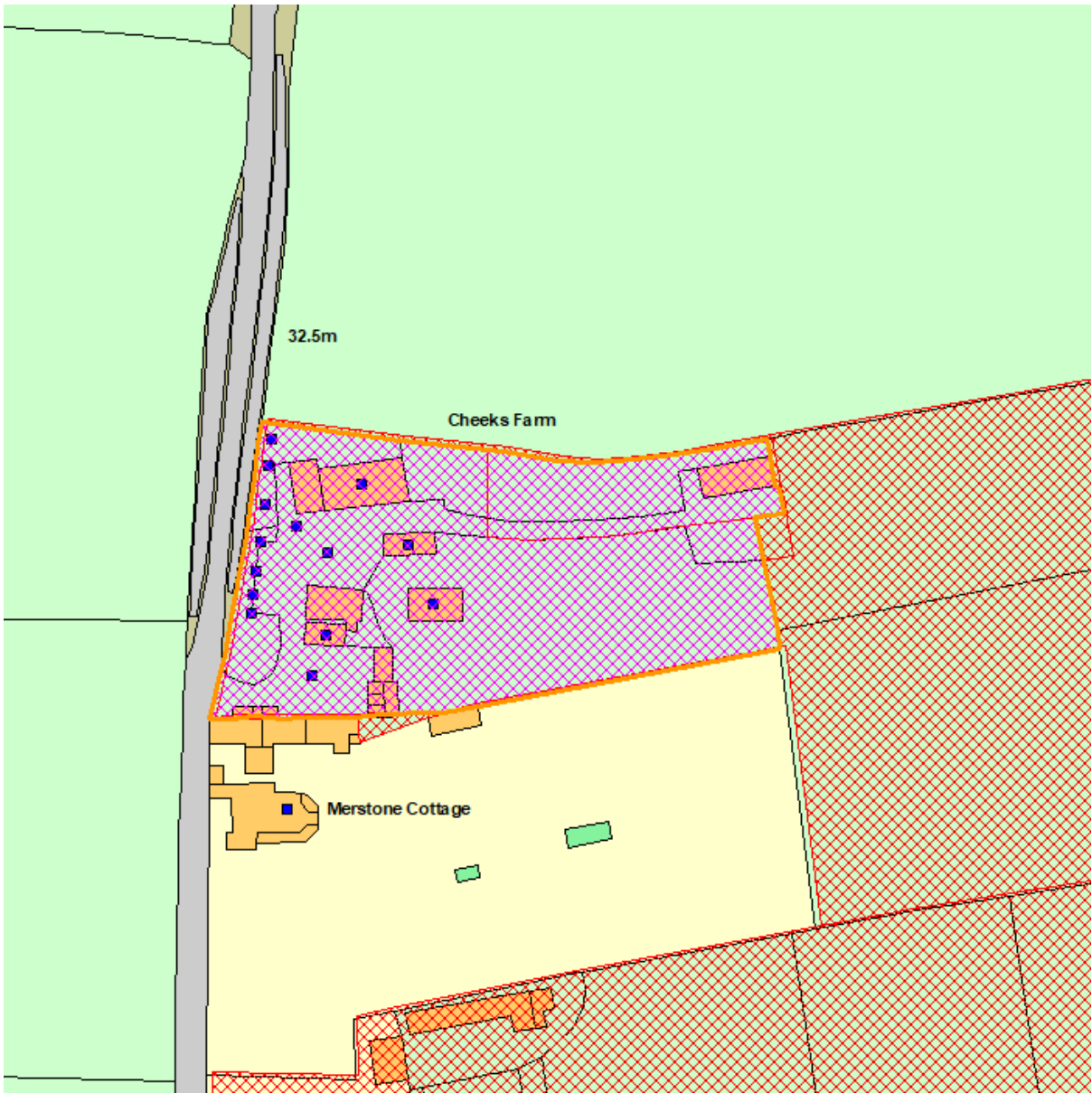
BFR053

Car Sales area, Havenstreet Garage, Havenstreet Main Road, Havenstreet, Isle Of Wight, PO33 4DR



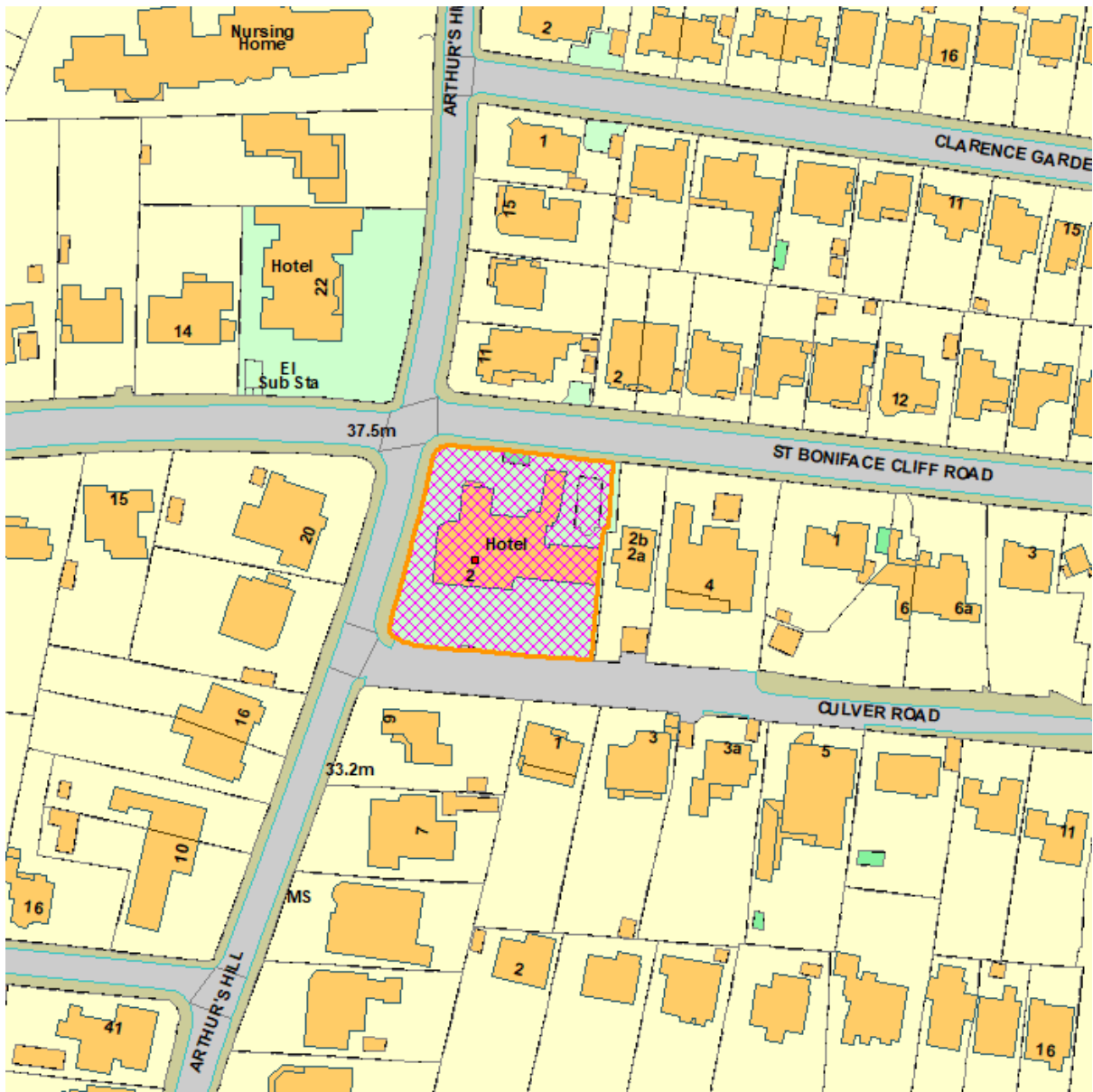
BFR067

Chester Lodge Hotel, 7 Beachfield Road, Isle of Wight Sandown



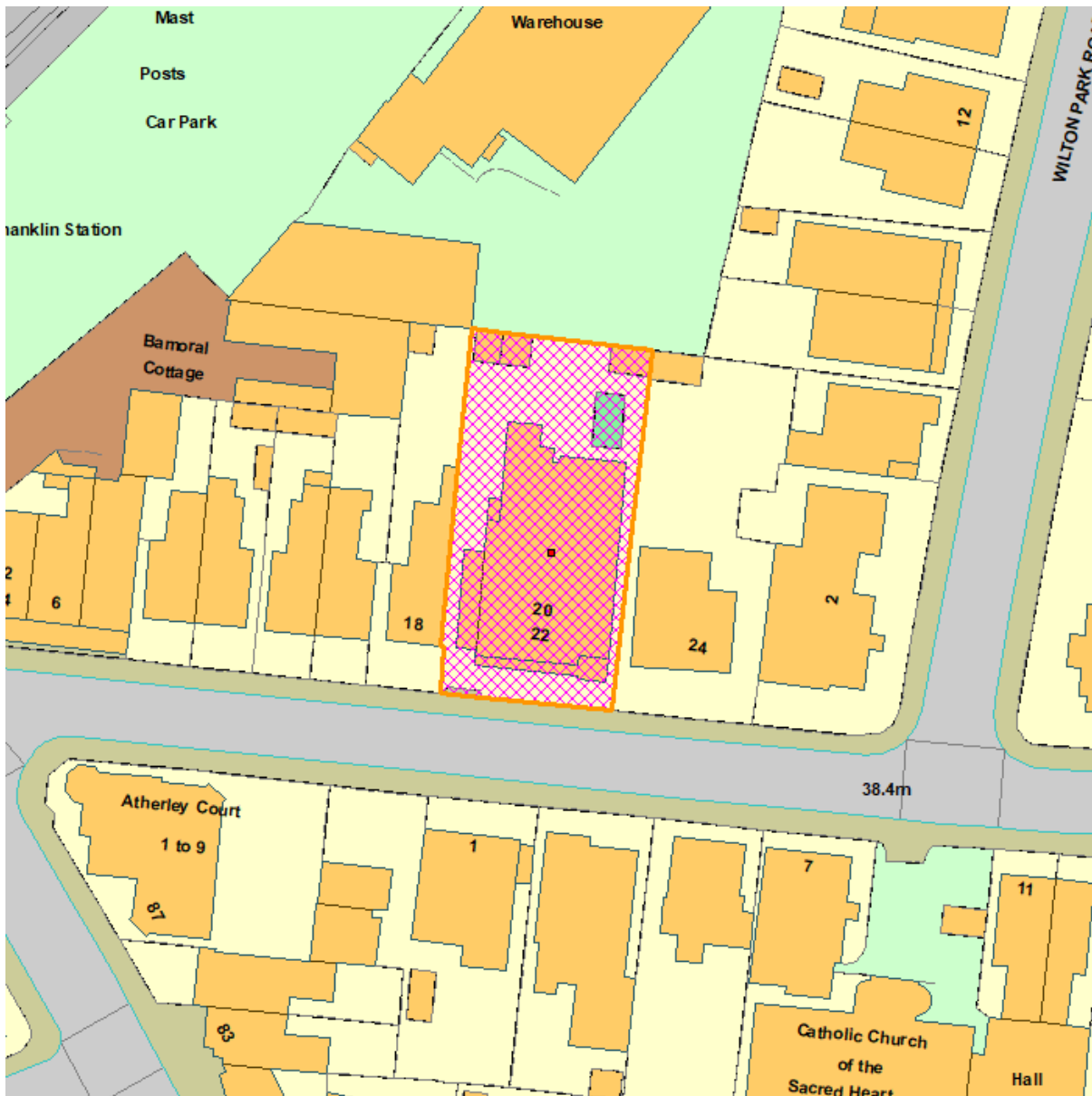
BFR073

Cheeks Farm, Merstone Lane, Arreton, Newport, Isle Of Wight



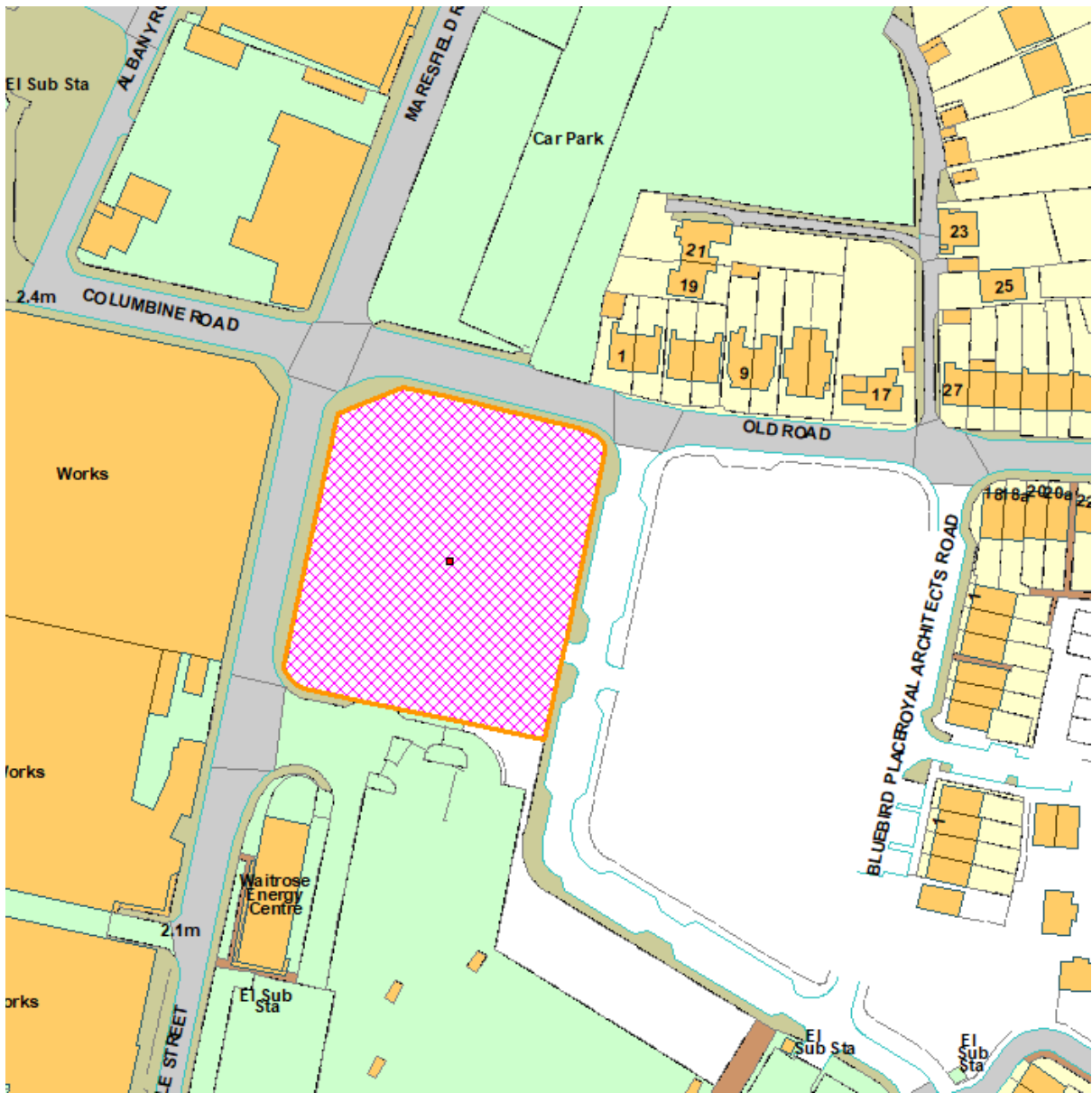
BFR080

P/00164/16 Berkeley Court Hotel, 2 Culver Road, Shanklin, Isle Of Wight, PO376ER



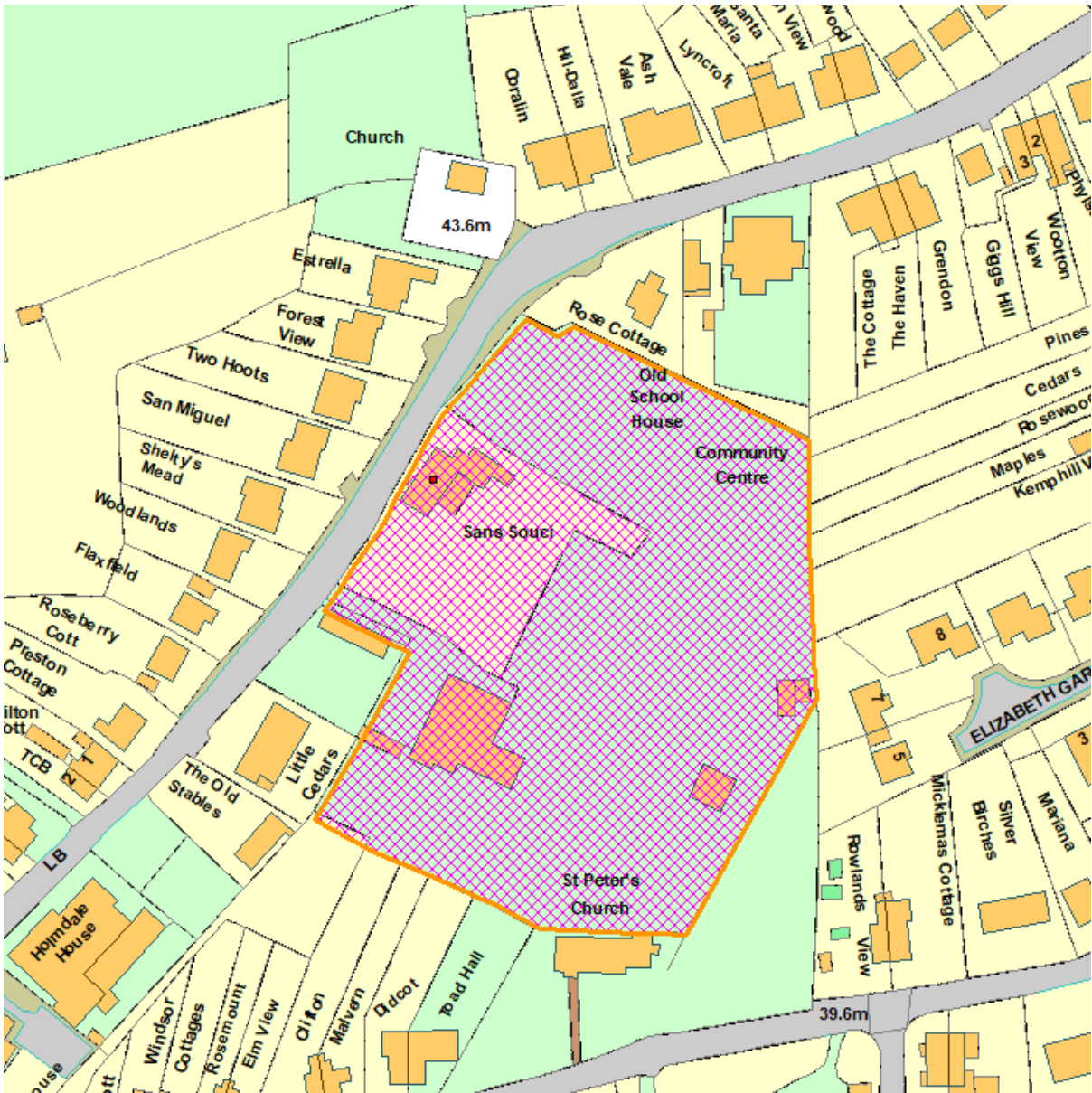
BFR081

P/00659/15 Site Of Former Rozelle Hotel, 22 Atherley Road, Shanklin, Isle Of Wight, PO377AT



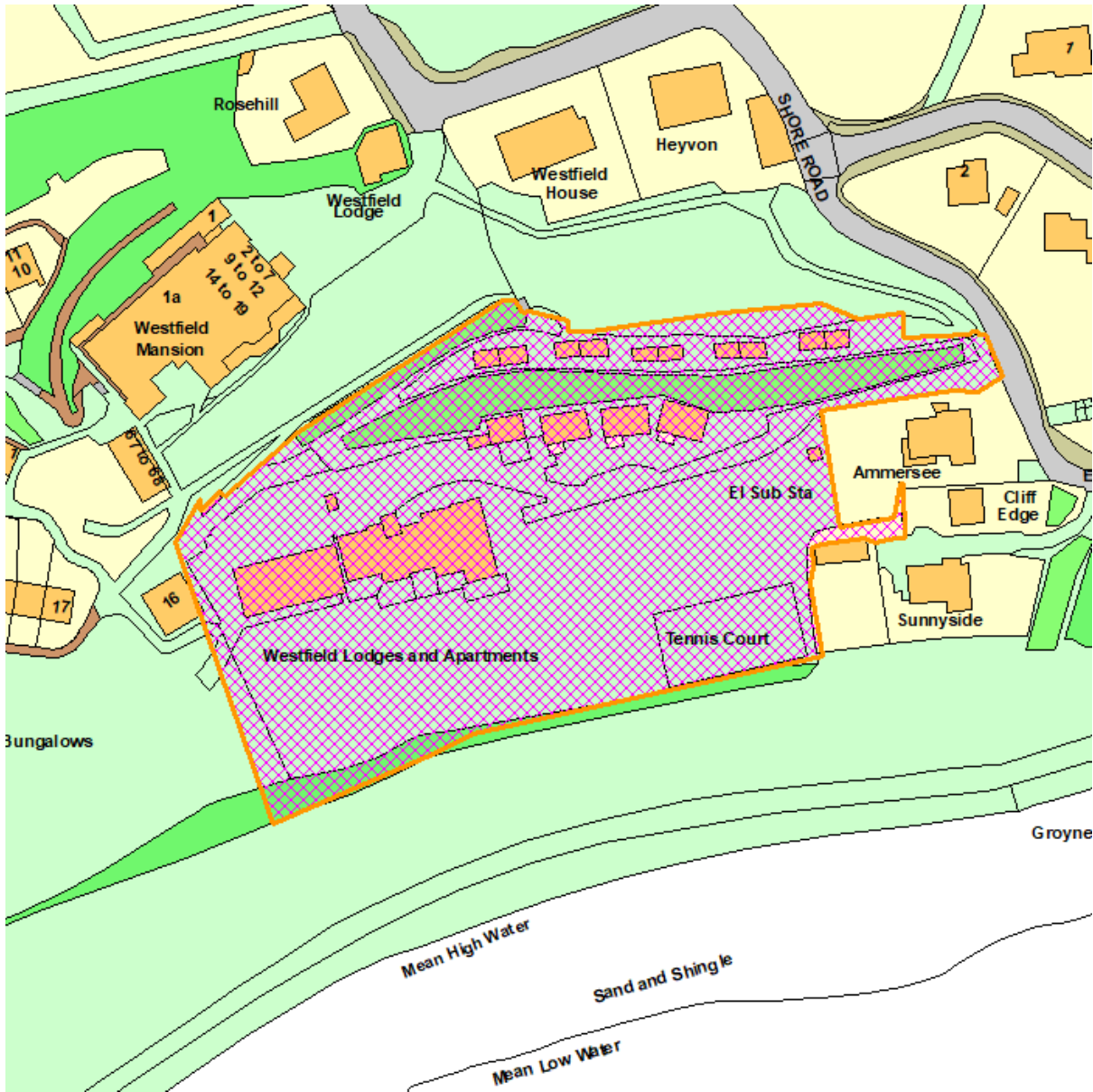
BFR082

P/01562/14 Land Between Castle Street And Church Path, Fronting, Old Road, East Coves, Isle Of Wight



BFR083

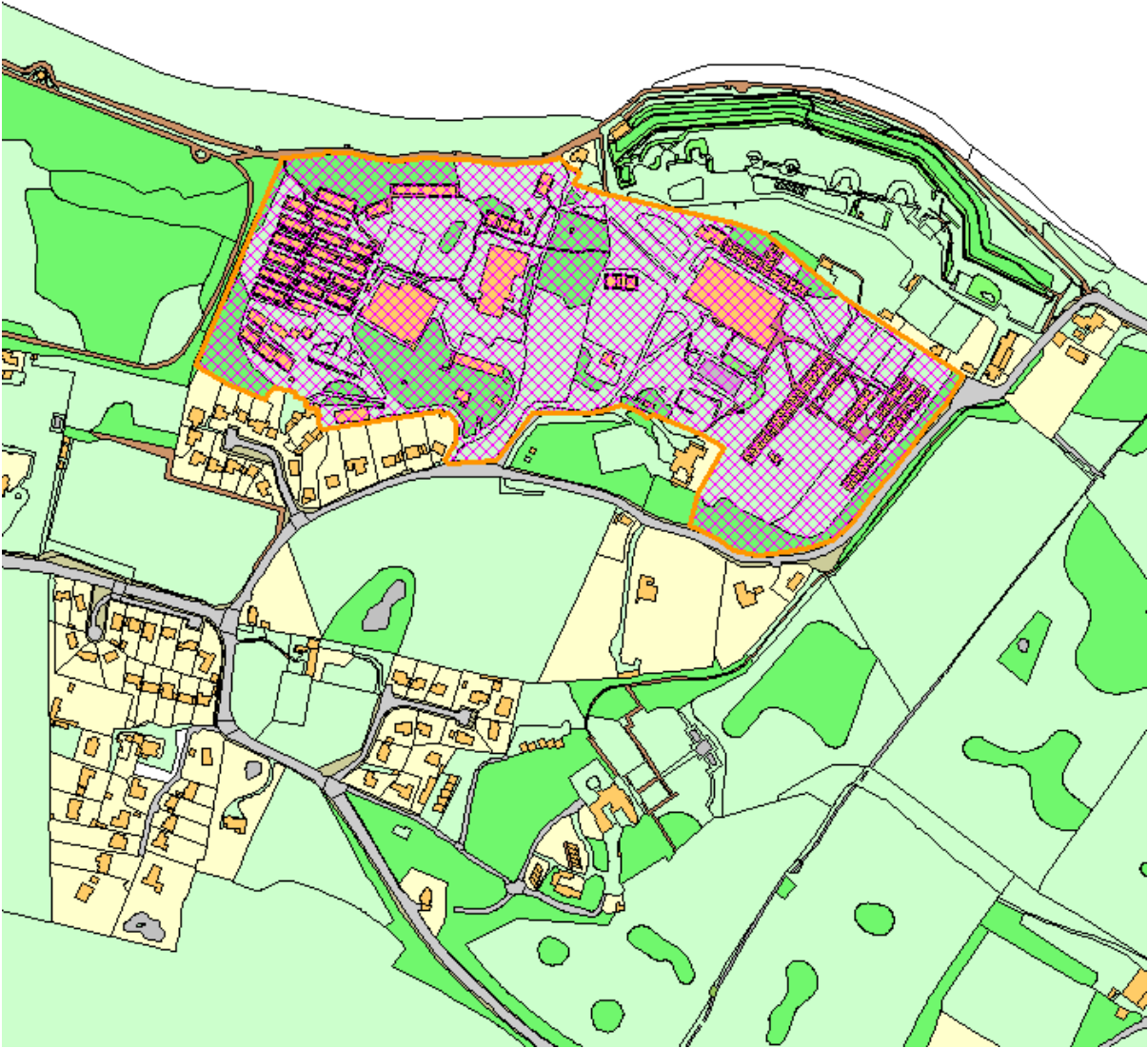
P/01263/14 Sans Souci, Main Road, Havenstreet, Ryde, Isle Of Wight



BFR084

P/00039/16

Westfield Holiday Centre, Shore Road, Ventnor, Isle of Wight PO381RL



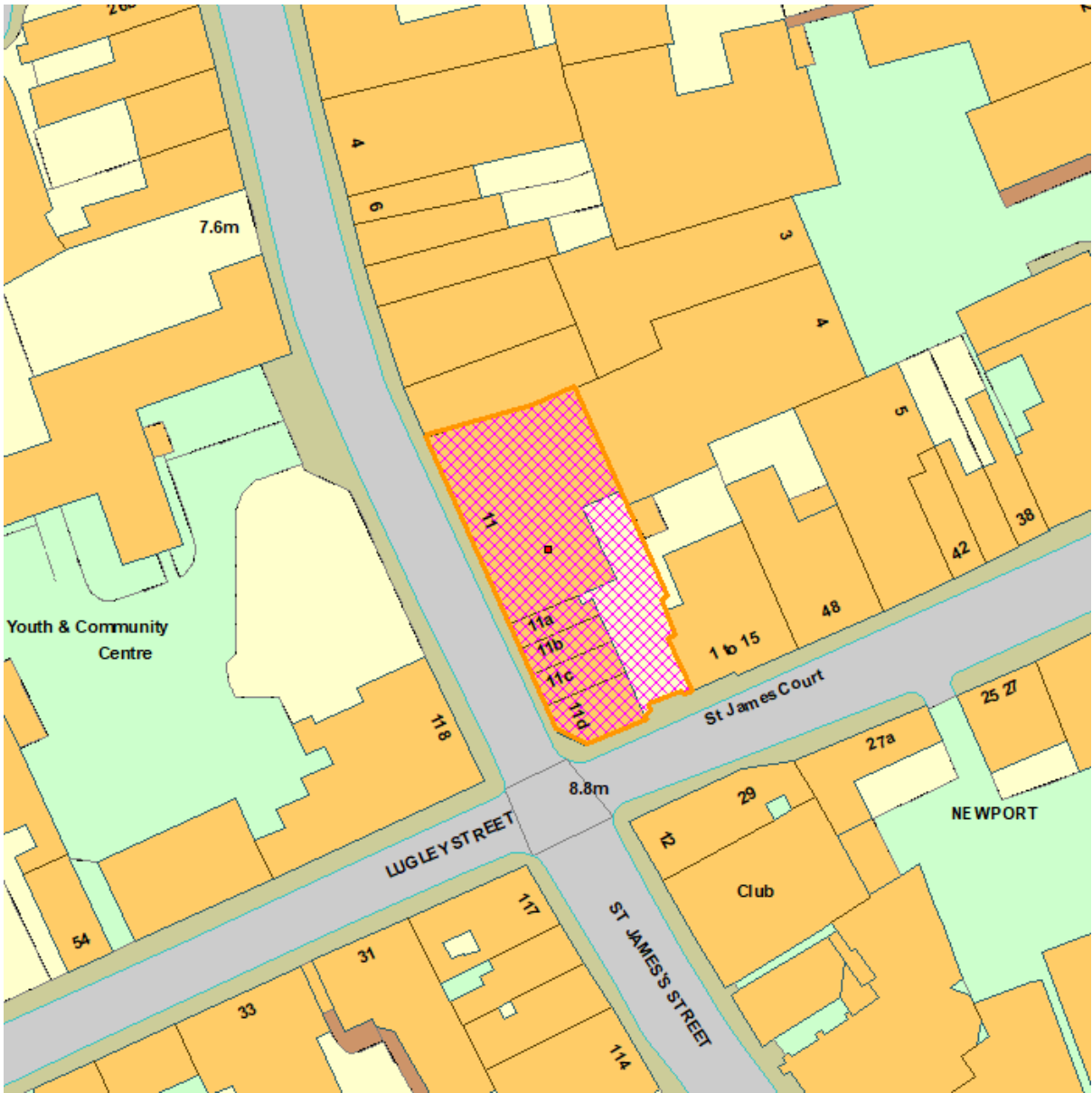
BFR085

P/00573/15 Former Harcourt Sands Holiday Park, Puckpool Hill, Ryde, Isle Of Wight, PO331PJ



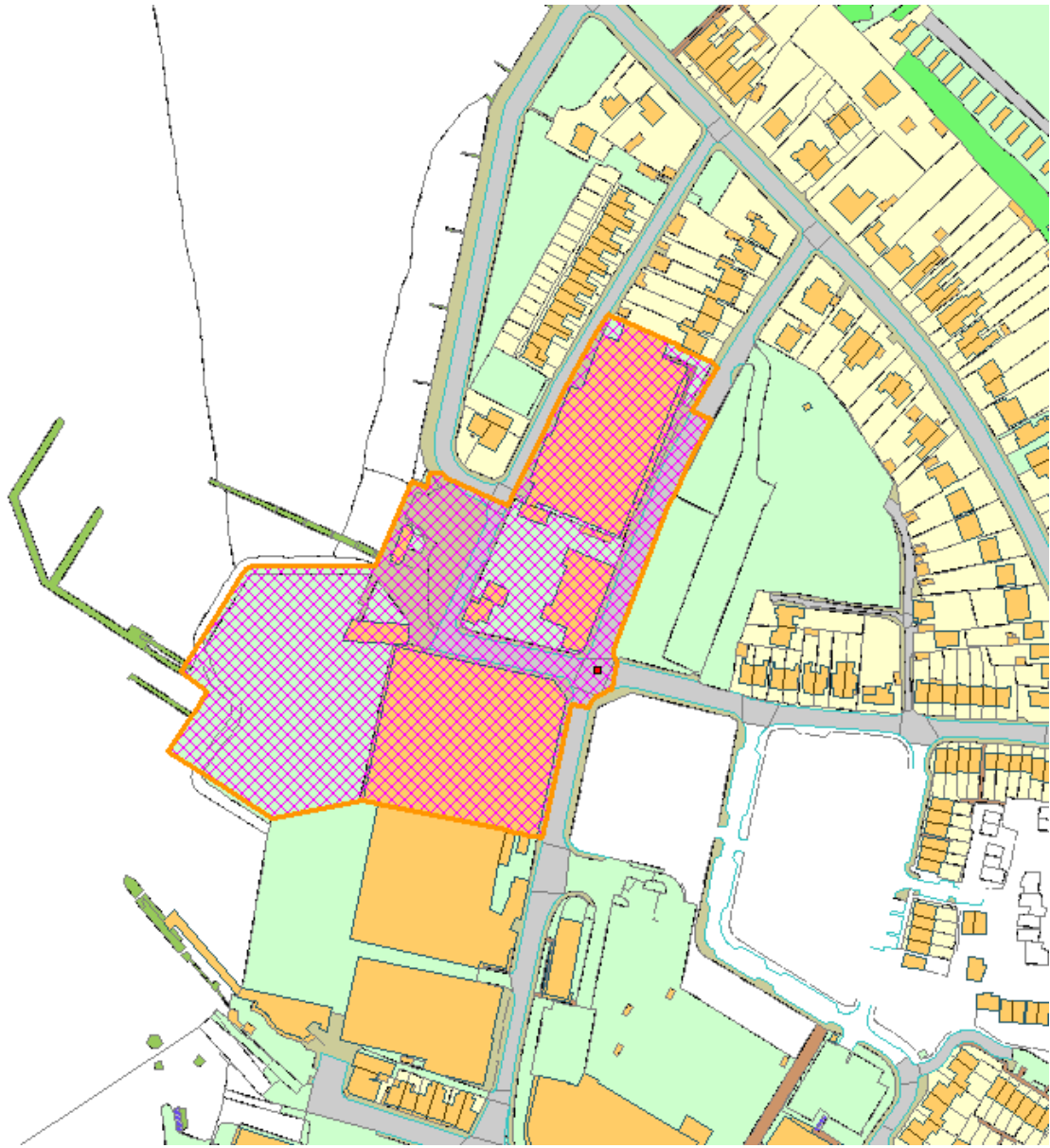
BFR086

P/00700/16 Spring Vale Hotel & Restaurant, Springvale Road, Seaview, Isle Of Wight, PO345AN



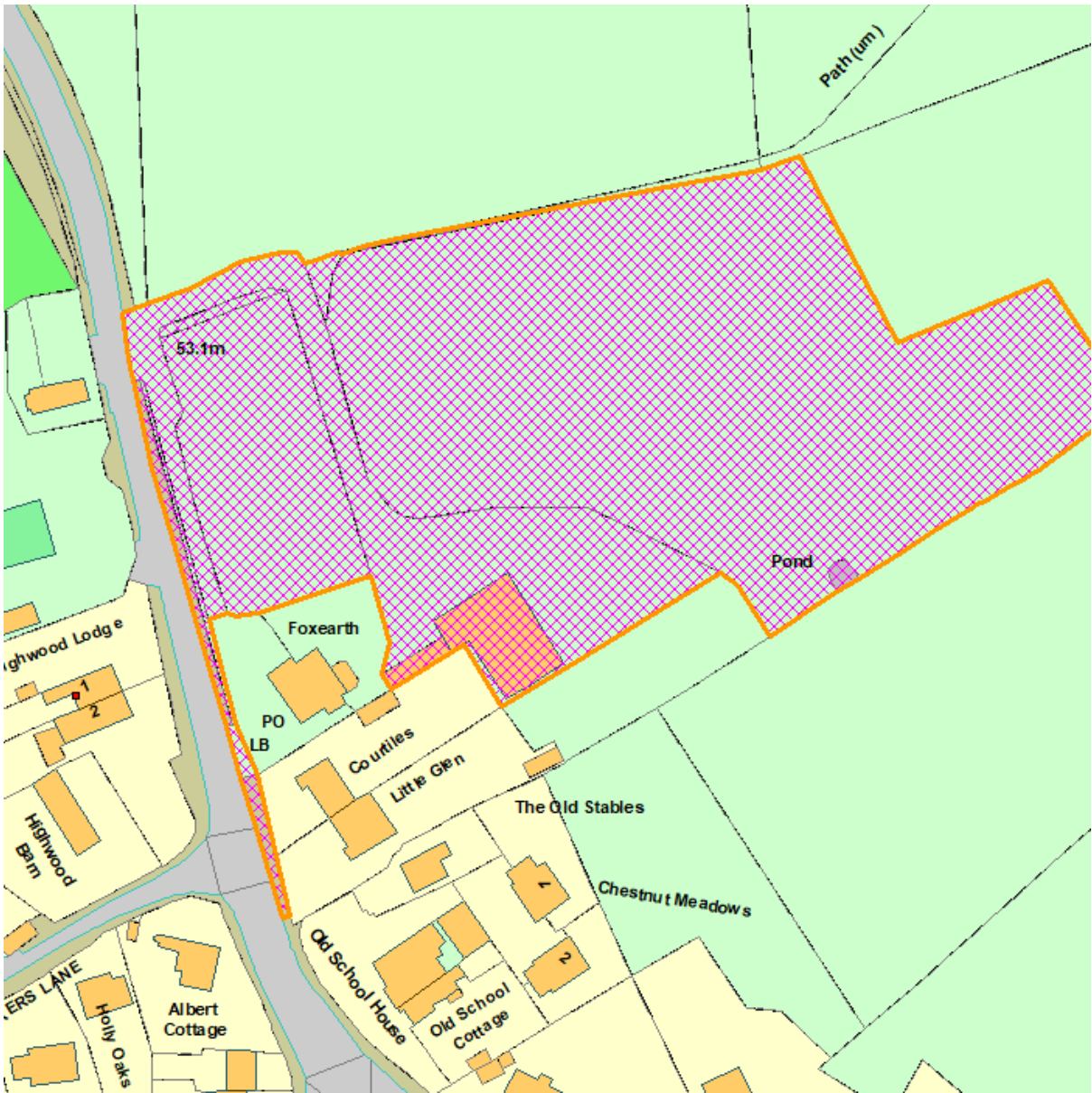
BFR087

P/00914/16 11, 11A, 11B, 11C And 11D, St. James Street, Newport



BFR088

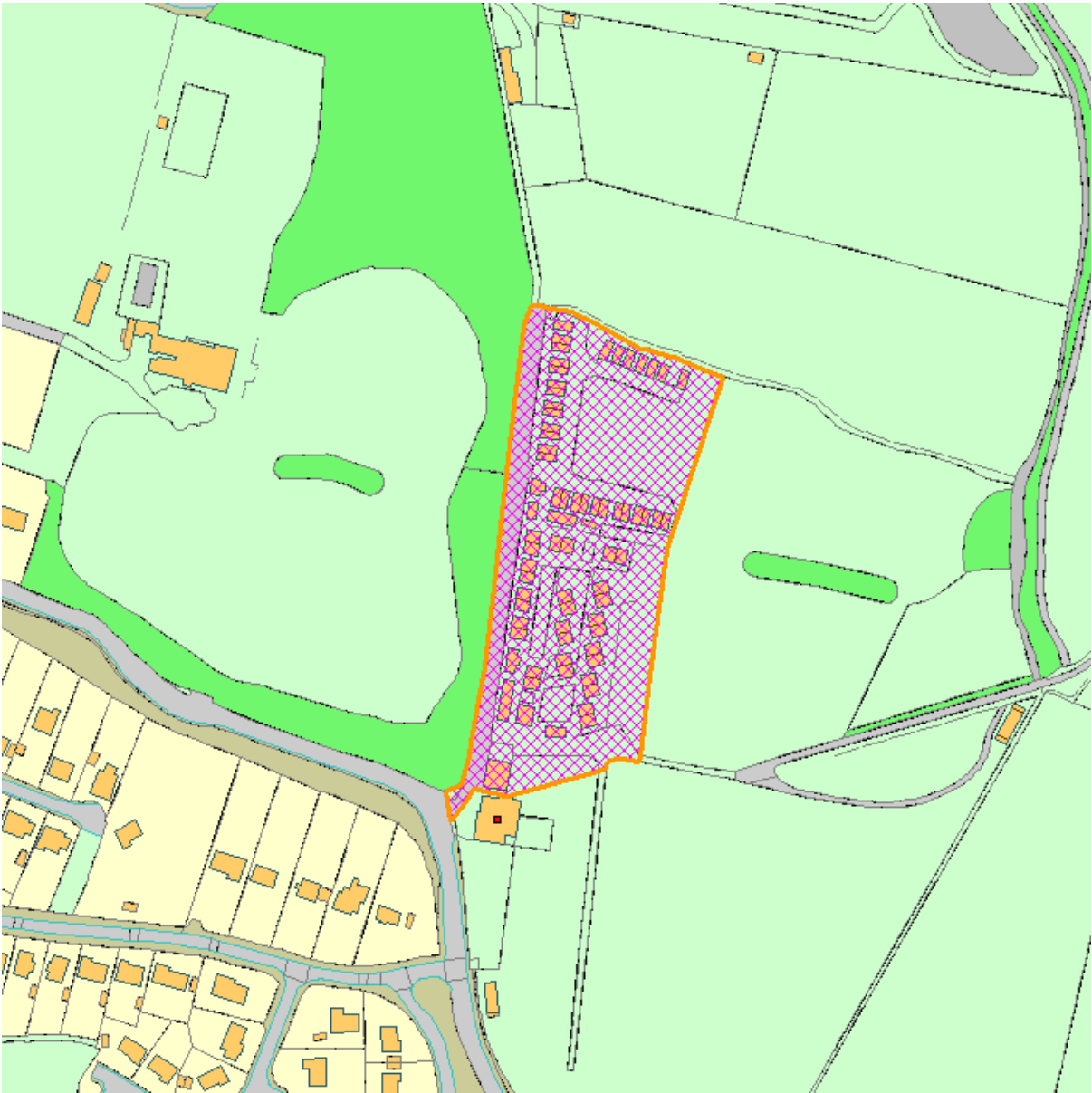
P/00941/16 Land To West Of Castle Street & Maresfield Road, Incorporating Columbine Building, Part, Of Venture Quays, Barracks Building at the Esplanade and Albany Road, East Cowes, PO32



BFR089

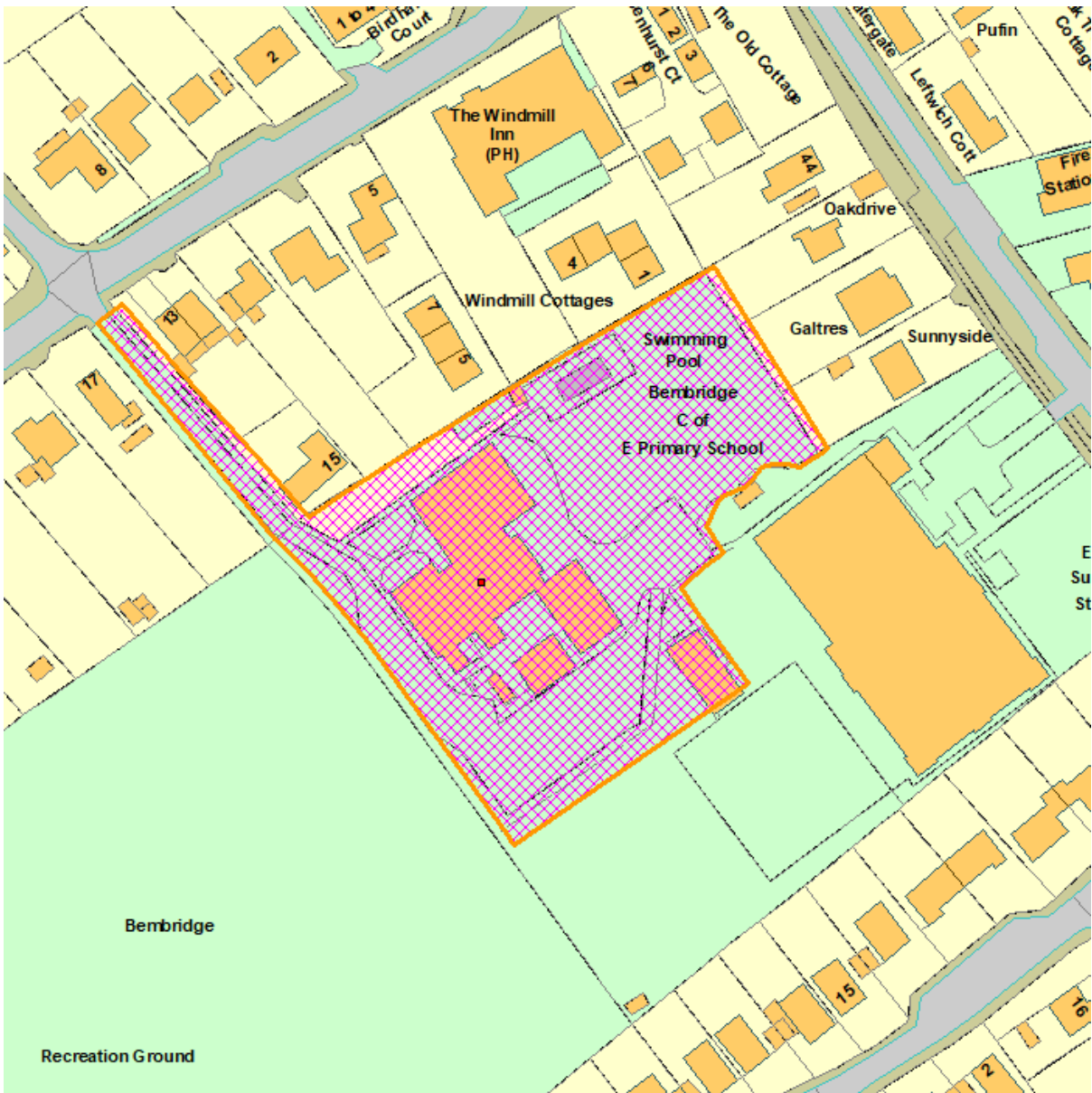
P/01392/16

Part OS parcel 8530 off Main Road, Rookley, Ventnor, PO38



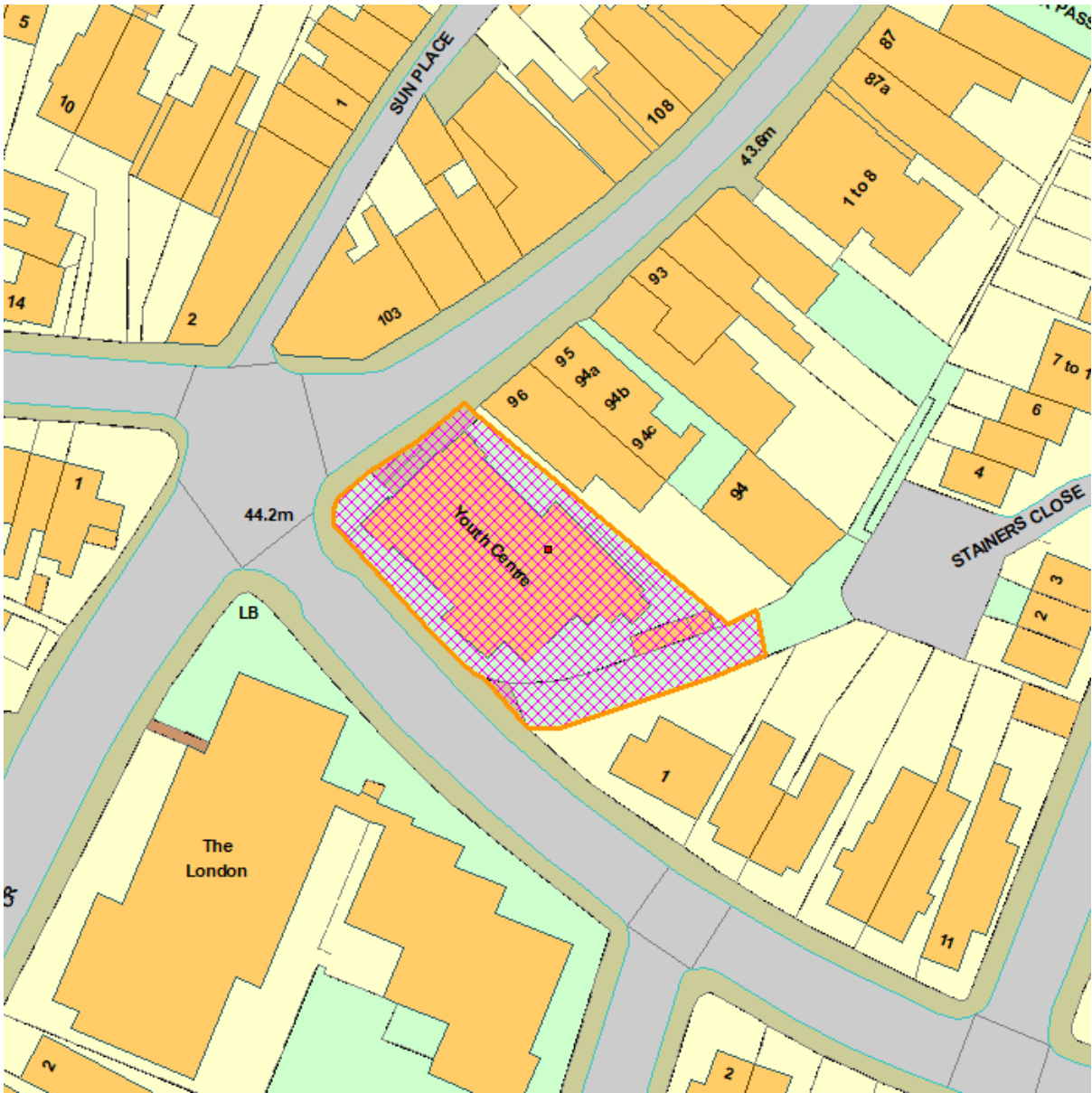
BFR090

P/00867/17 Formerly Pondwell Holiday Camp, Pondwell Hill, Ryde, Isle of Wight PO331QA



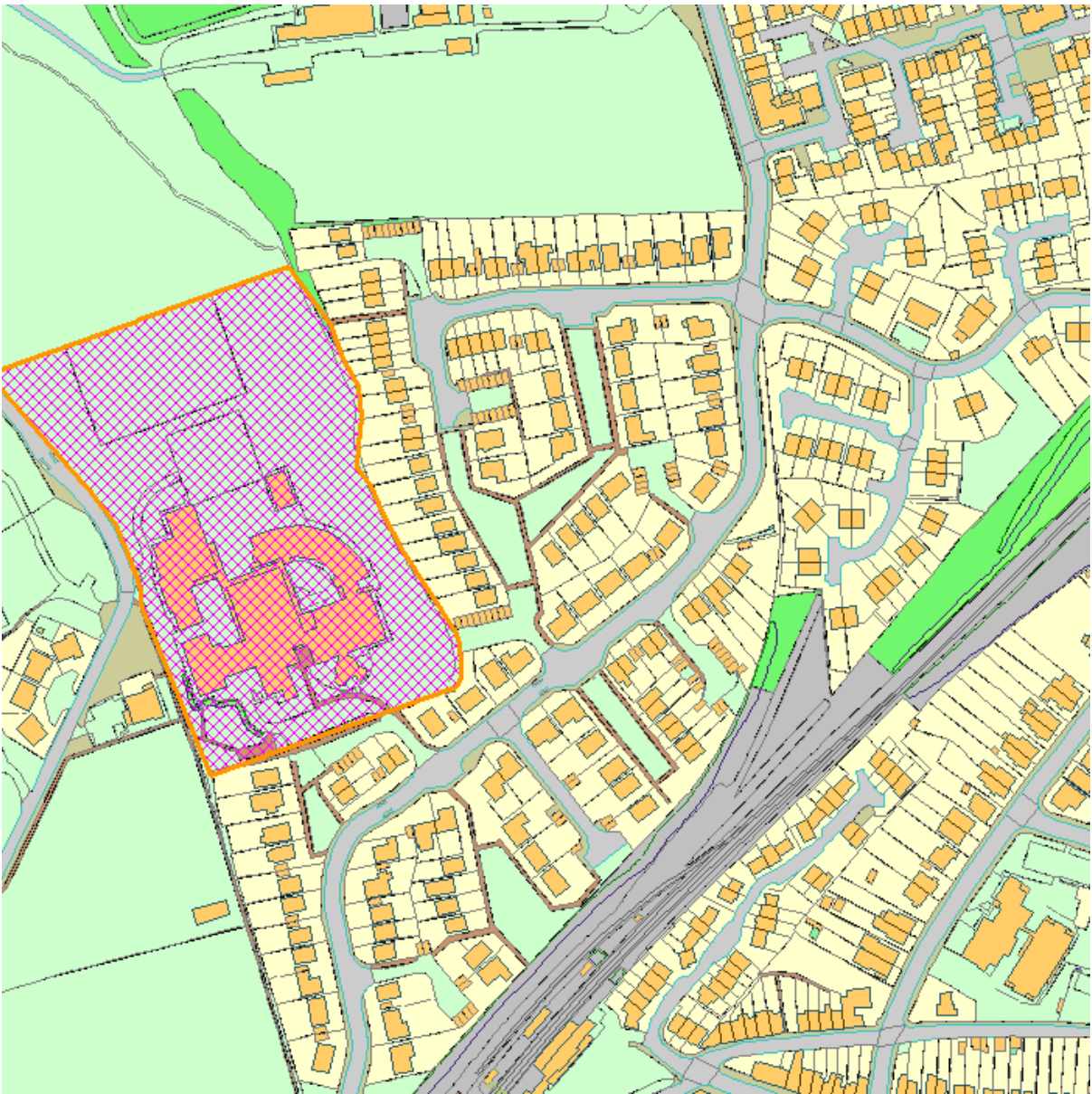
BFR091

P/01479/14 Former Bembridge C Of E School, Steyne Road, Bembridge, Isle Of Wight, PO35



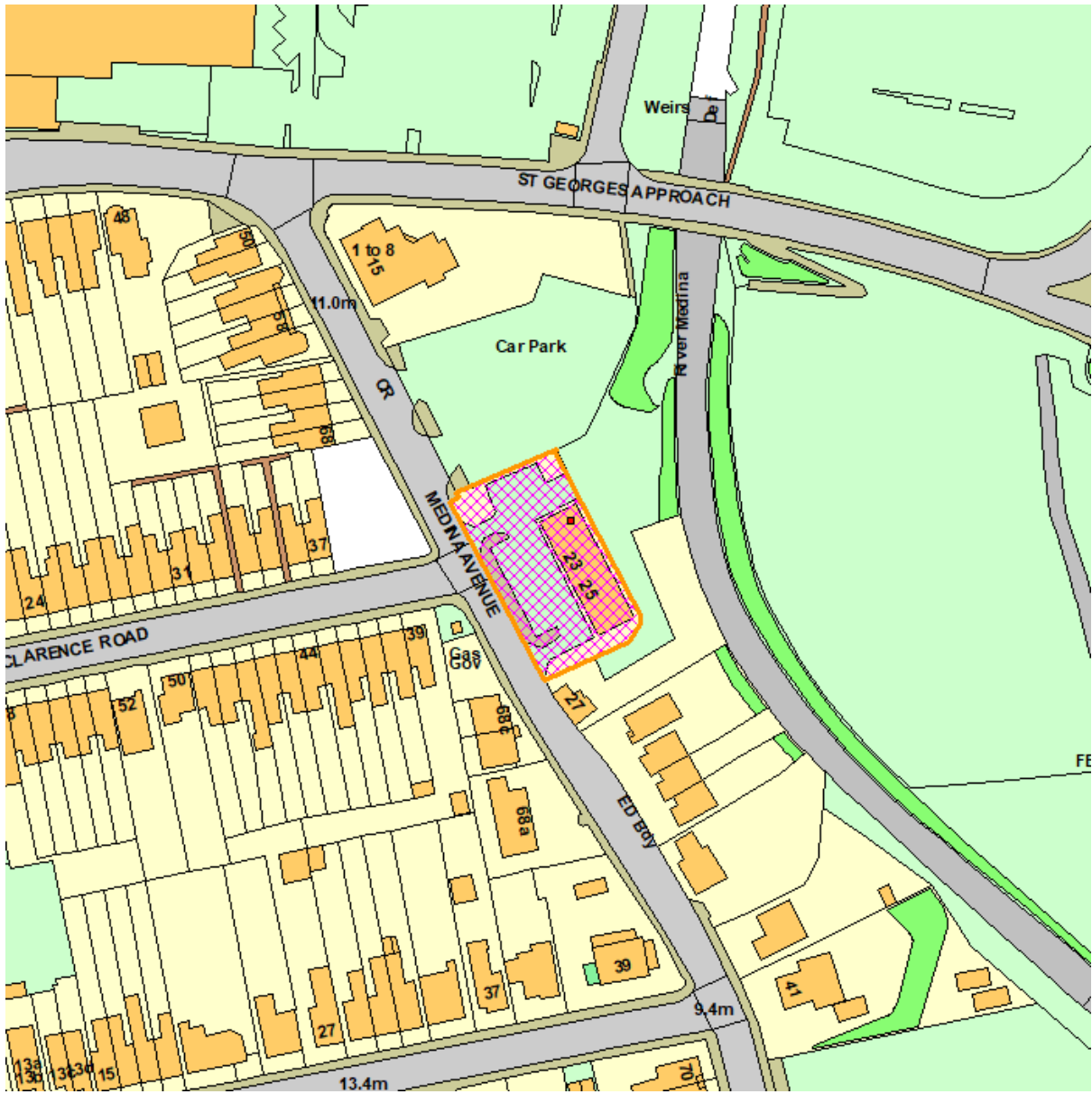
BFR092

Former Youth Centre, Well Street, Ryde, Isle Of Wight, PO332SZ



BFR094

Former Sandham Middle School site, Sandown, Isle of Wight



BFR095

P/01413/18 23 Medina Avenue, Newport, Isle Of Wight, PO30 1EL,



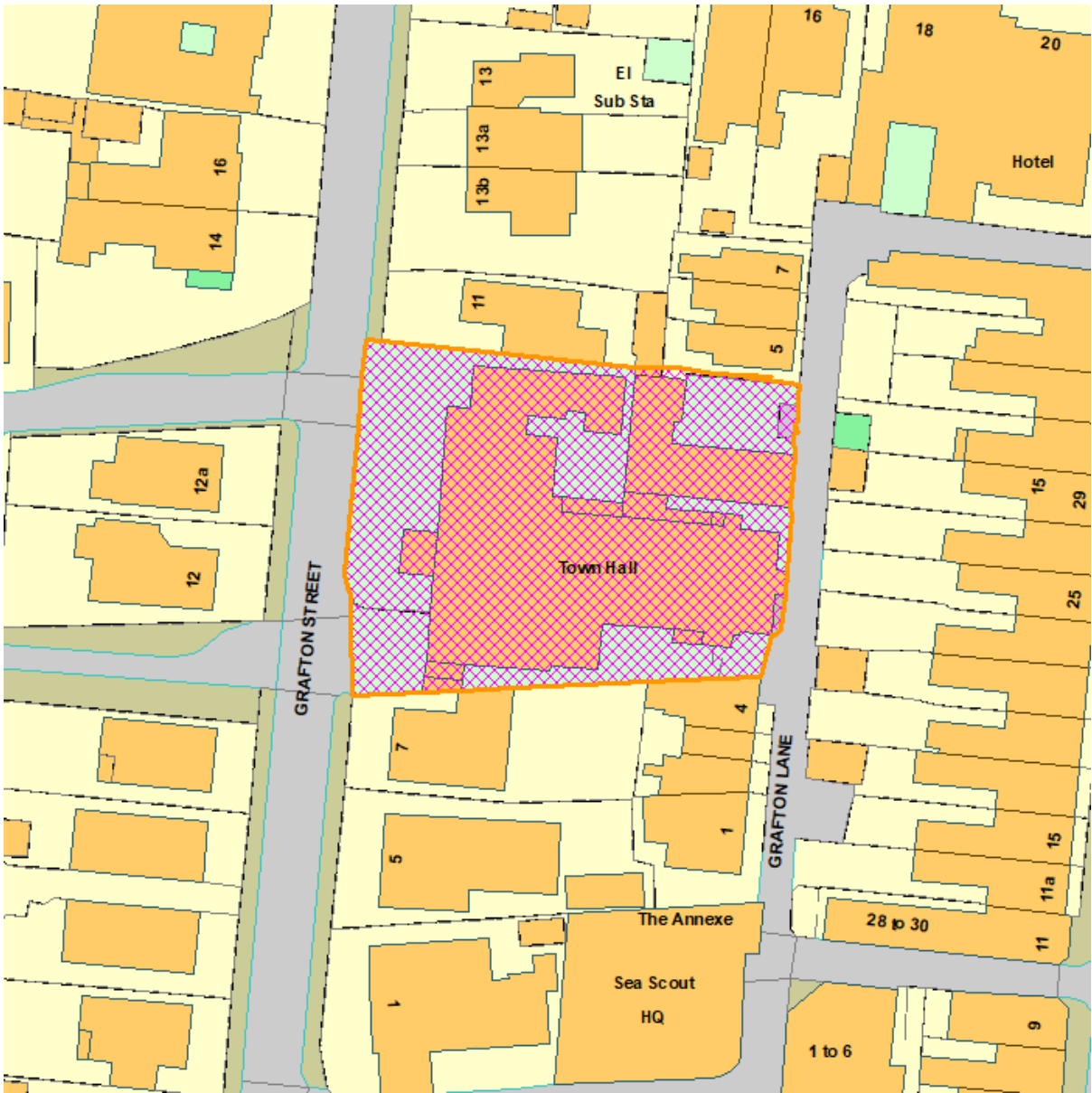
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Former Ventnor Youth Centre, Victoria Street, Ventnor, Isle of Wight



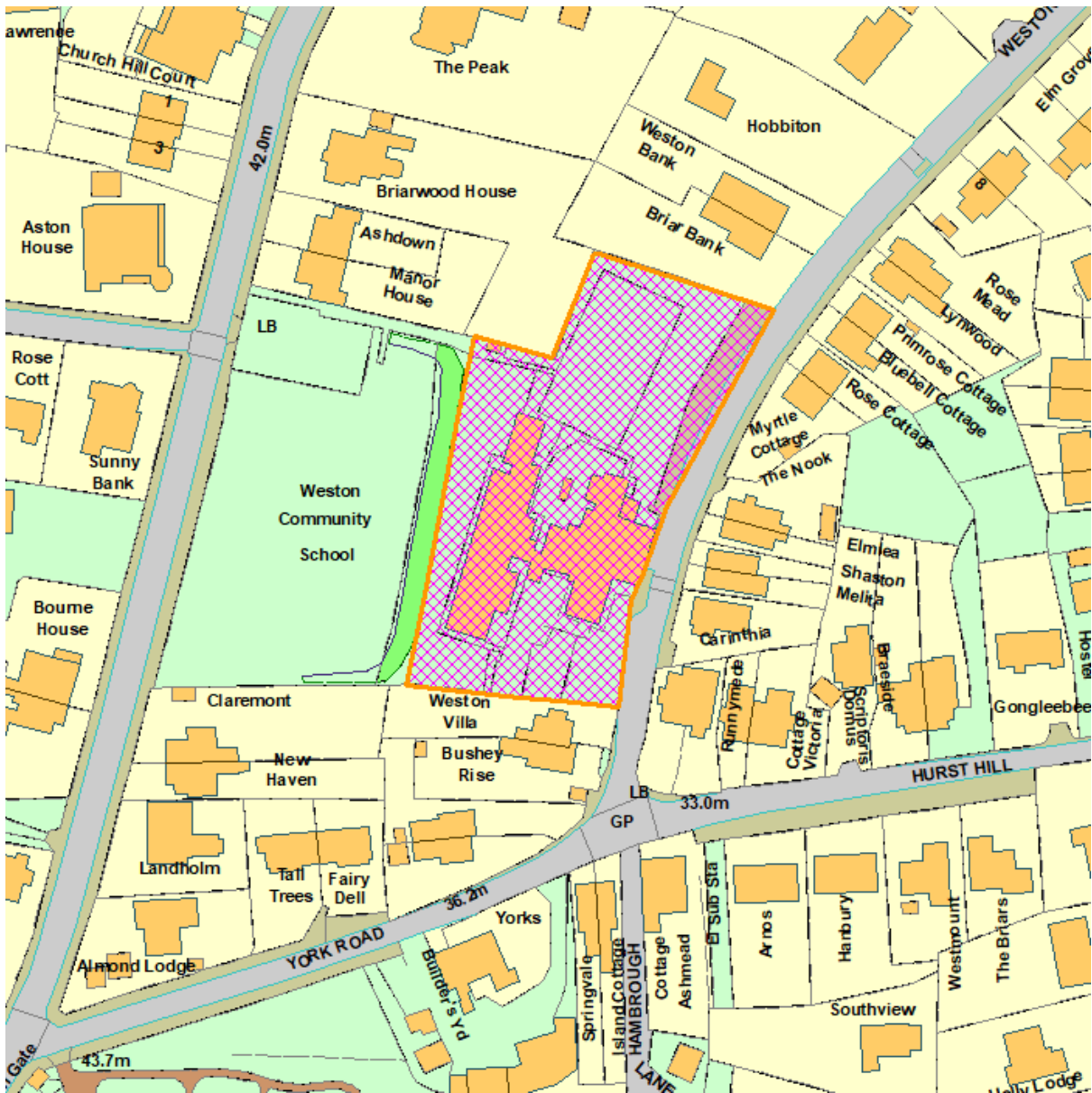
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St Thomas Street Car park, St Thomas Street (South), Ryde, Isle of Wight



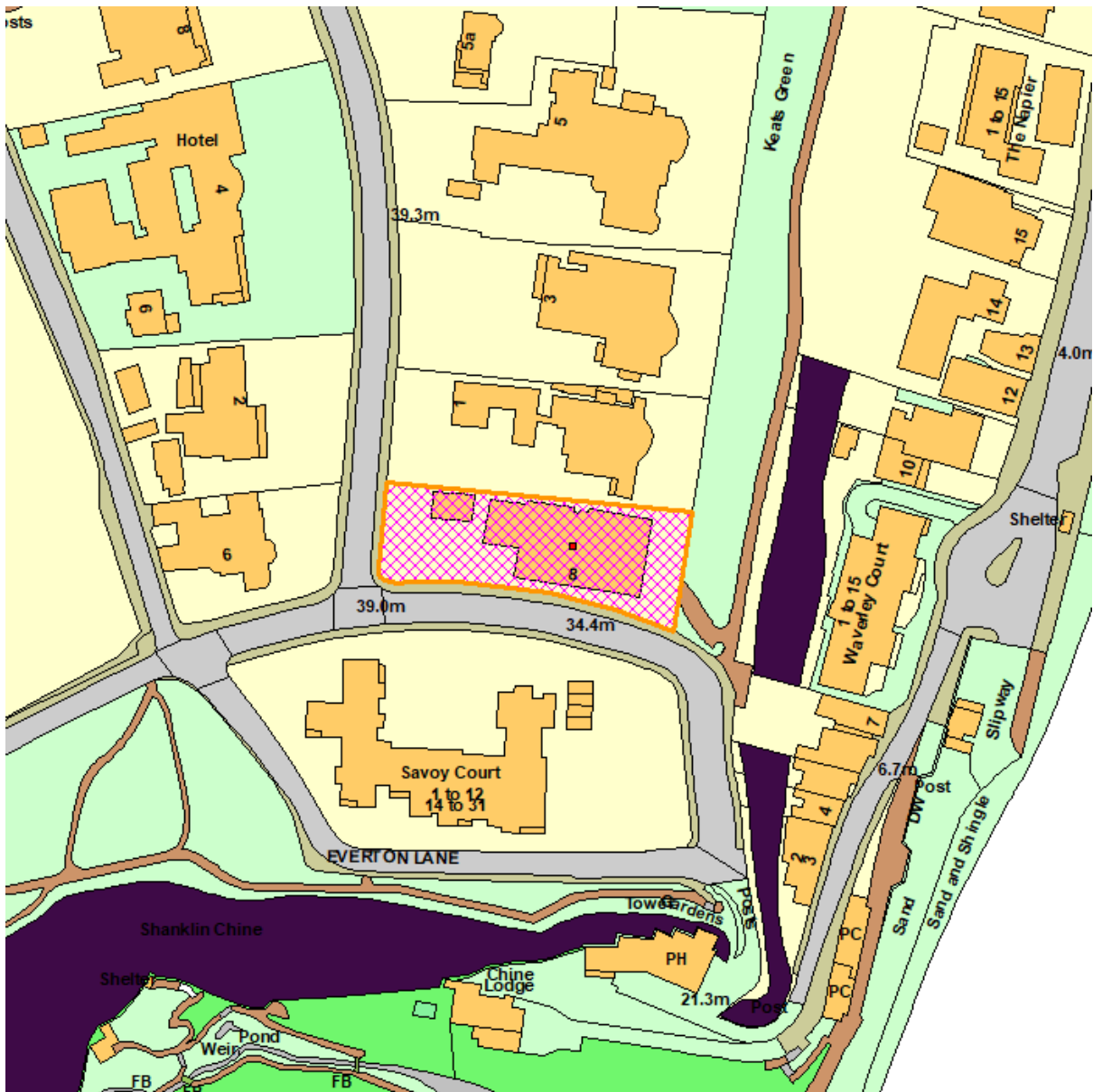
BFR100

20/00455/FUL Former Town Hall, Grafton Street, Sandown, Isle Of Wight



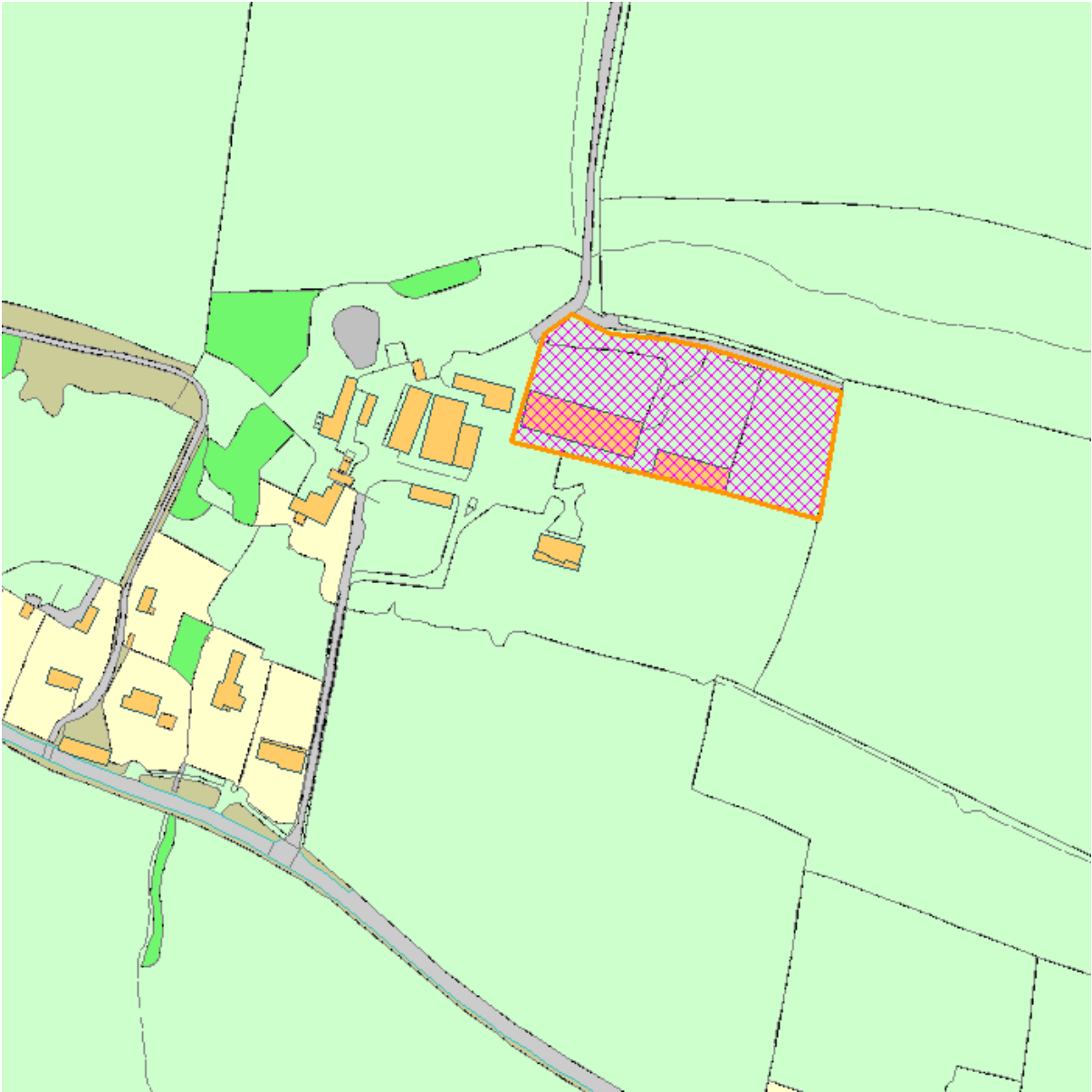
BFR101

Former Weston Primary School site, Weston Road, Totland, Isle Of Wight, PO39 0HA



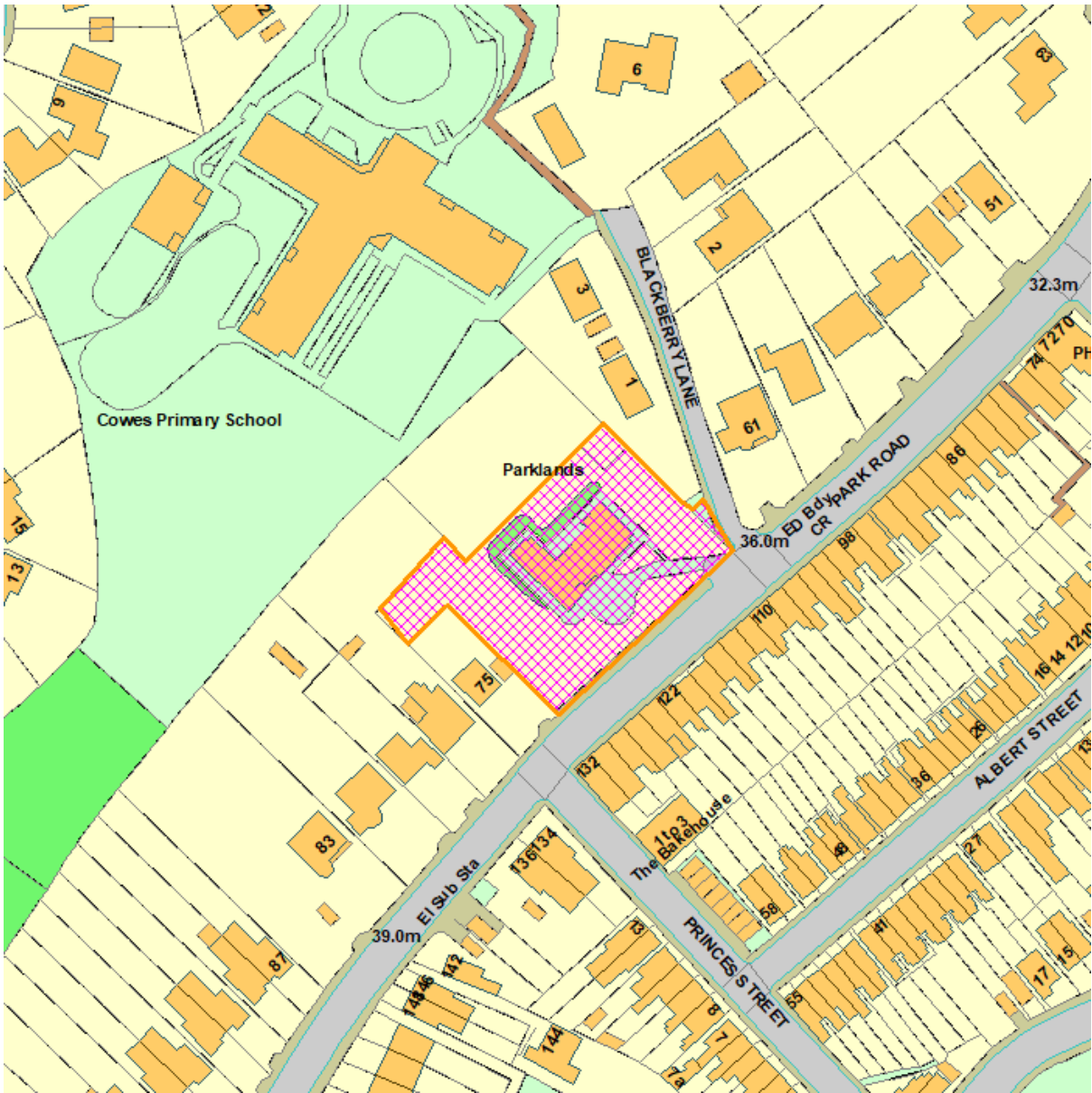
BFR103

P/00802/17 Bay House Hotel, 8 Chine Avenue, Shanklin, Isle Of Wight, PO376AG



BFR104

Buildings at Lee Farm, Main Road, Wellow, Yarmouth



BFR105

Parklands Centre, Park Road, Cowes, Isle Of Wight



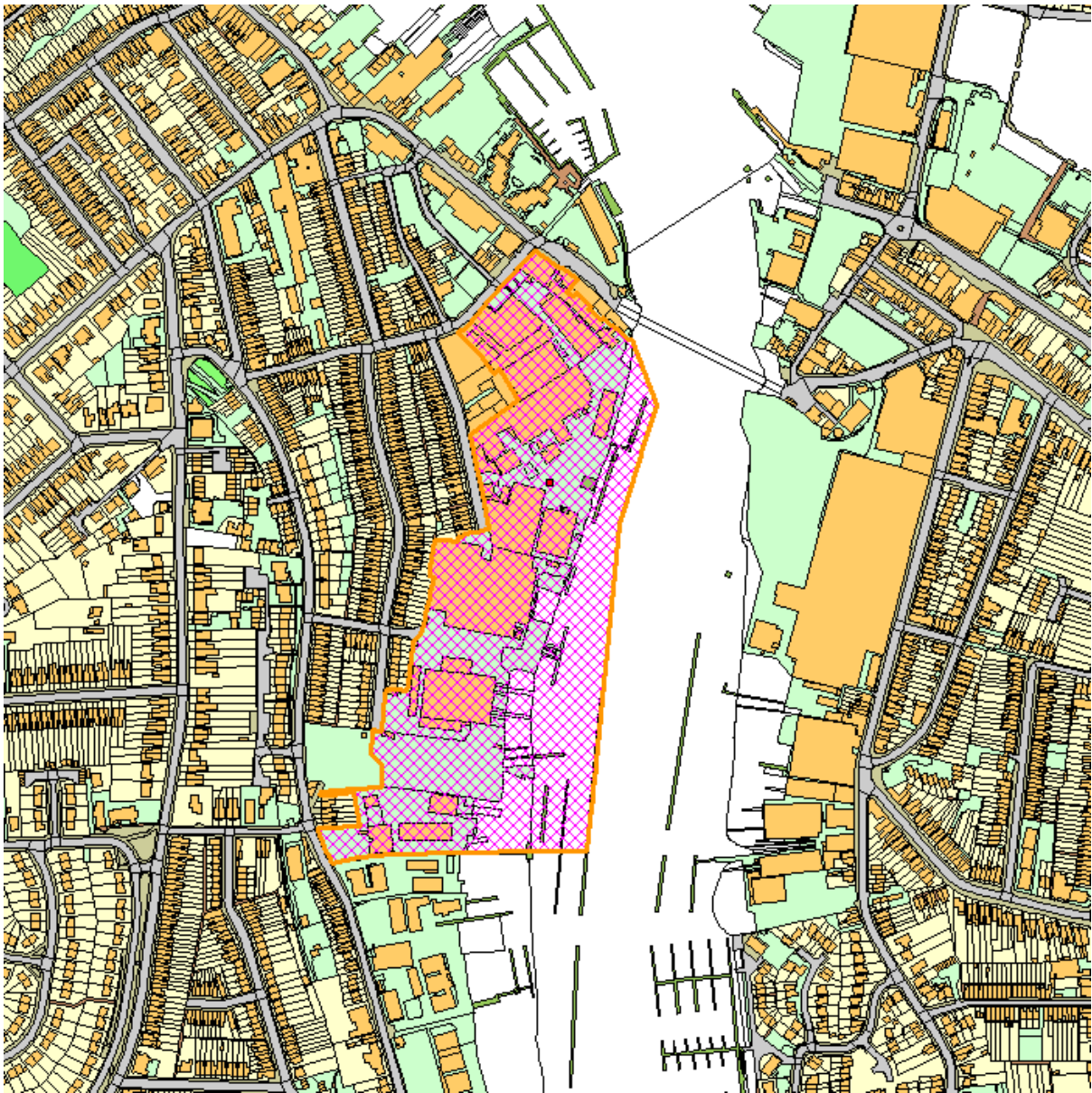
BFR106

Shanklin Esplanade Car Park, Shanklin



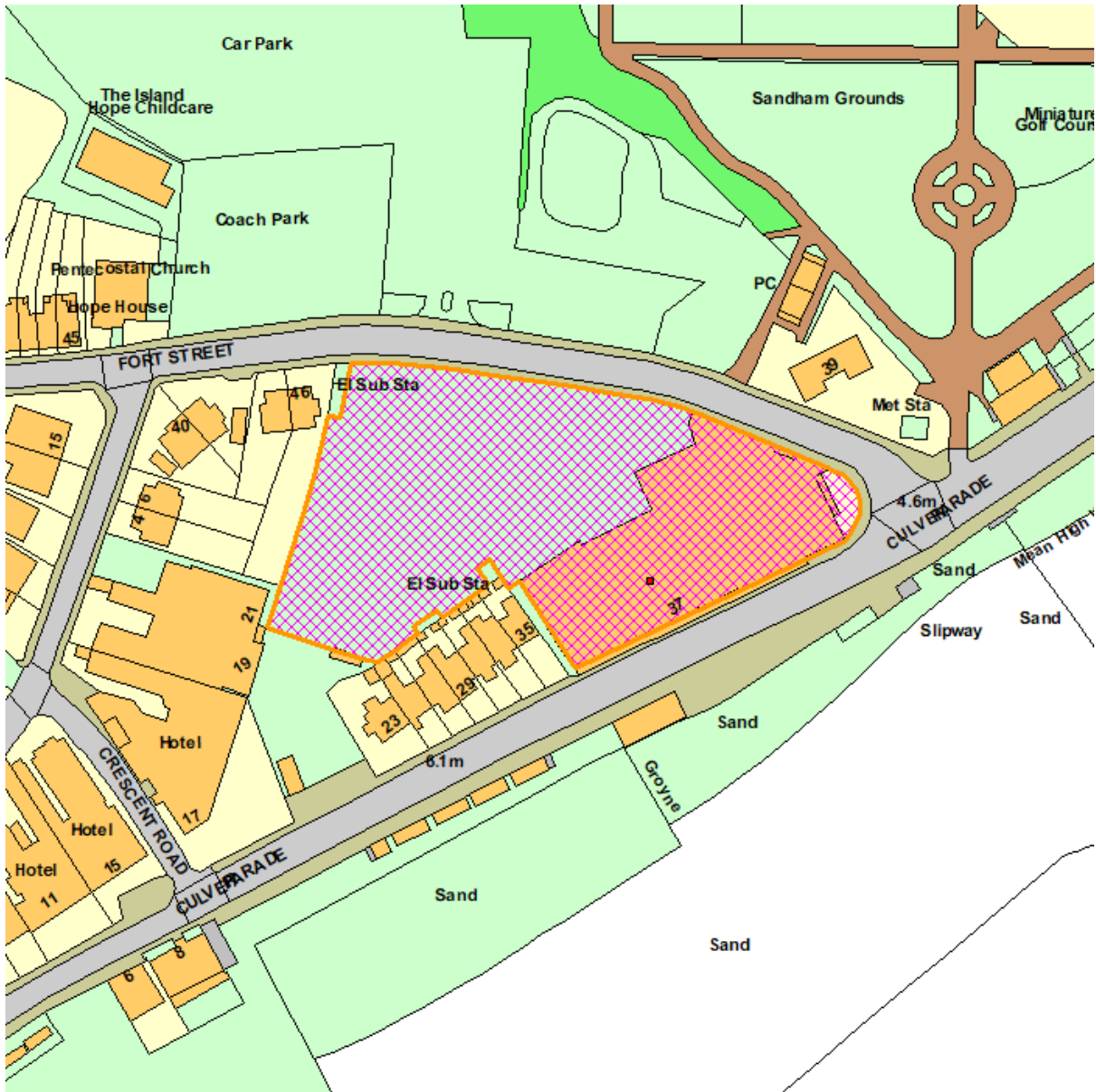
BFR107

Land at Fairlee Road, Hillside, Newport, Isle of Wight



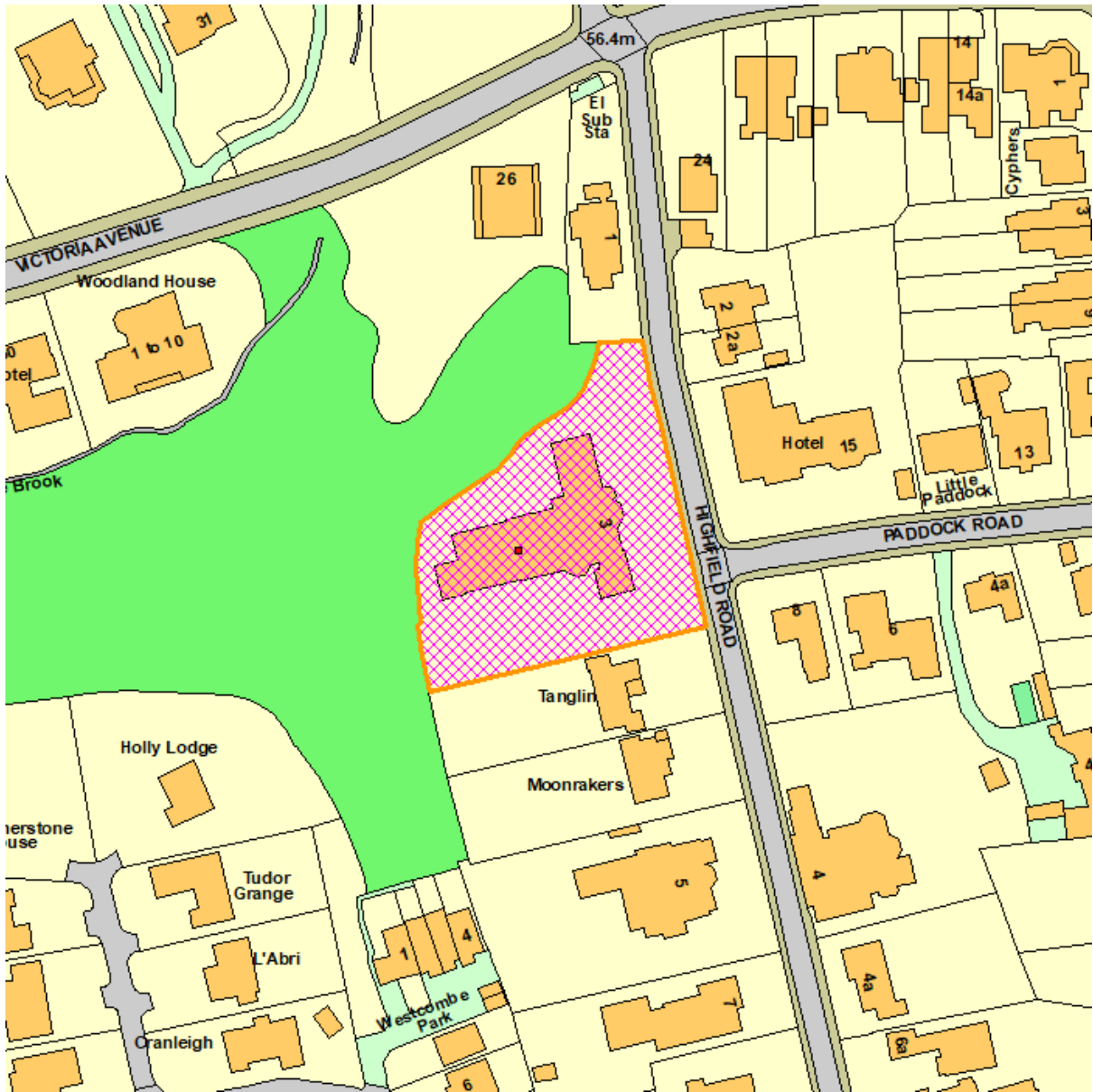
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P/00496/16 Land Bounded By River Medina/Cowes Youth Centre/, Medina Road/Thetis Road/Pelham Road/, Arctic Road, Cowes, Isle Of Wight



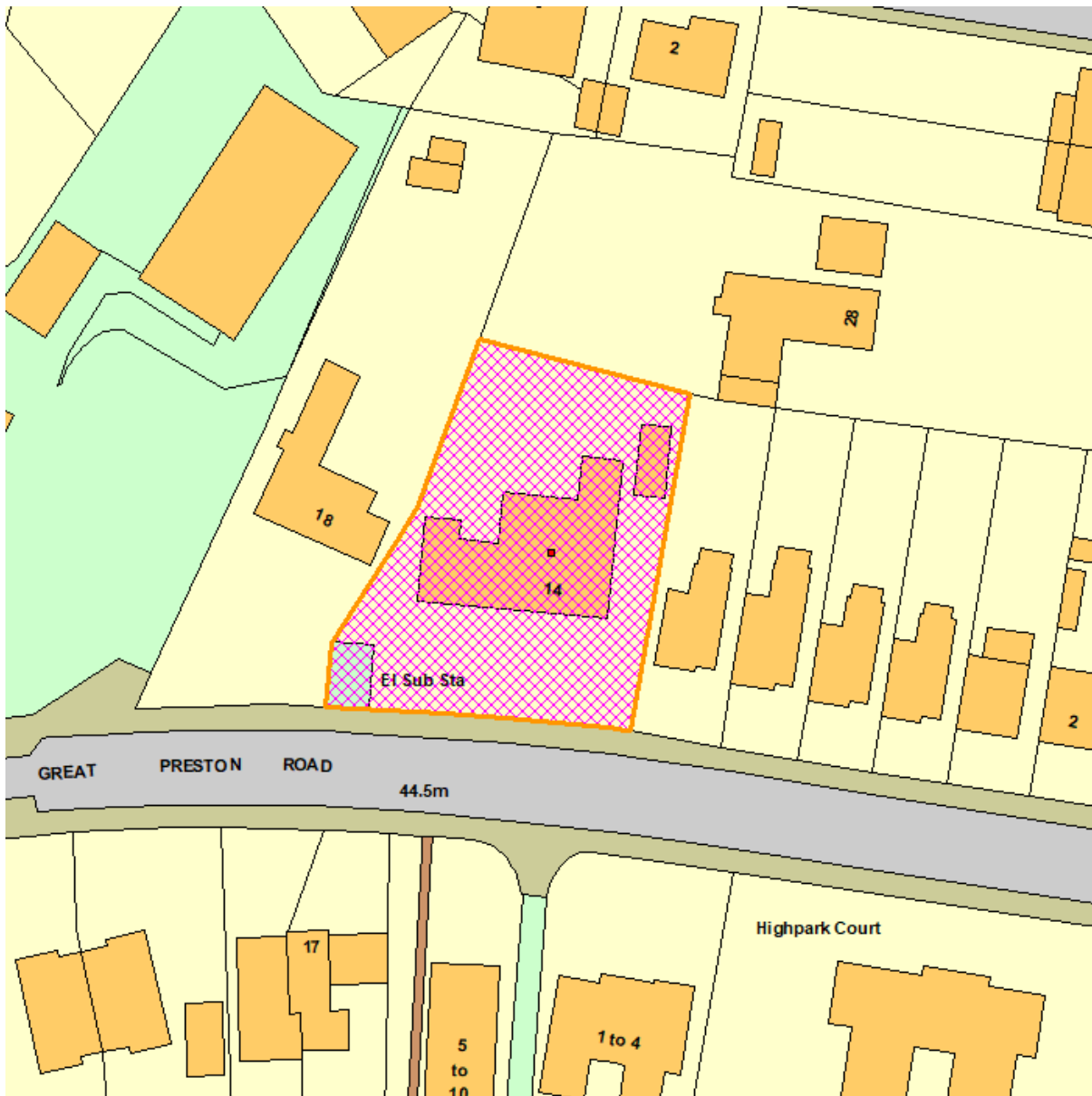
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P/00691/17 Wight City Leisure Centre, 37 Culver Parade, Sandown, Isle Of Wight, PO368AT



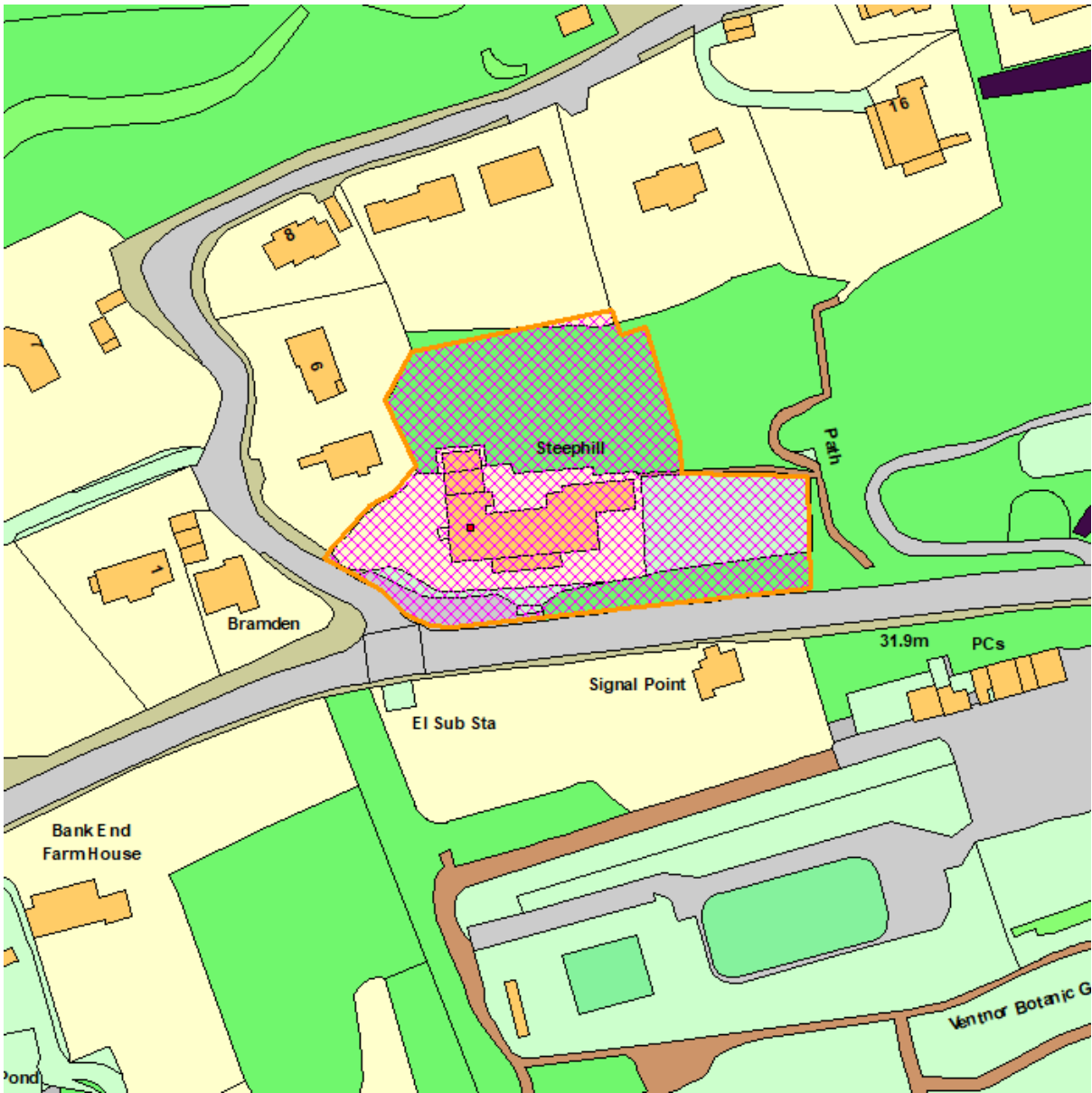
BFR110

P/01393/17 Highmead And The Laurels (Formally Elmdon House), 3, Highfield Road, Shanklin, Isle Of Wight



BFR111

P/00631/18 Fallowfield Rest Home, 14 Great Preston Road, Ryde, Isle Of Wight, PO331DR



BFR112

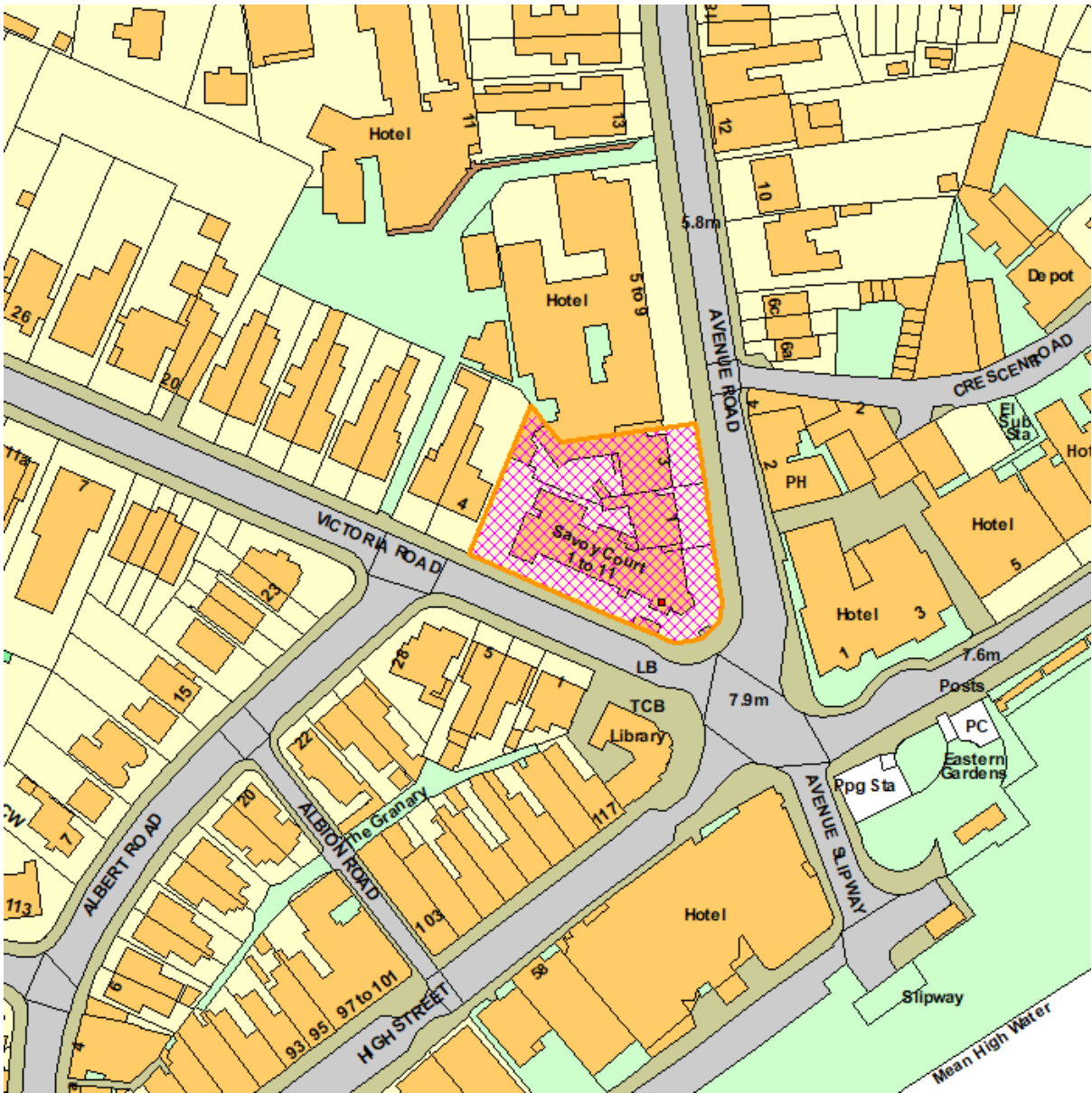
P/00505/18 Steephill Residential Home, 2 Steephill Court Road, Ventnor, Isle Of Wight, PO381UJ



BFR113

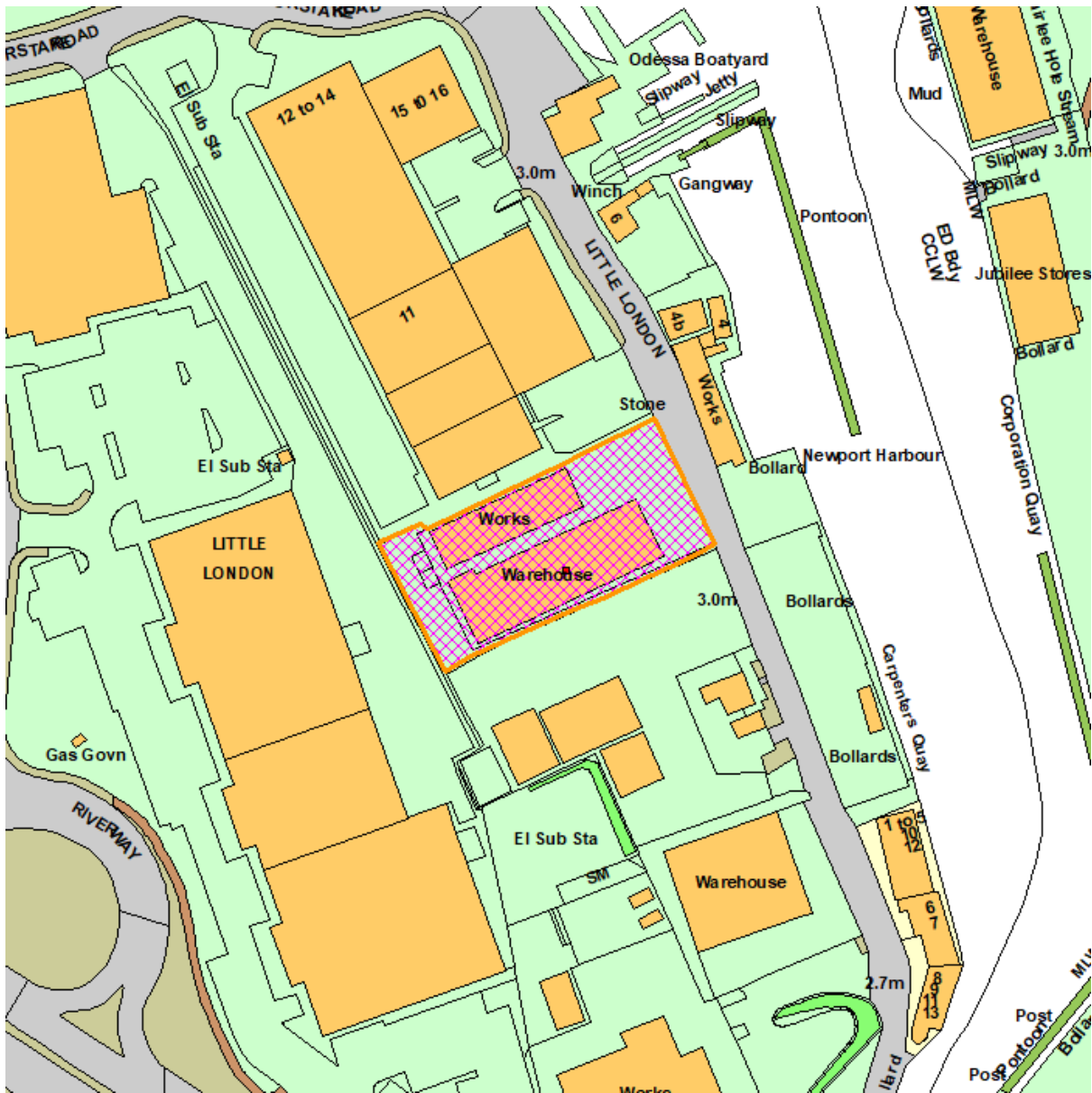
P/01203/17

91-93B High Street, Ryde, Isle Of Wight



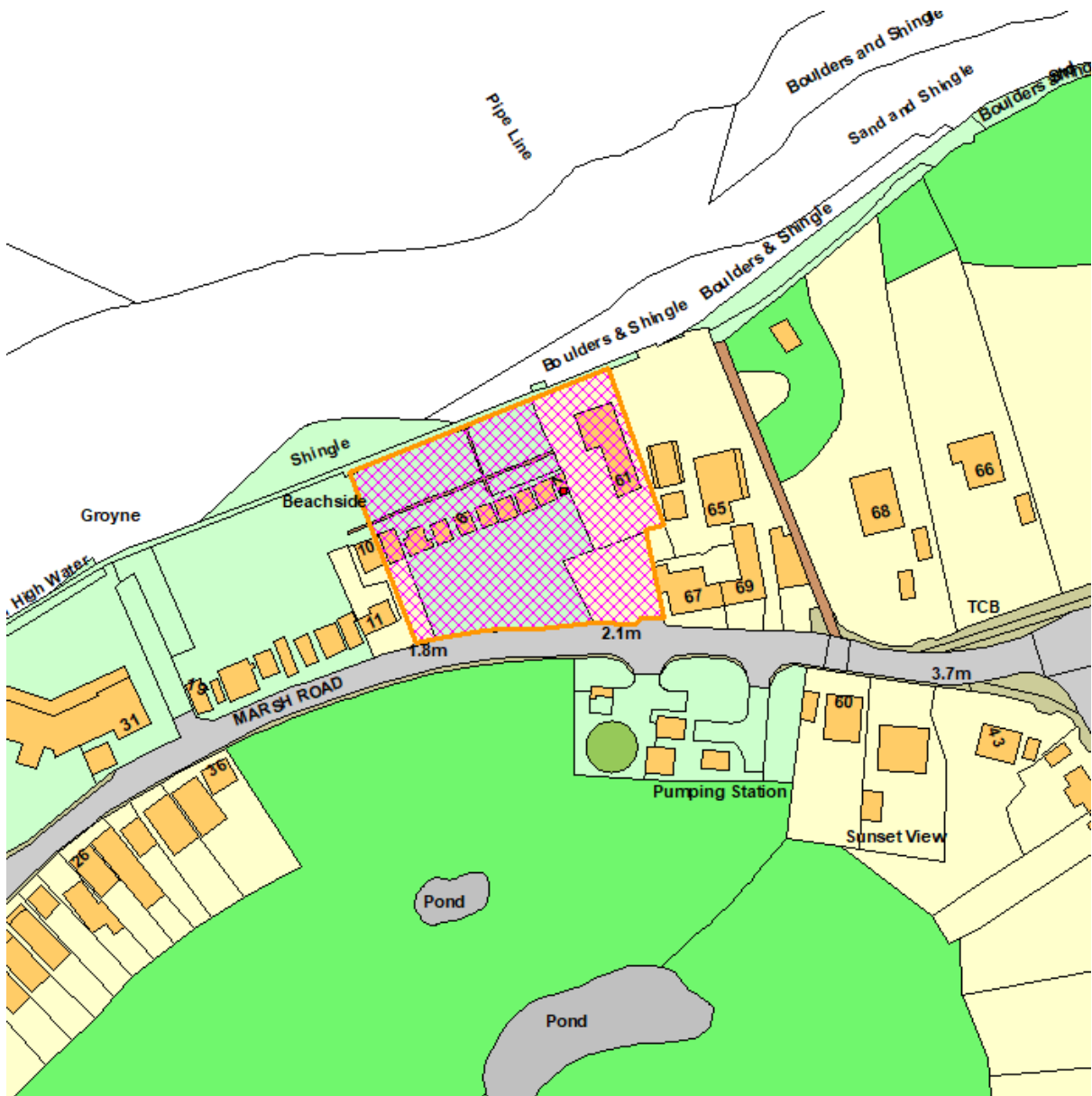
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P/00216/18 Savoy Court, Victoria Road And 1 And 3, Avenue Road, Sandown, Isle Of Wight



BFR115

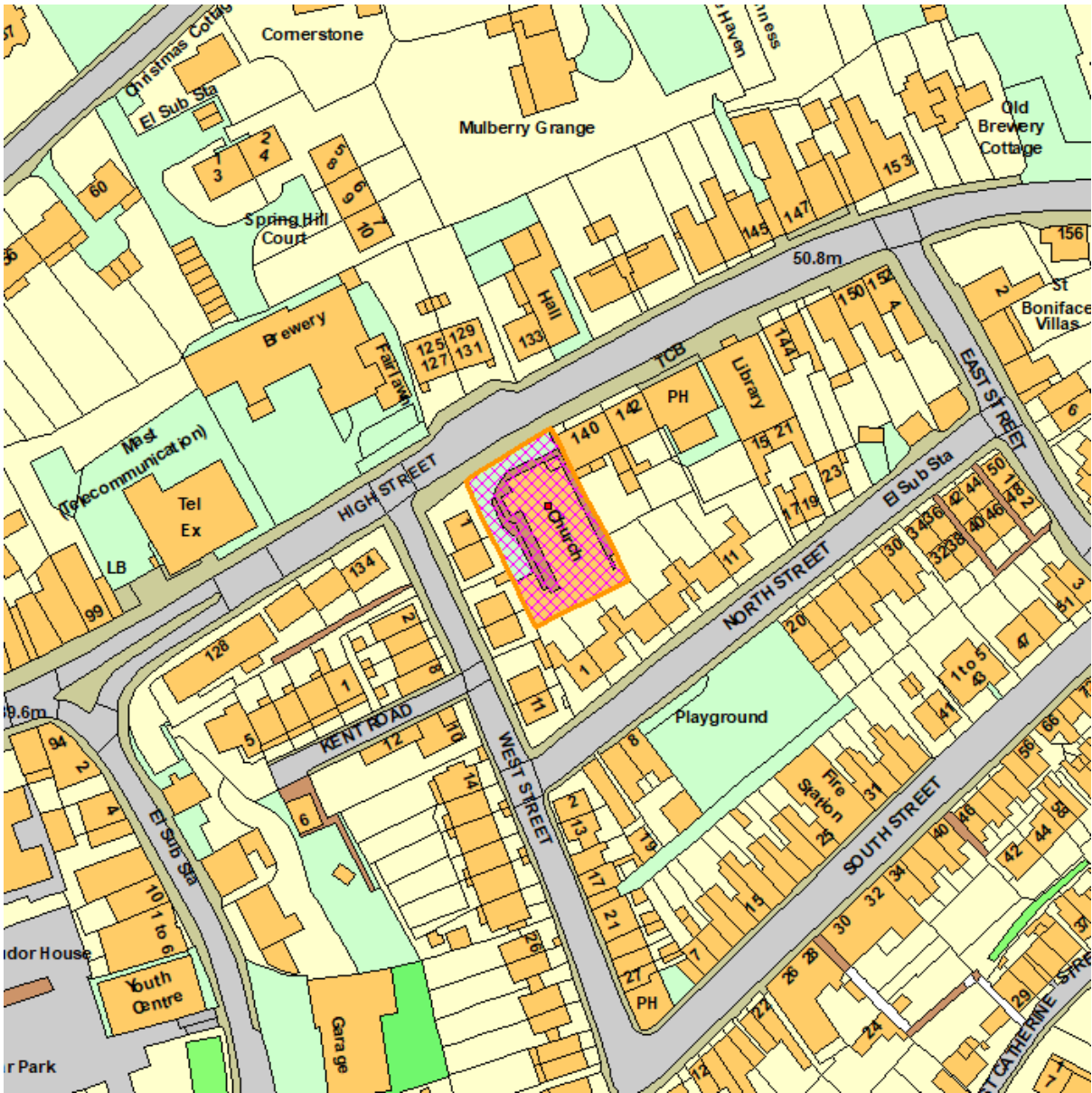
P/00959/17 Medina Food Services, 1 Little London, Newport, Isle Of Wight, PO305YH



BFR117

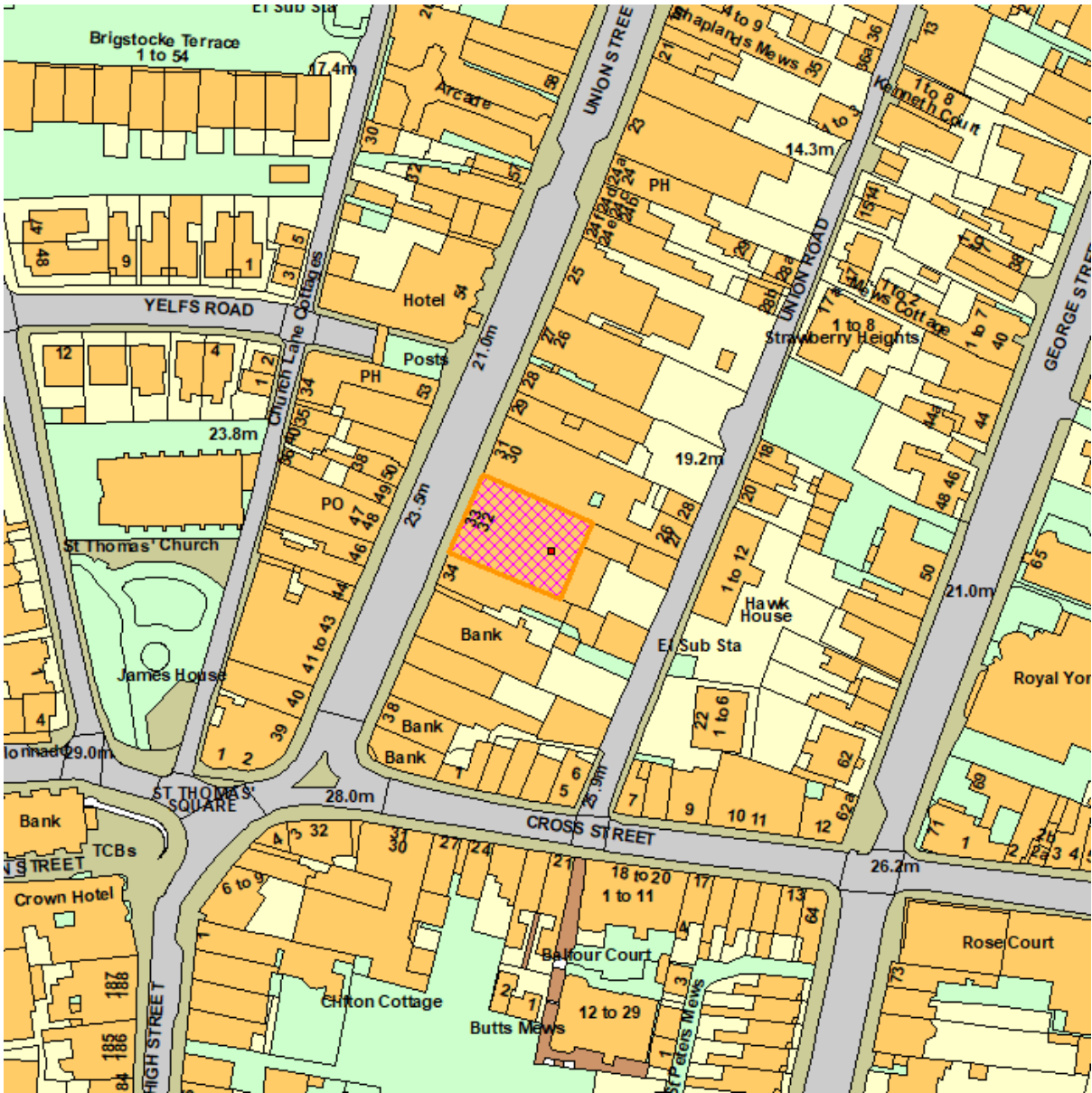
P/00903/16

Beachside Chalets, Marsh Road, Cowes, Isle Of Wight, PO31



BFR118

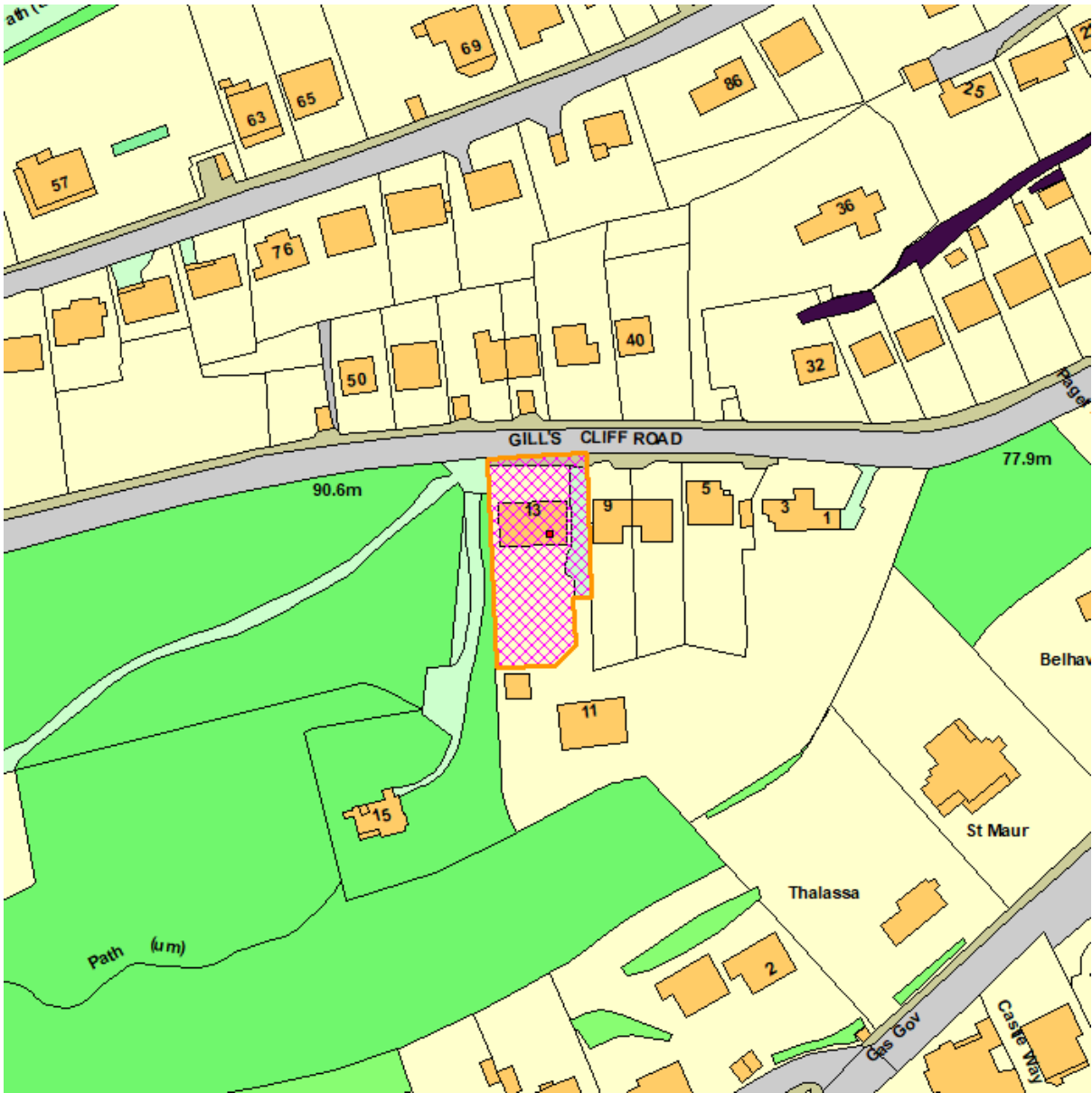
P/00678/18 Former Ventnor Methodist Church, High Street, Ventnor, Isle Of Wight, PO381LZ



BFR119

P/00830/18

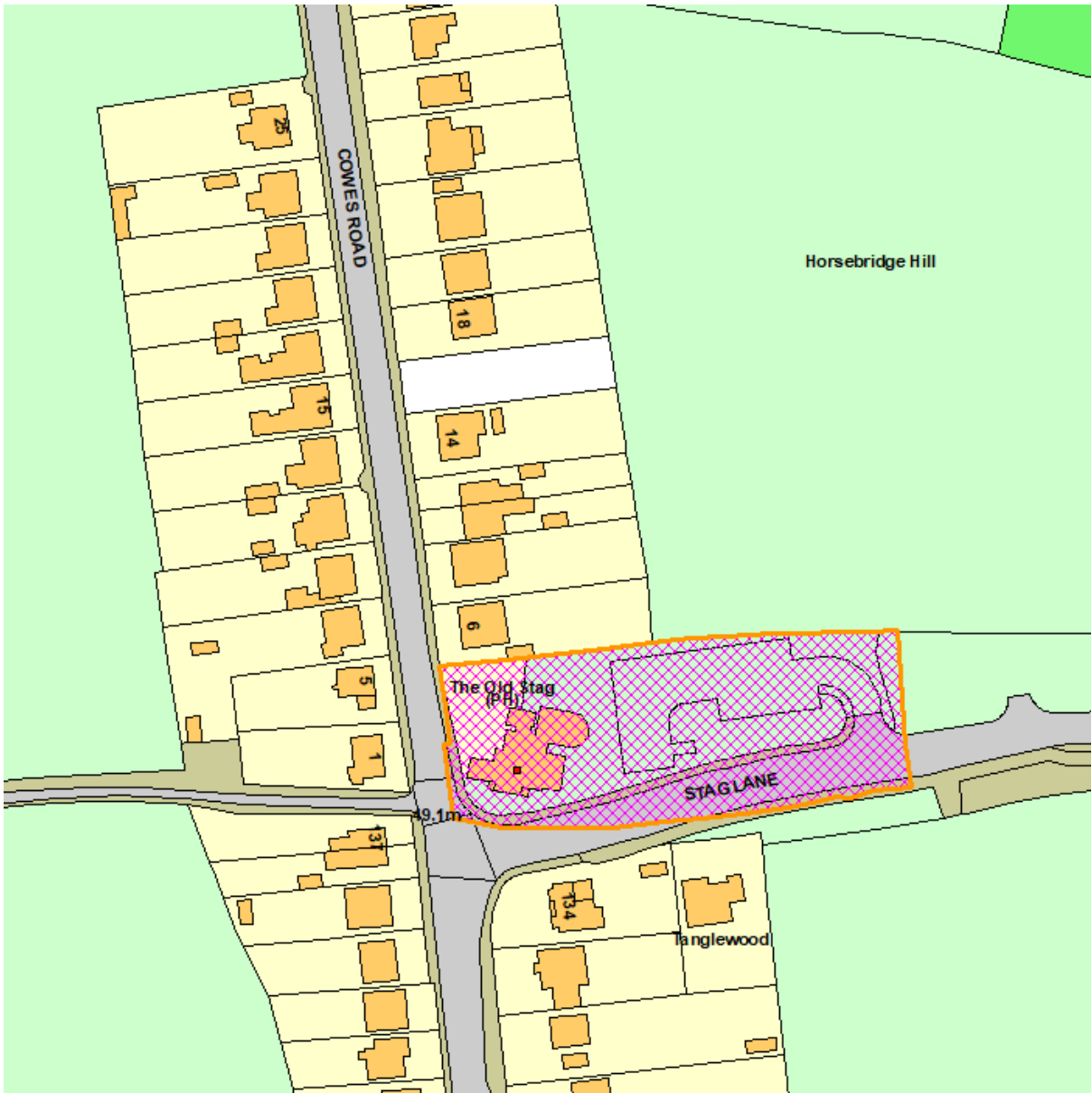
32A, Union Street, Ryde, Isle Of Wight, PO33



BFR120

P/00832/18

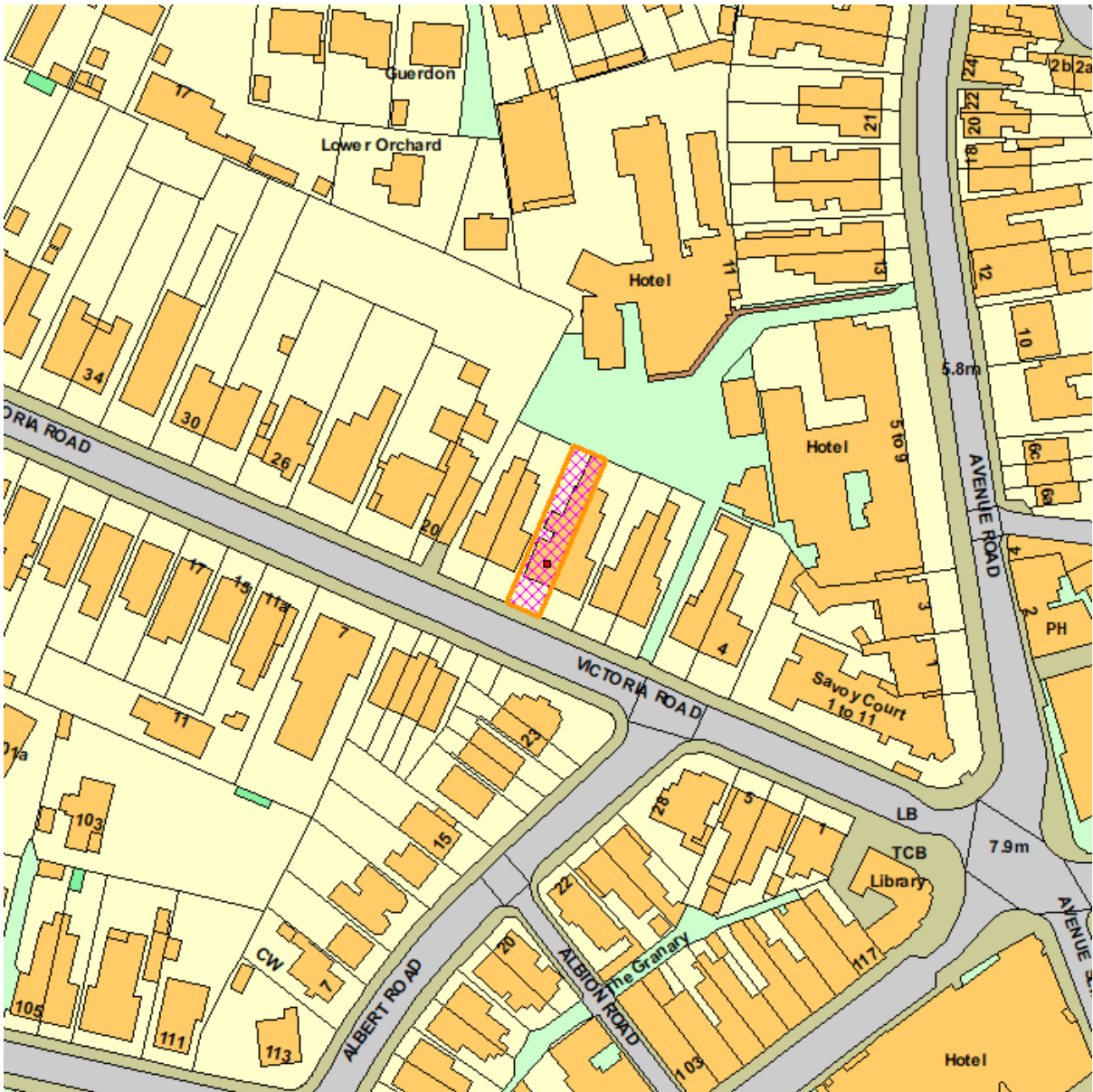
13 Gills Cliff Road, Ventnor, Isle Of Wight, PO381LH



BFR121

P/01265/18

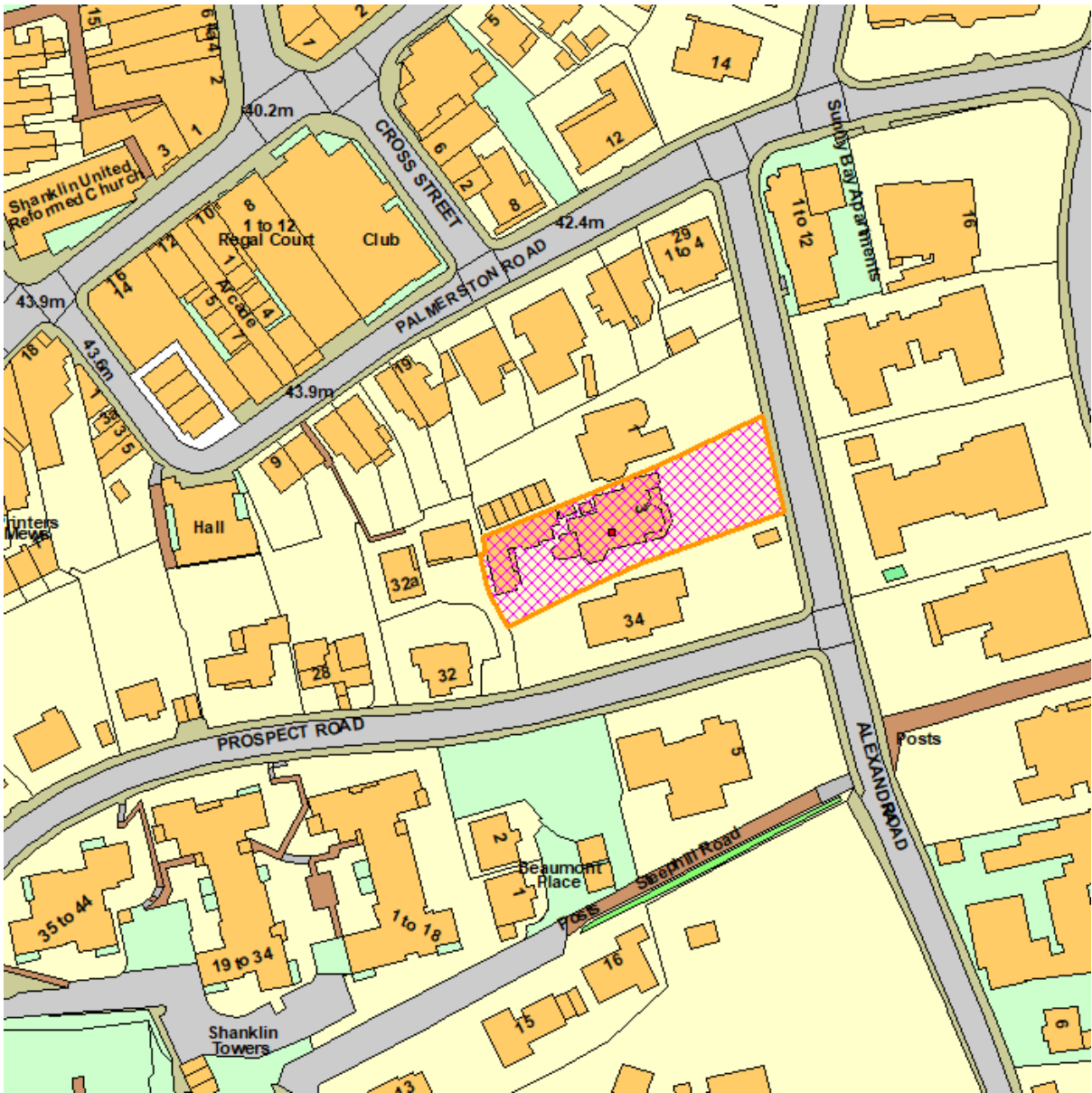
Old Stag Inn, 2 Cowes Road, Newport, Isle Of Wight, PO305TW



BFR122

P/00045/19

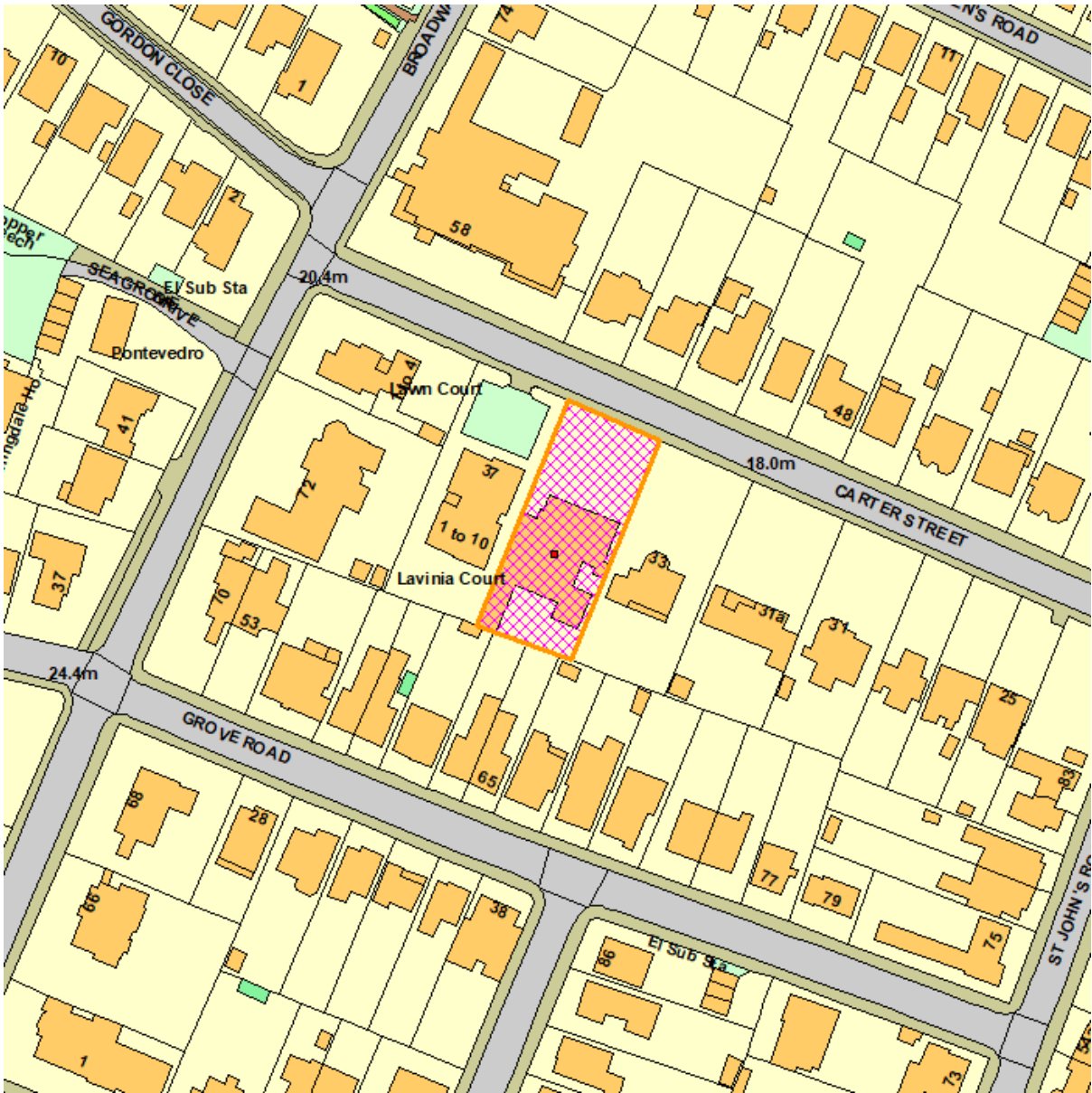
14 Victoria Road, Sandown, Isle Of Wight, PO368AL



BFR123

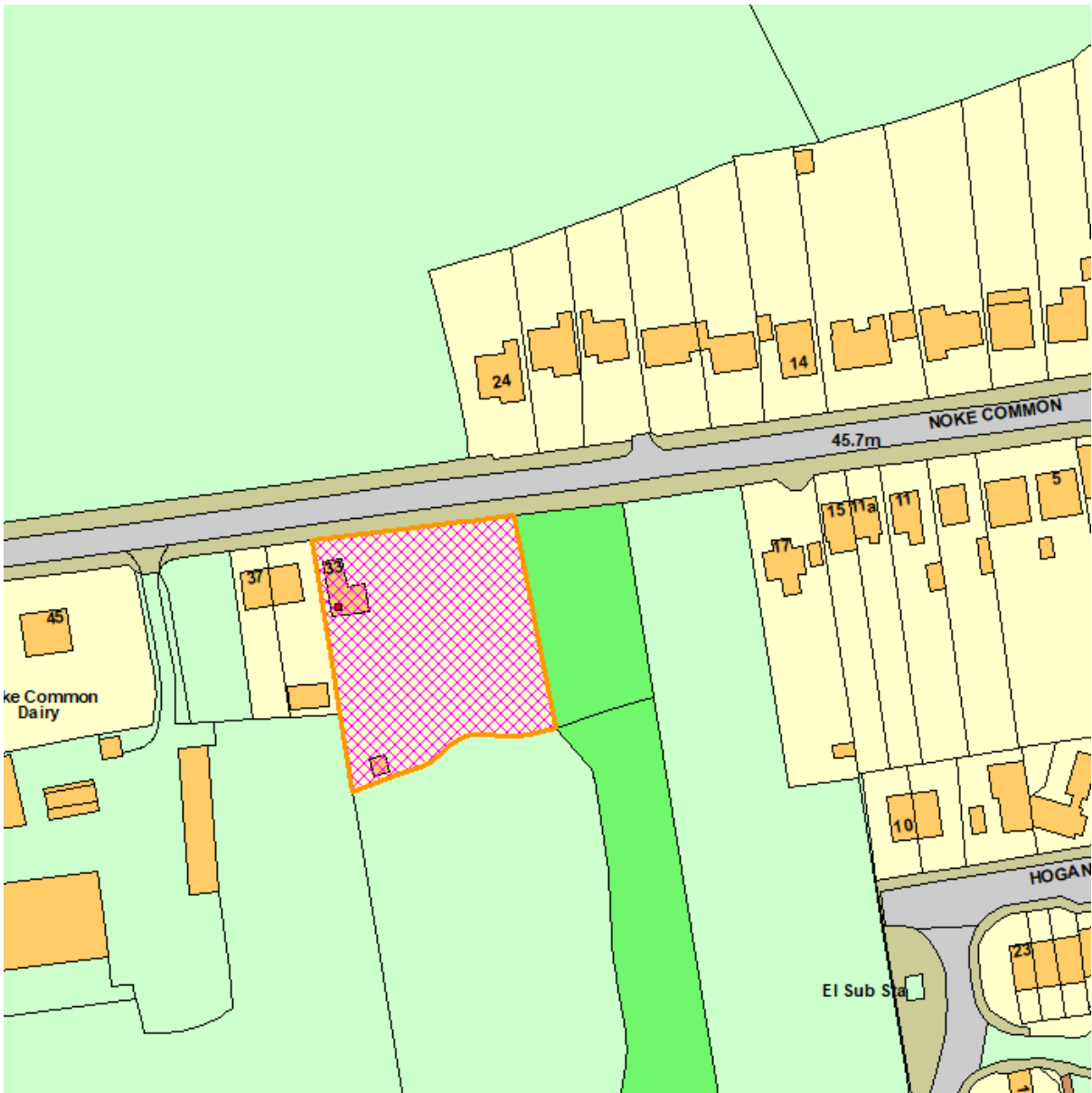
P/00813/18

Roseberry Hotel, 3 Alexandra Road, Shanklin, Isle Of Wight, PO376AF



BFR124

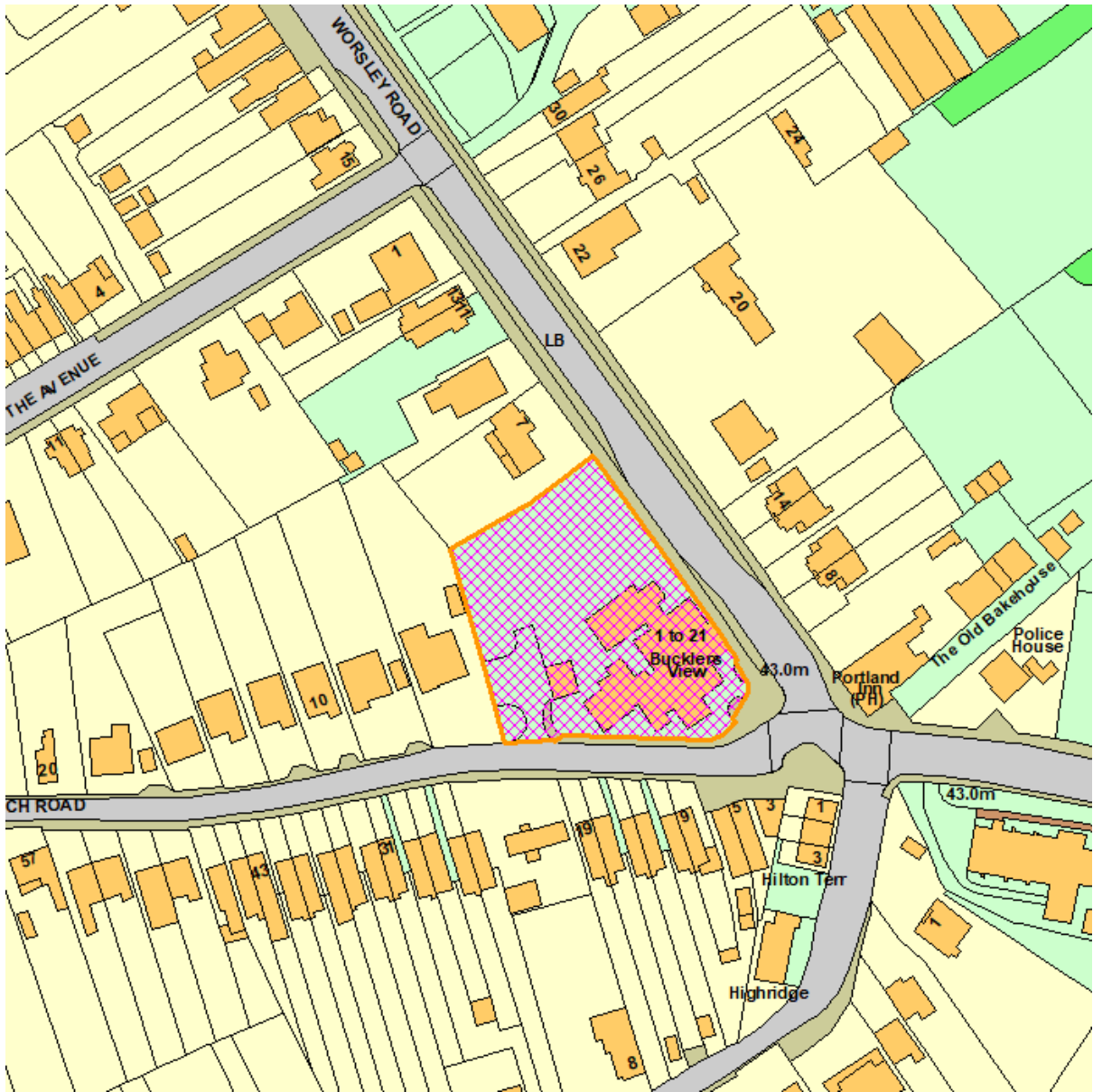
P/00339/19 Christian Respite Centre, 35 Carter Street, Sandown, Isle Of Wight, PO368DQ



BFR125

P/00344/19

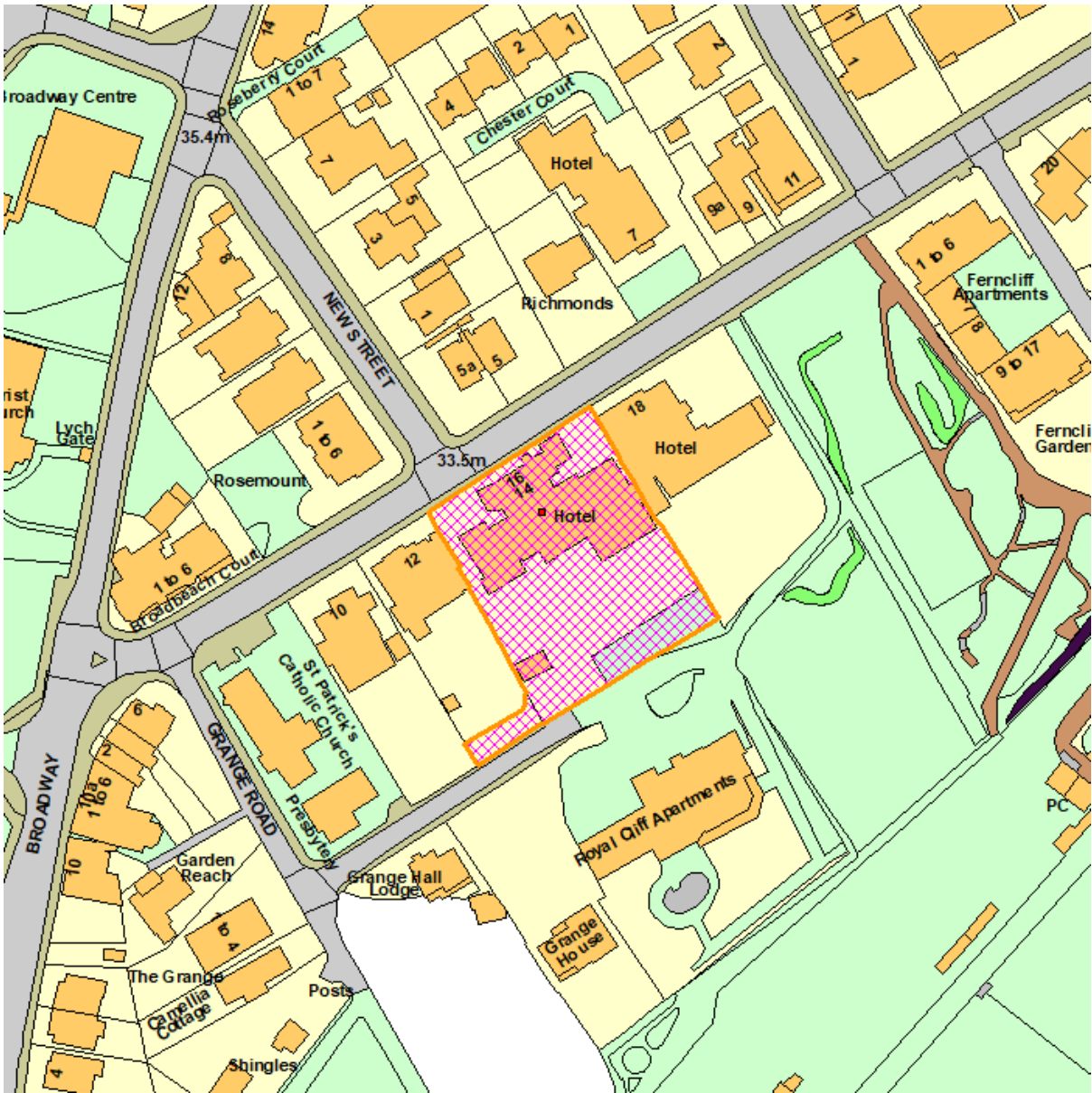
33 Noke Common, Newport, Isle Of Wight, PO305TY



BFR126

19/00080/FUL

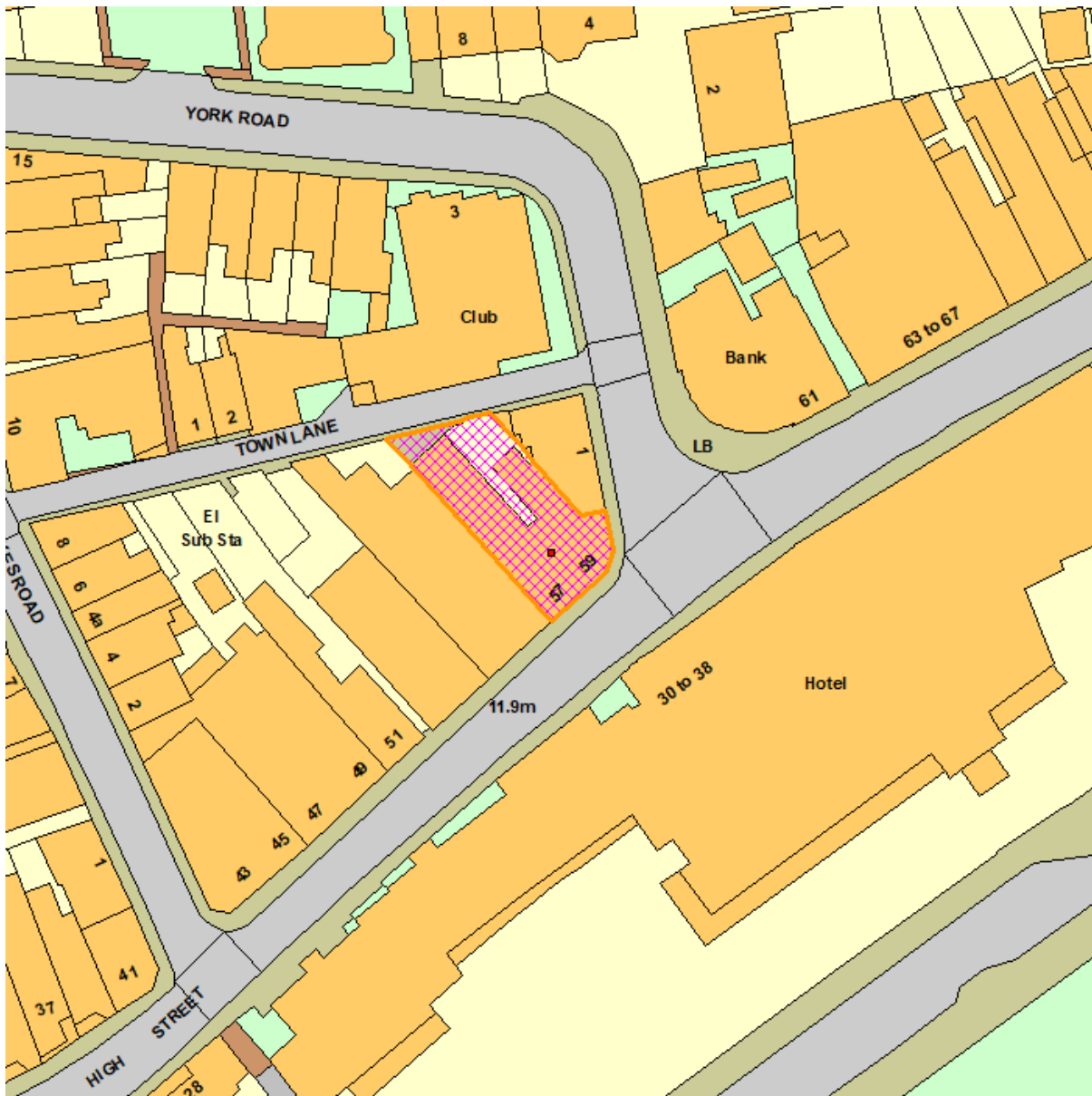
Bucklers View, Worsley Road, Gurnard, Cowes, Isle Of Wight



BFR127

19/00810/FUL

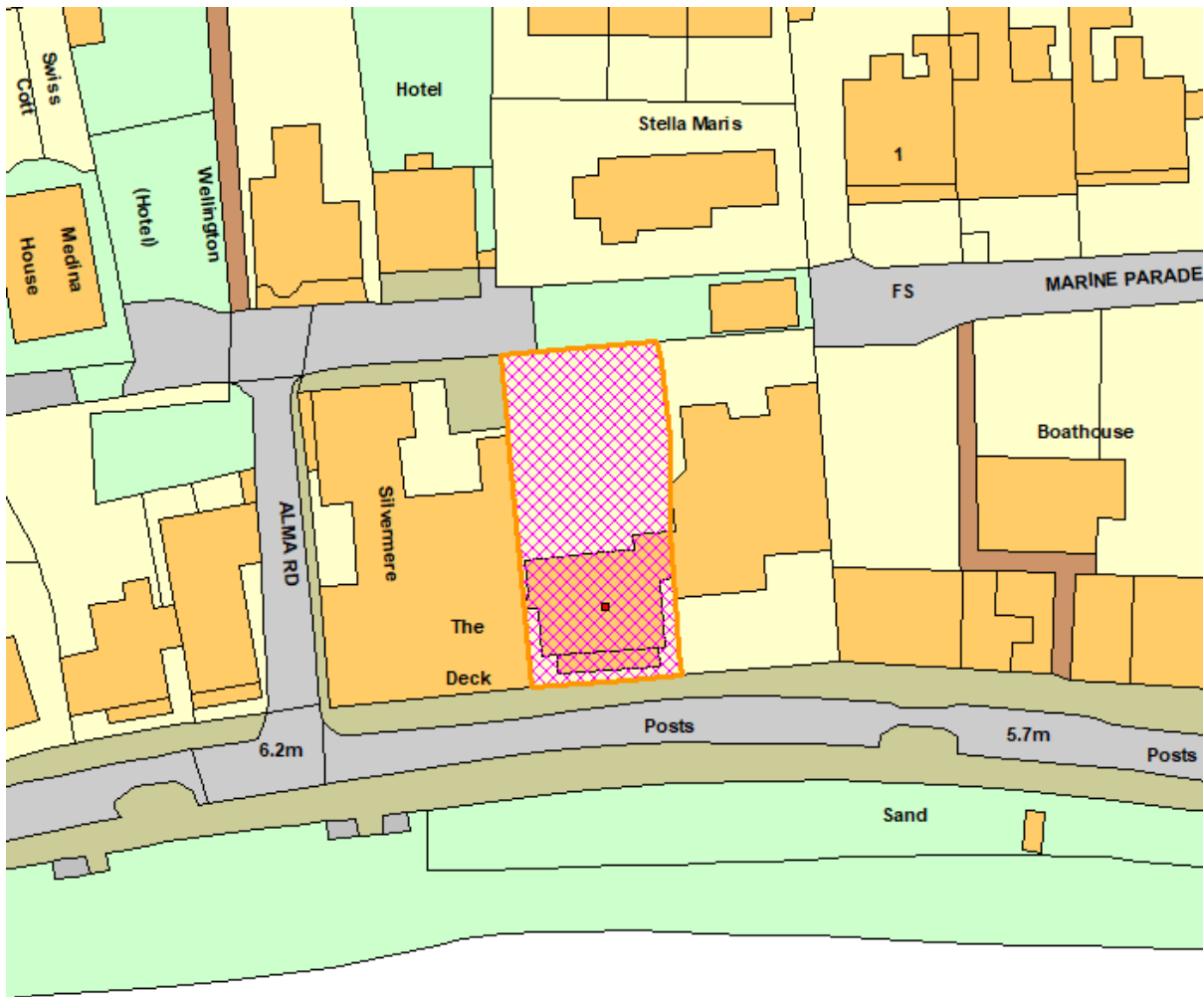
Belgrave Hotel, 14 - 16 Beachfield Road, Sandown, Isle Of Wight, PO36 8NA



BFR128

19/01019/FUL

57 - 59 High Street, Sandown, Isle Of Wight, PO36 8DF,



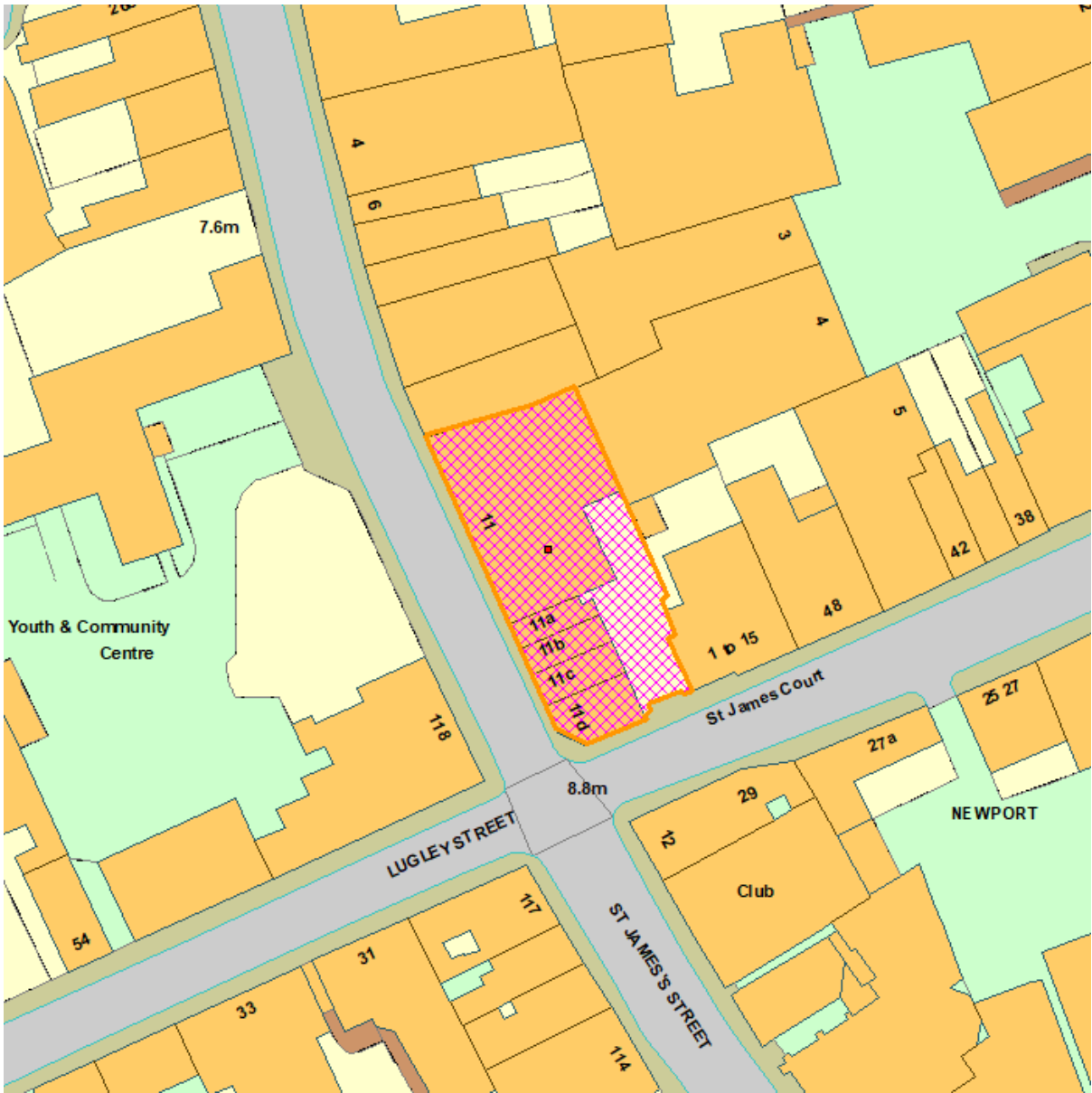
oyne

Sand

BFR129

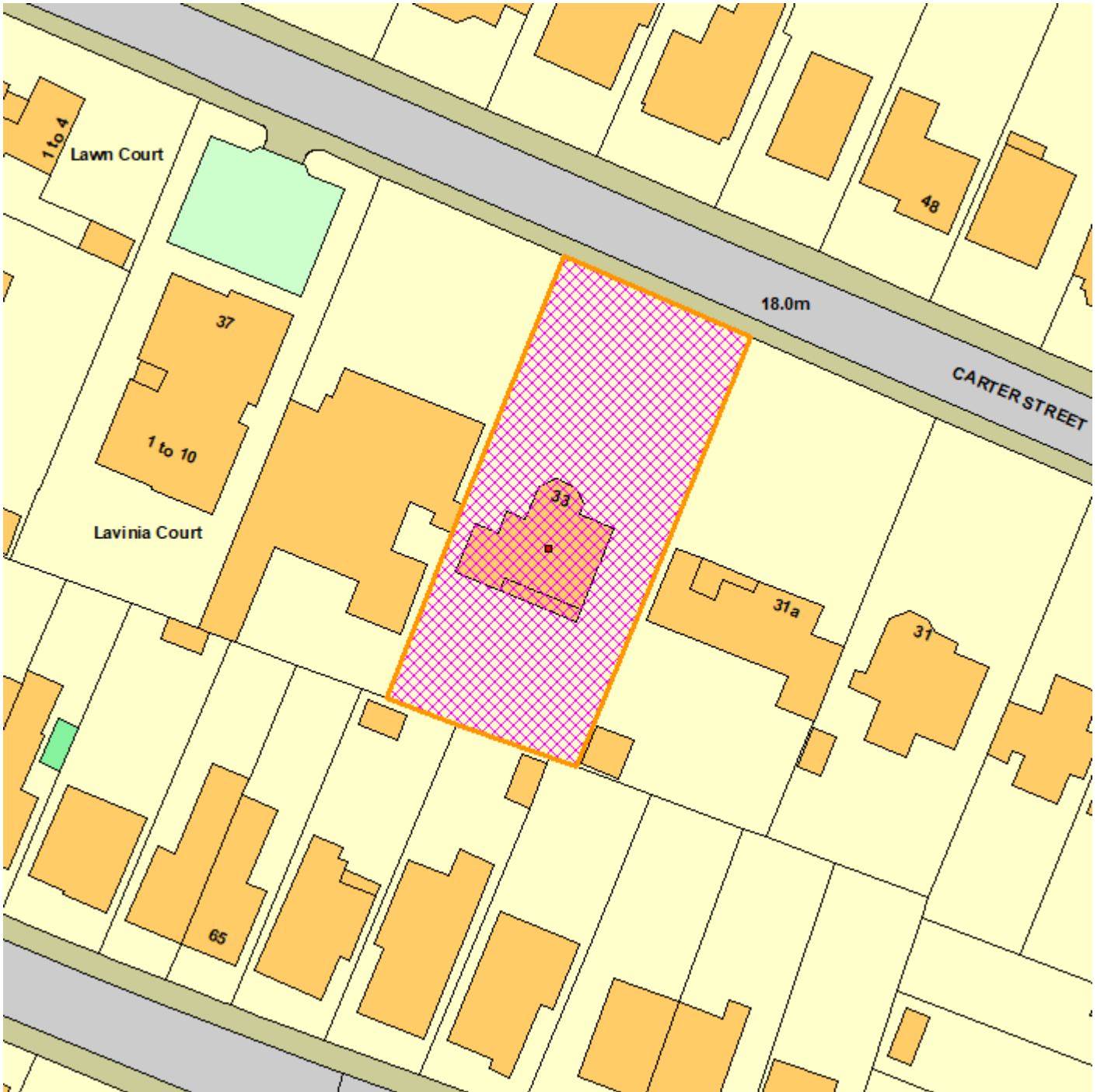
19/01377/FUL

La Veness, Esplanade, Ventnor, Isle Of Wight



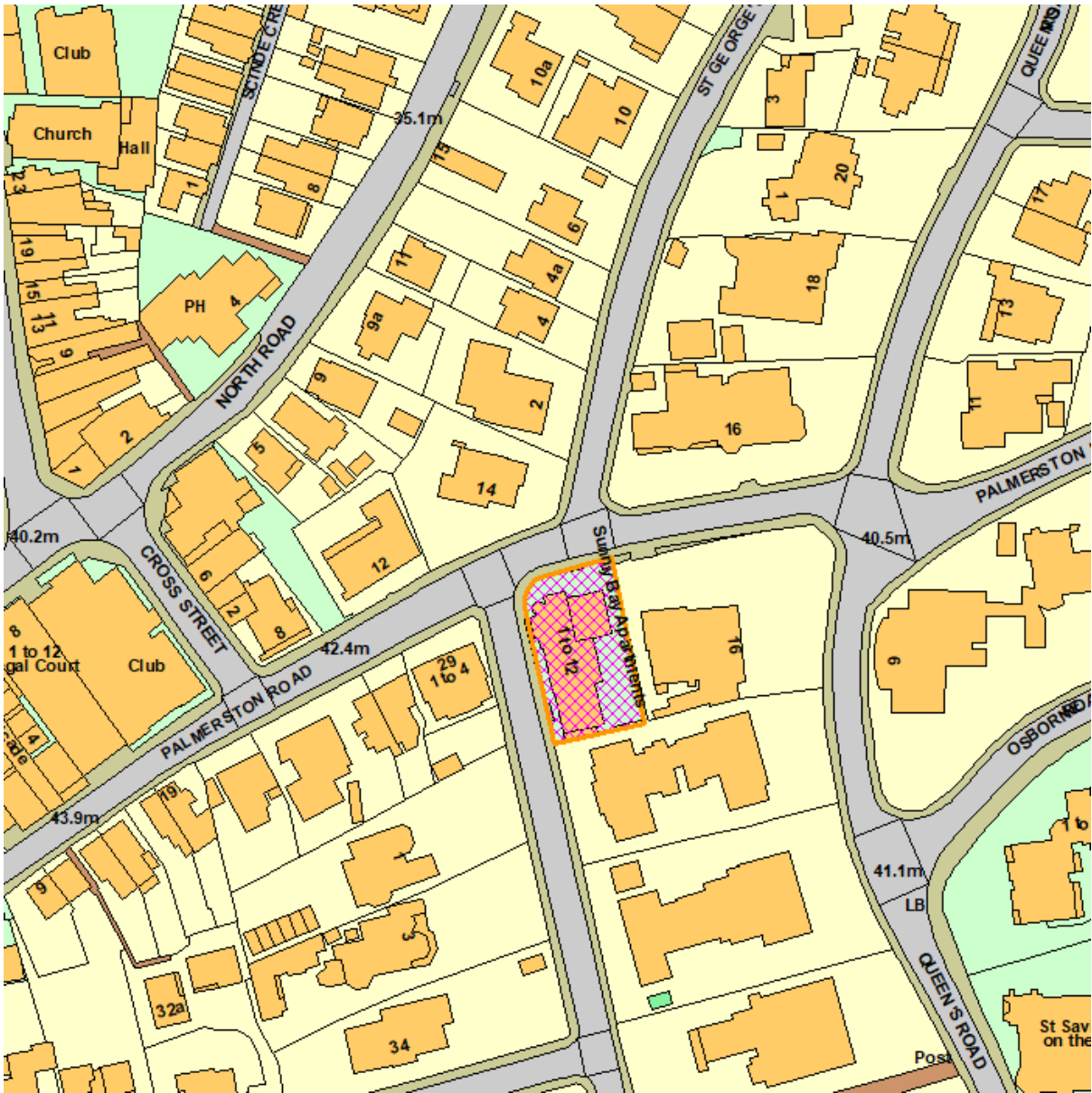
BFR130

P/01008/18 11, 11A, 11B, 11C And 11D, St. James Street, Newport



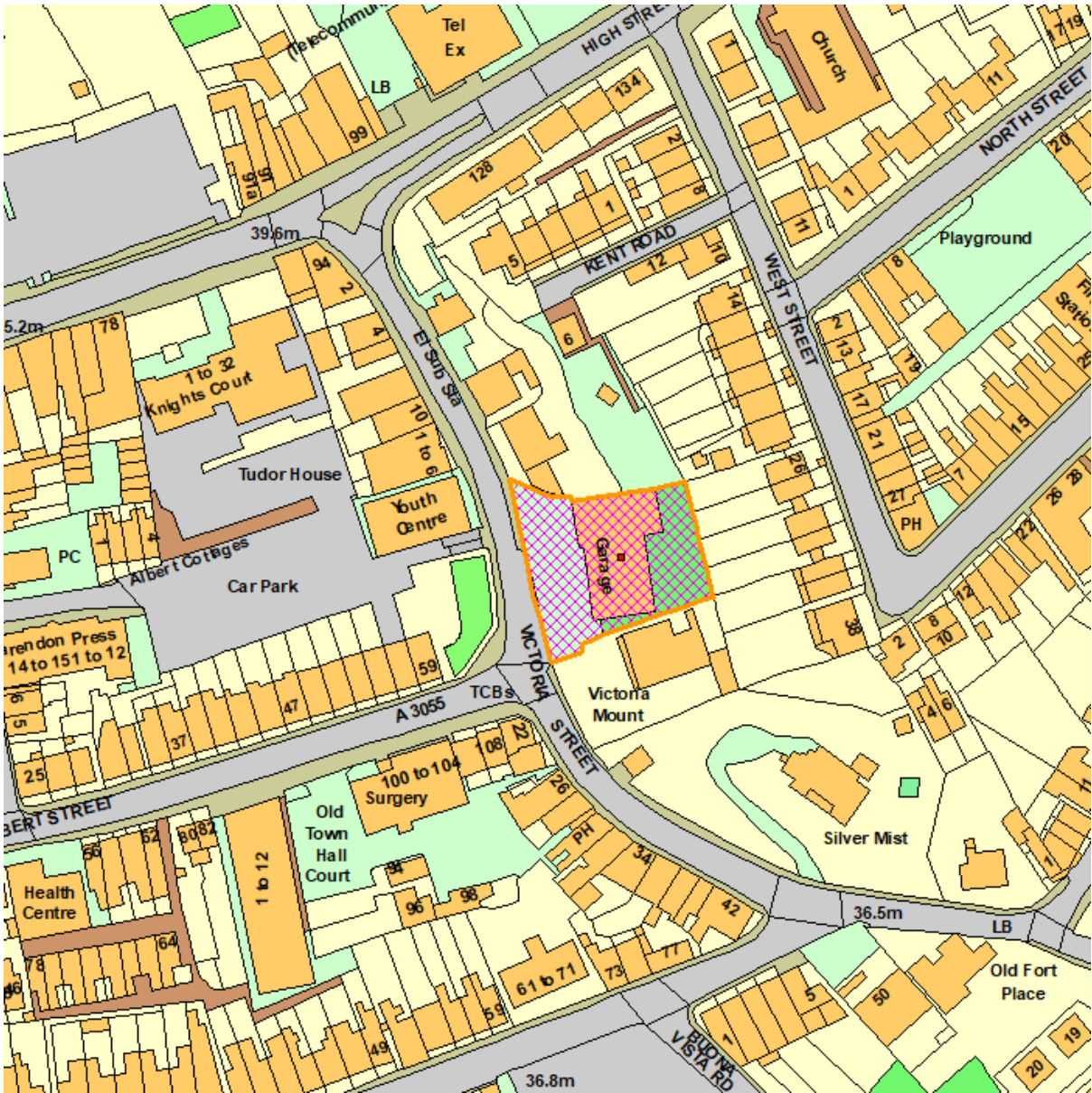
BFR131

19/01665/FUL 33 Carter Street, Sandown, Isle of Wight, PO36 8DQ



BFR132

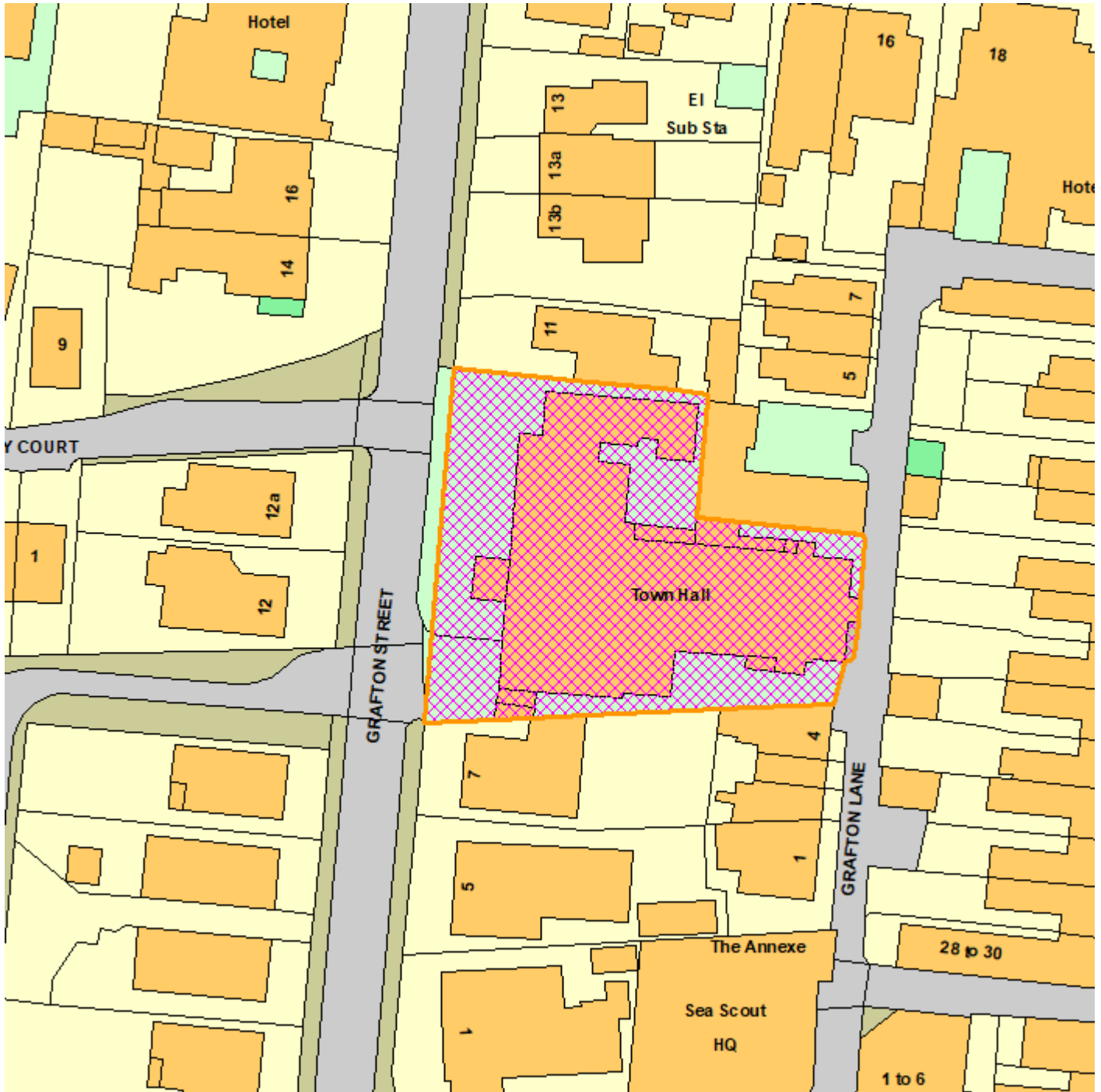
19/01575/FUL Sunny Bay Apartments, Alexandra Road, Shanklin, Isle Of Wight, PO37 6AF



BFR133

20/00354/FUL

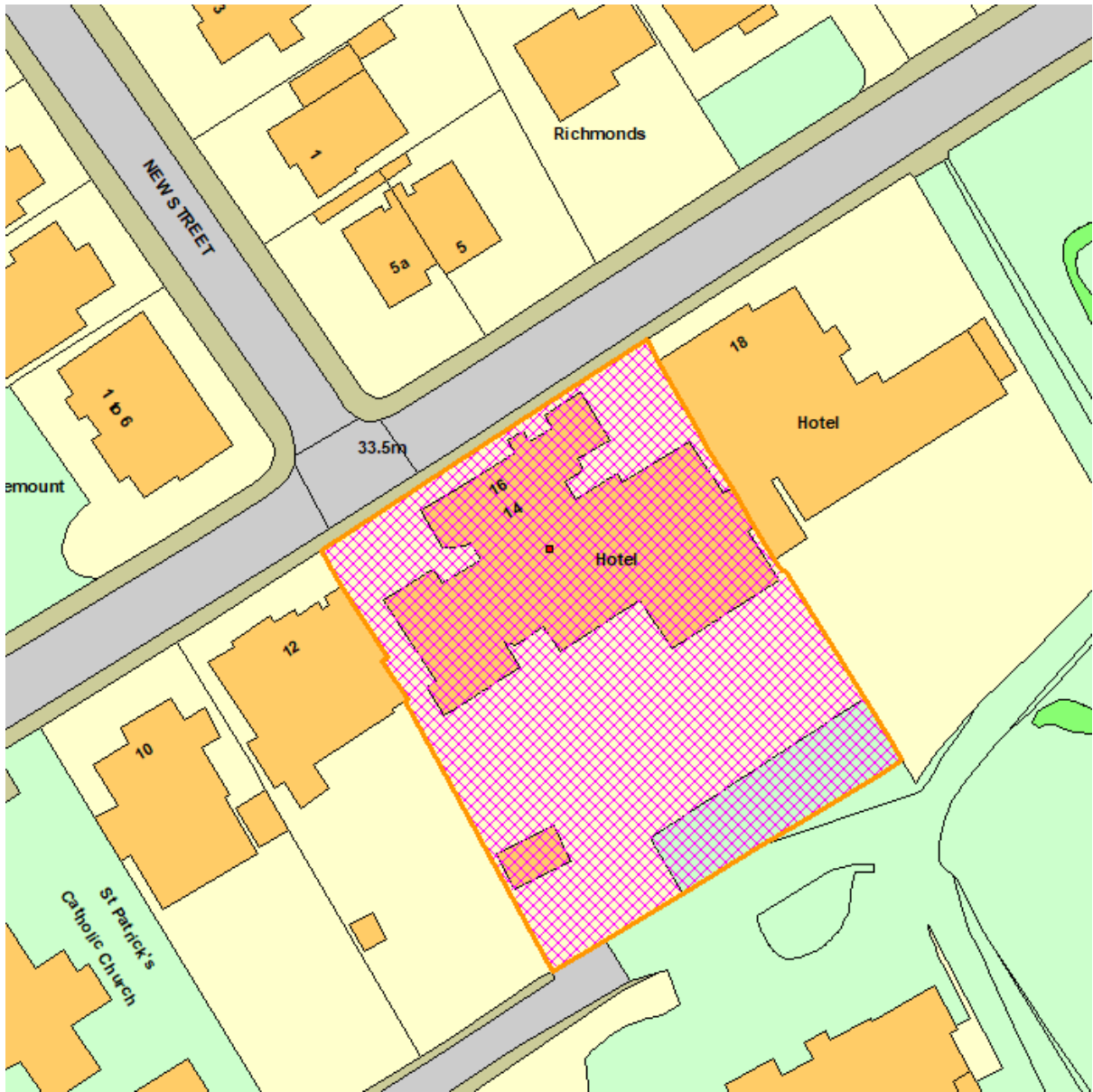
Central, Victoria Street, Ventnor, Isle Of Wight, PO38 1ET



BFR135

20/00455/FUL

Old Town Hall, Grafton Street, Sandown, Isle Of Wight, PO36 8JJ



BFR136

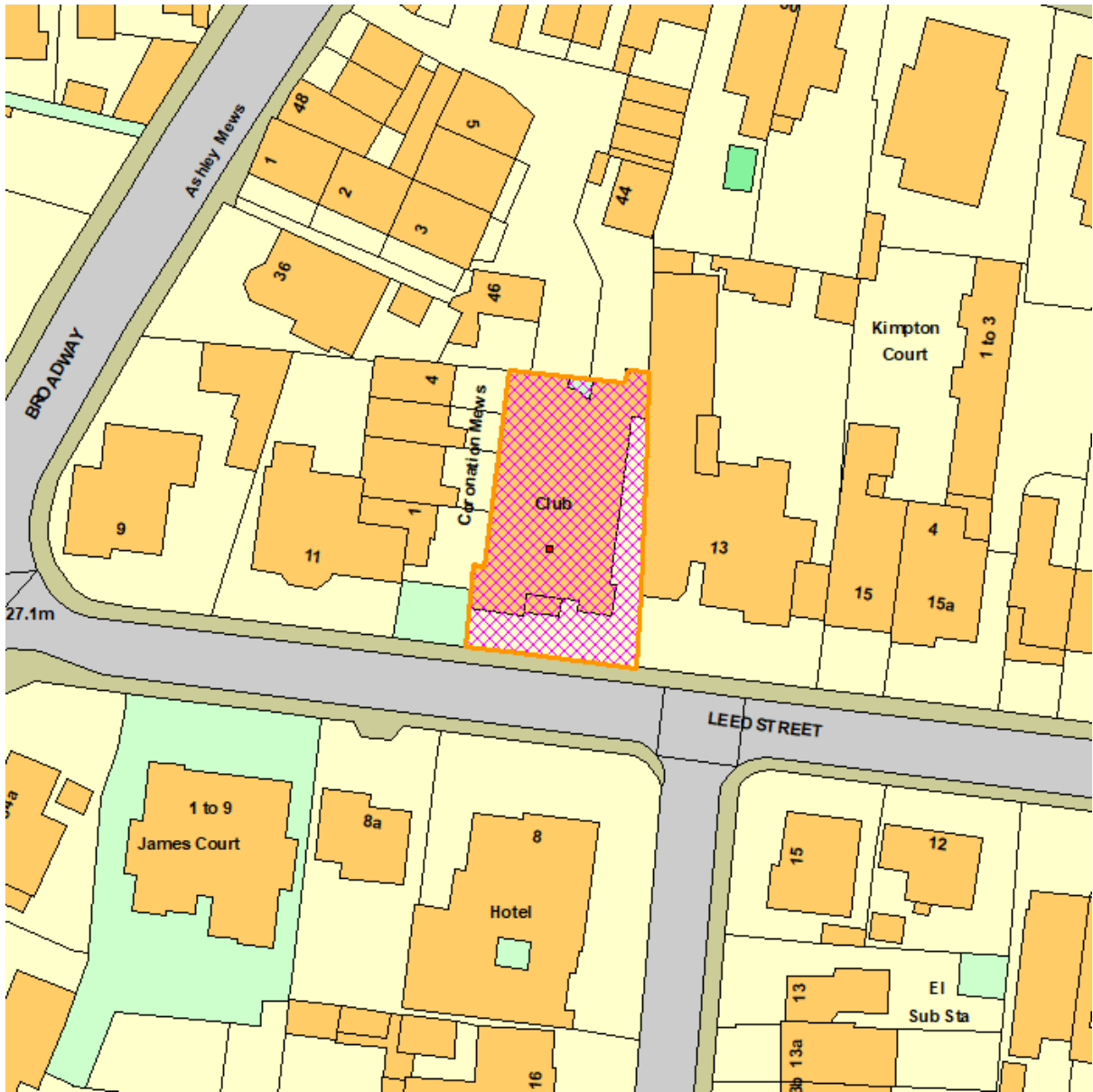
20/00412/FUL Belgrave Hotel, 14 - 16 Beachfield Road, Sandown, Isle Of Wight, PO36 8NA



BFR137

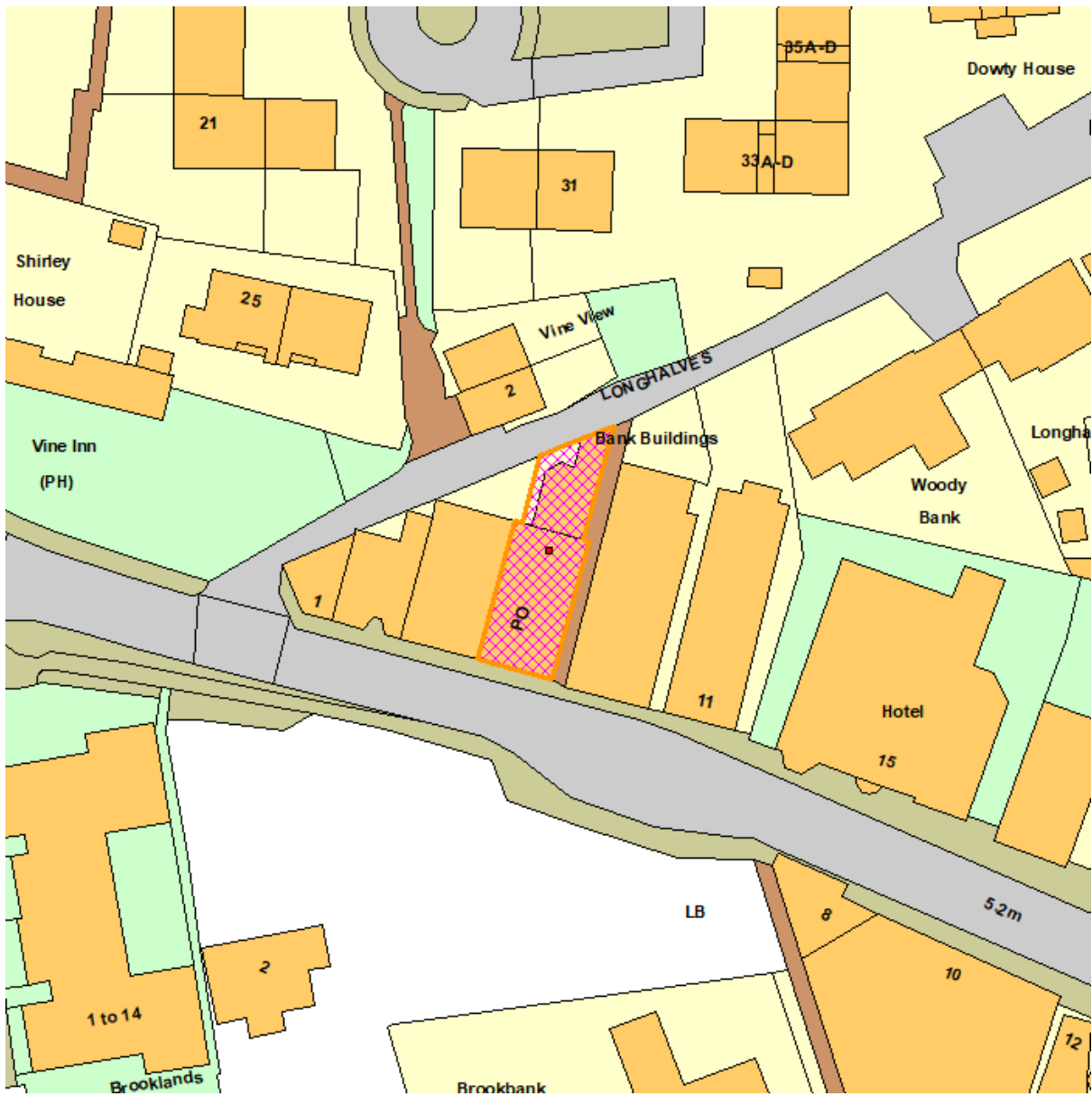
20/00779/FUL

Mounfield Holiday Park, Norton Green, Freshwater, Isle Of Wight, PO40 9RU



BFR138

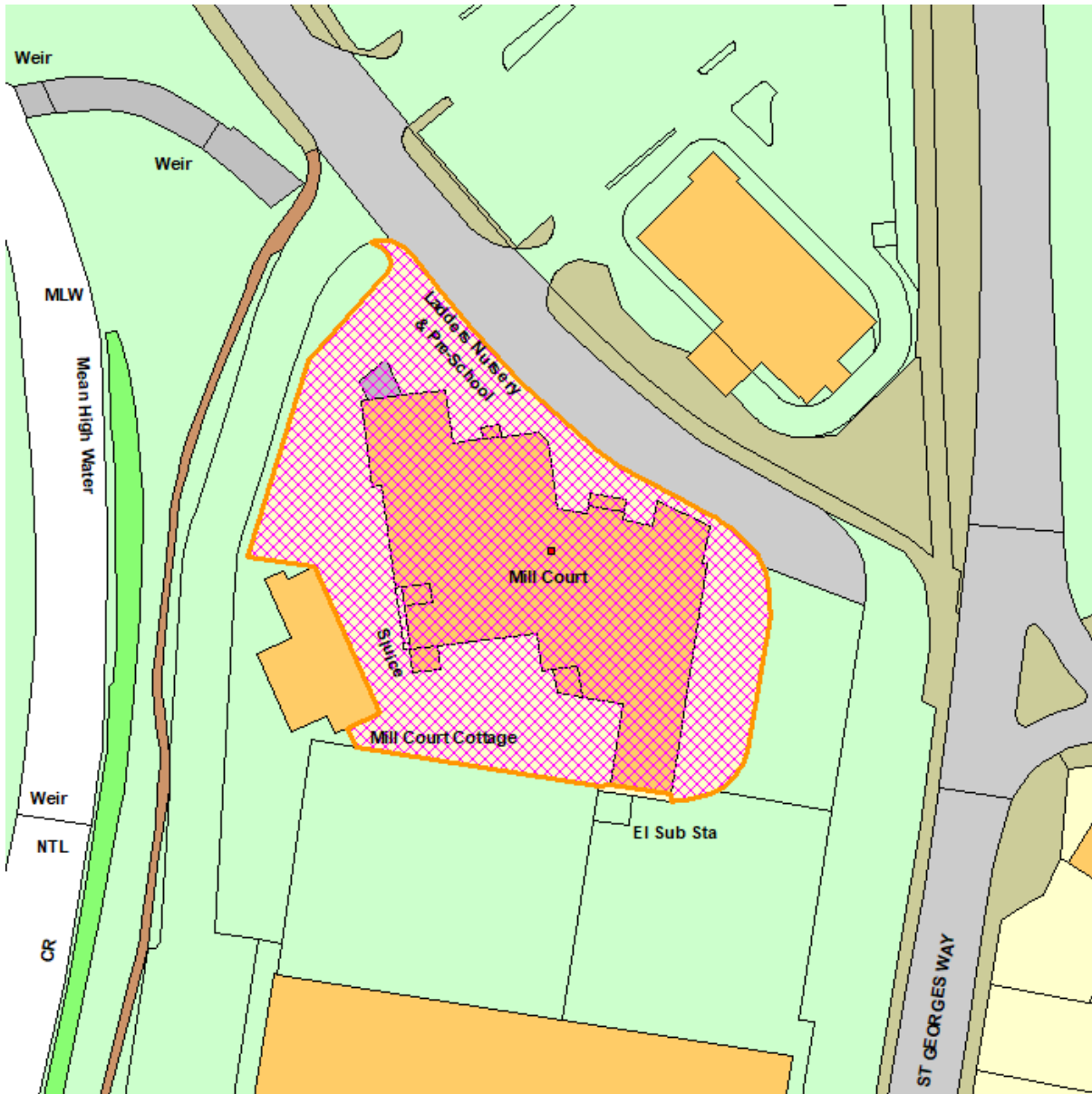
20/00492/FUL Former Sandown Snooker Club, Leed Street, Sandown, Isle Of Wight, PO36 8JQ



BFR139

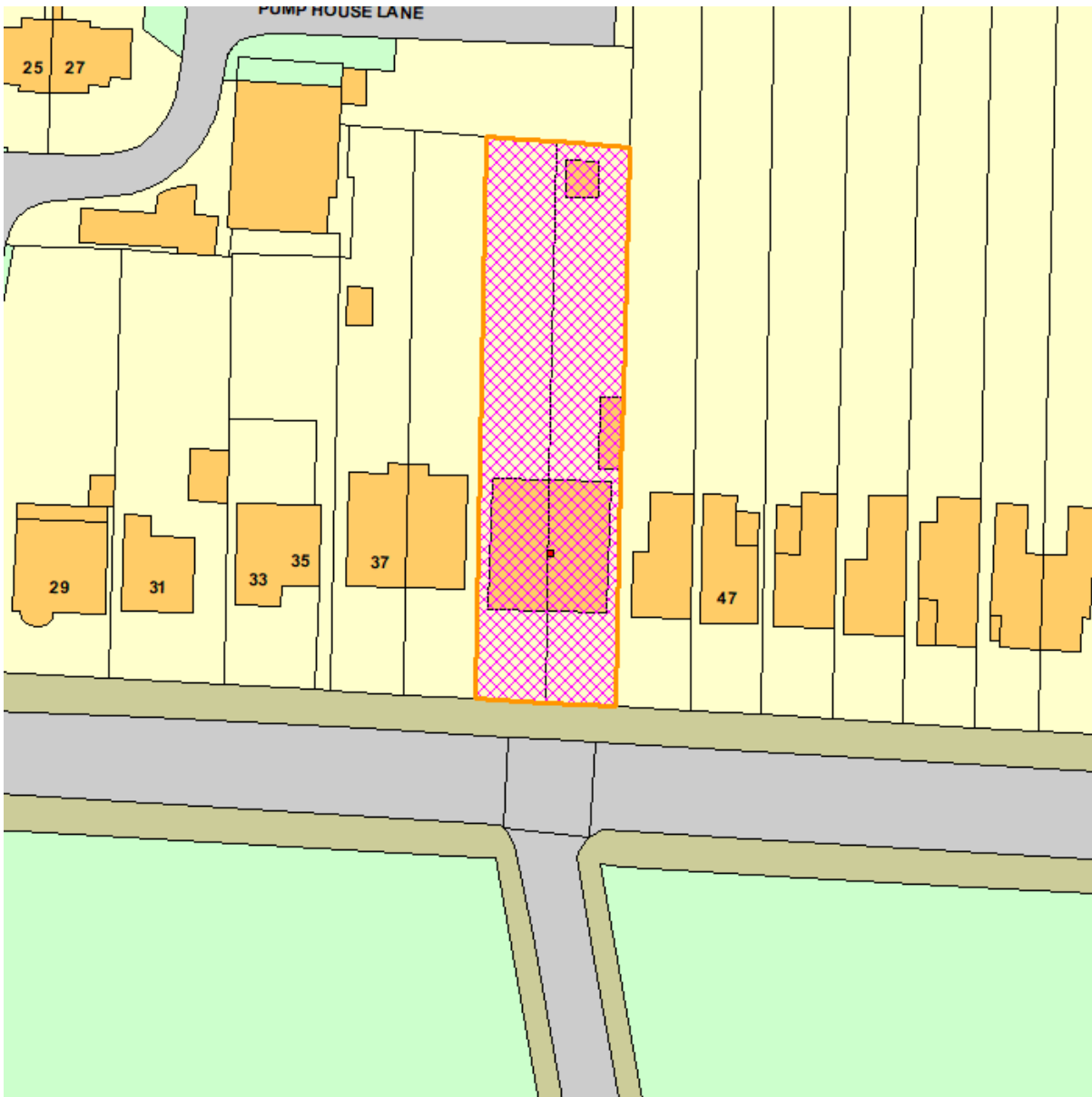
20/01407/FUL

7 School Green Road, Freshwater, Isle Of Wight, PO40 9AJ



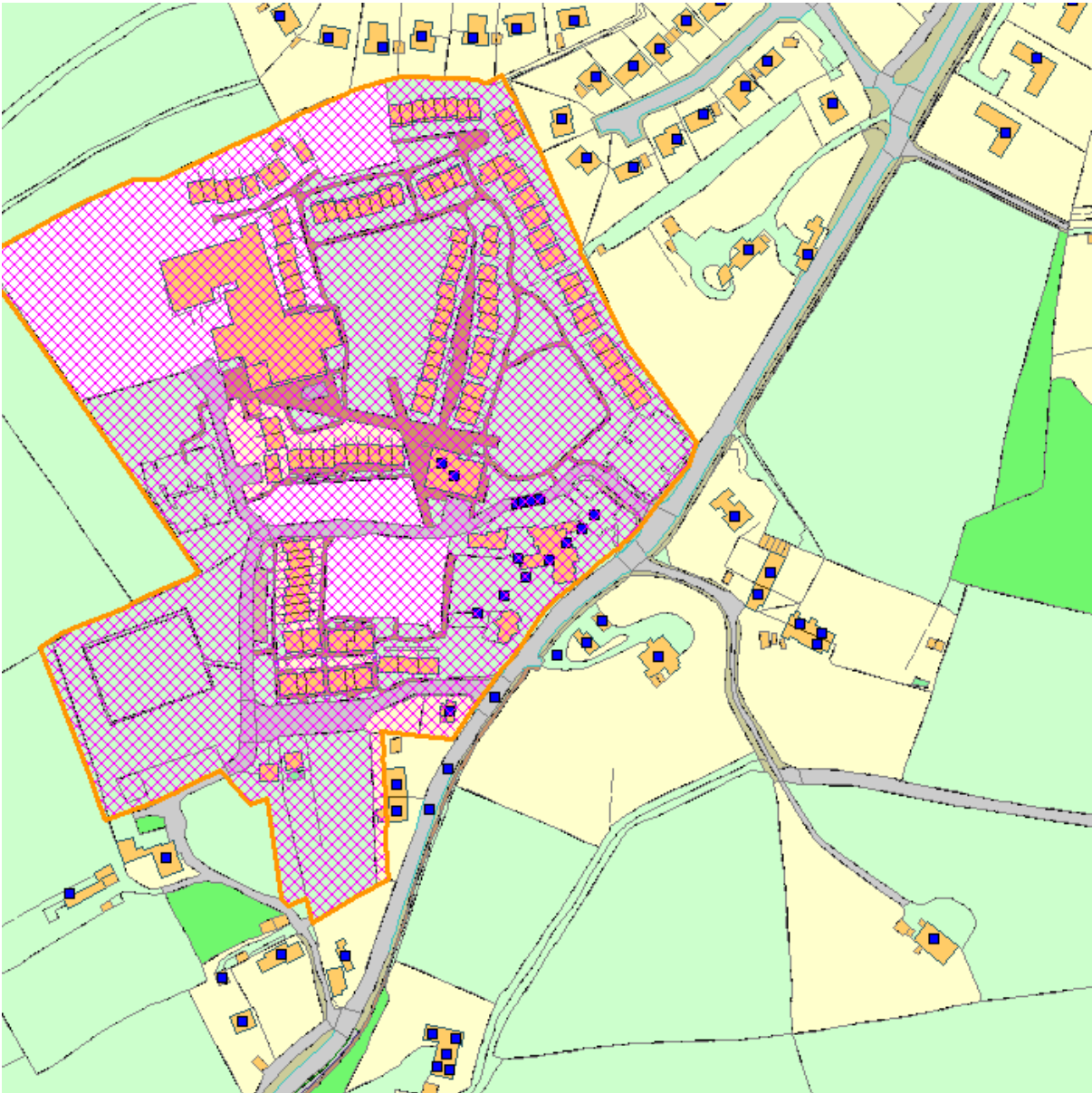
BFR140

20/01216/FUL Mill Court, Furrongs, Newport, Isle Of Wight, PO30 2AA



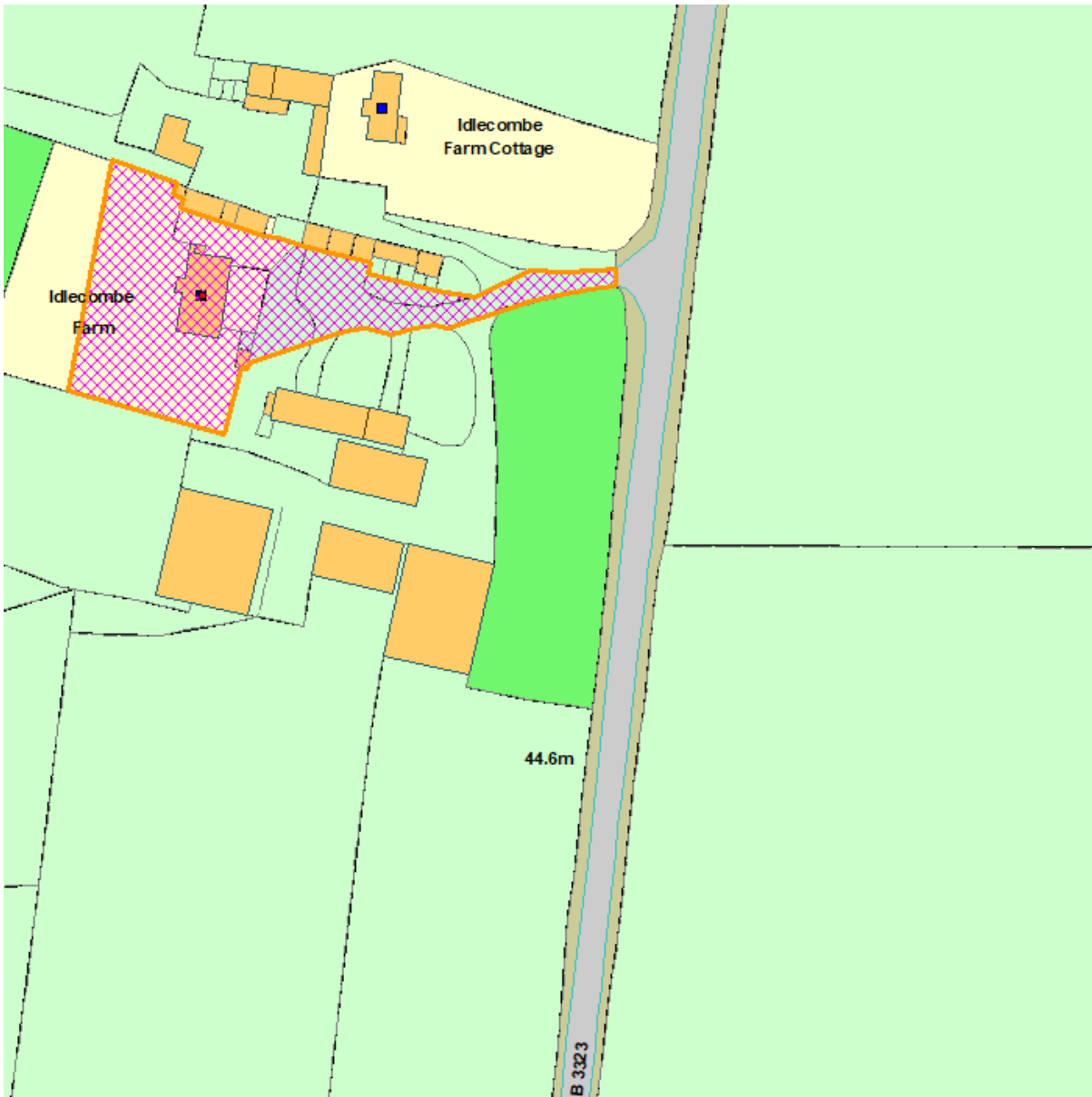
BFR141

20/00707/FUL Solent View Residential Home, 41 - 43 Victoria Grove, East Cowes, Isle Of Wight, PO32 6DL



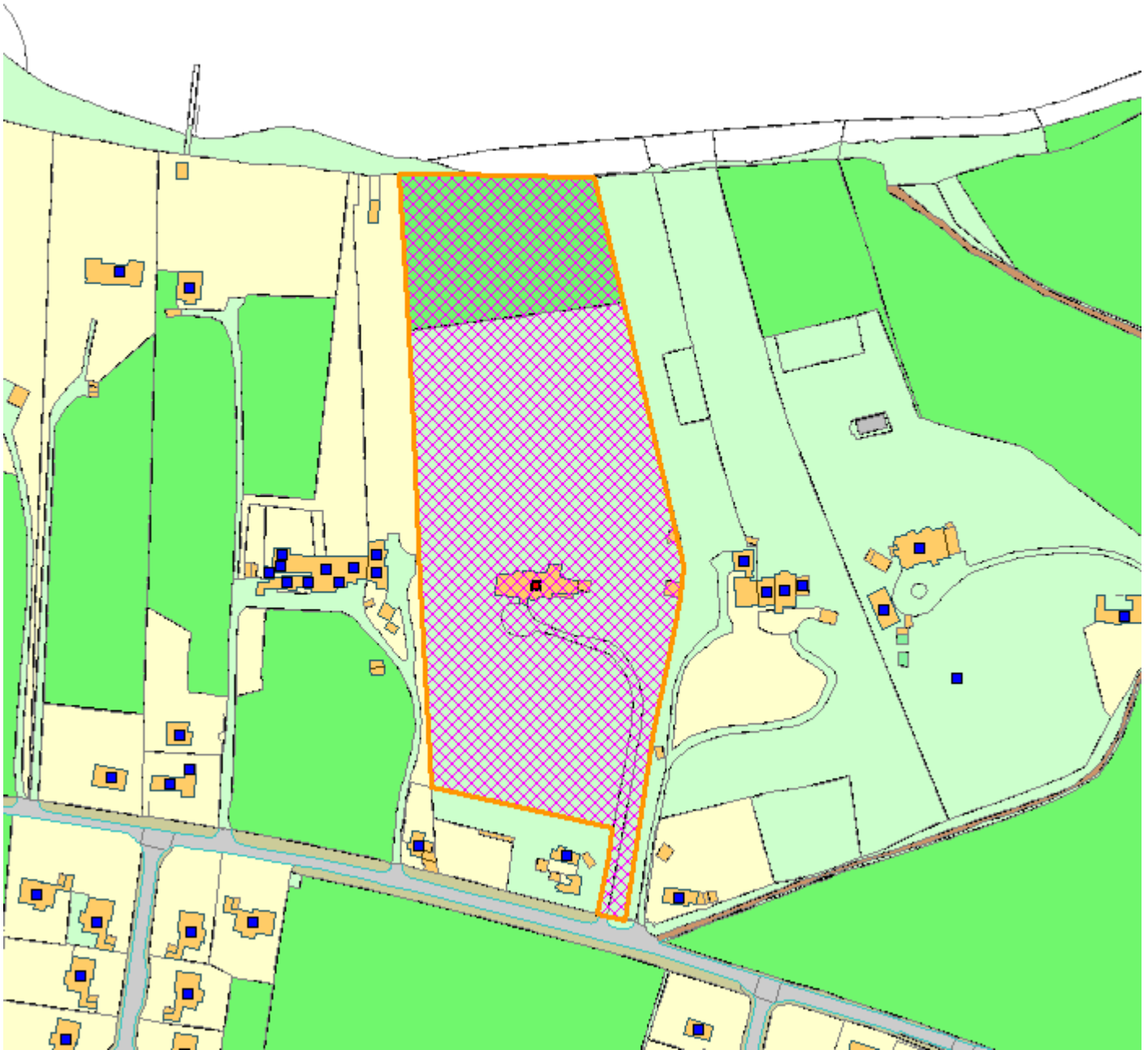
BFR142

20/01580/ARM West Bay Club, Halletts Shute, Norton, Yarmouth, Isle Of Wight



BFR143

20/01666/FUL Idlecombe Farm House, Bowcombe Road, Carisbrooke, Newport, Isle Of Wight



BFR144

20/01651/FUL

Quarrhurst, Quarr Road, Binstead, Ryde, Isle Of Wight