

**Isle of Wight Council**

**Brownfield Land Register – Part 1 Maps - December 2023**



## 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 land<sup>1</sup> 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 4<sup>2</sup> 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
  - 2020 – 73 sites
  - 2021 – 94 sites

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<sup>1</sup> As set out in [National Planning Policy Framework 2019](#)

<sup>2</sup> Town and Country Planning (Brownfield Land Register) Regulations 2017

- 2022 – 116

2.3 The council has now updated the Register and the 2023 version includes 124 sites. These sites are a mix of:

- 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.

36 of these have an [end date](#) and are classed as historical brownfield land sites.

Not including sites with an end date, there is:

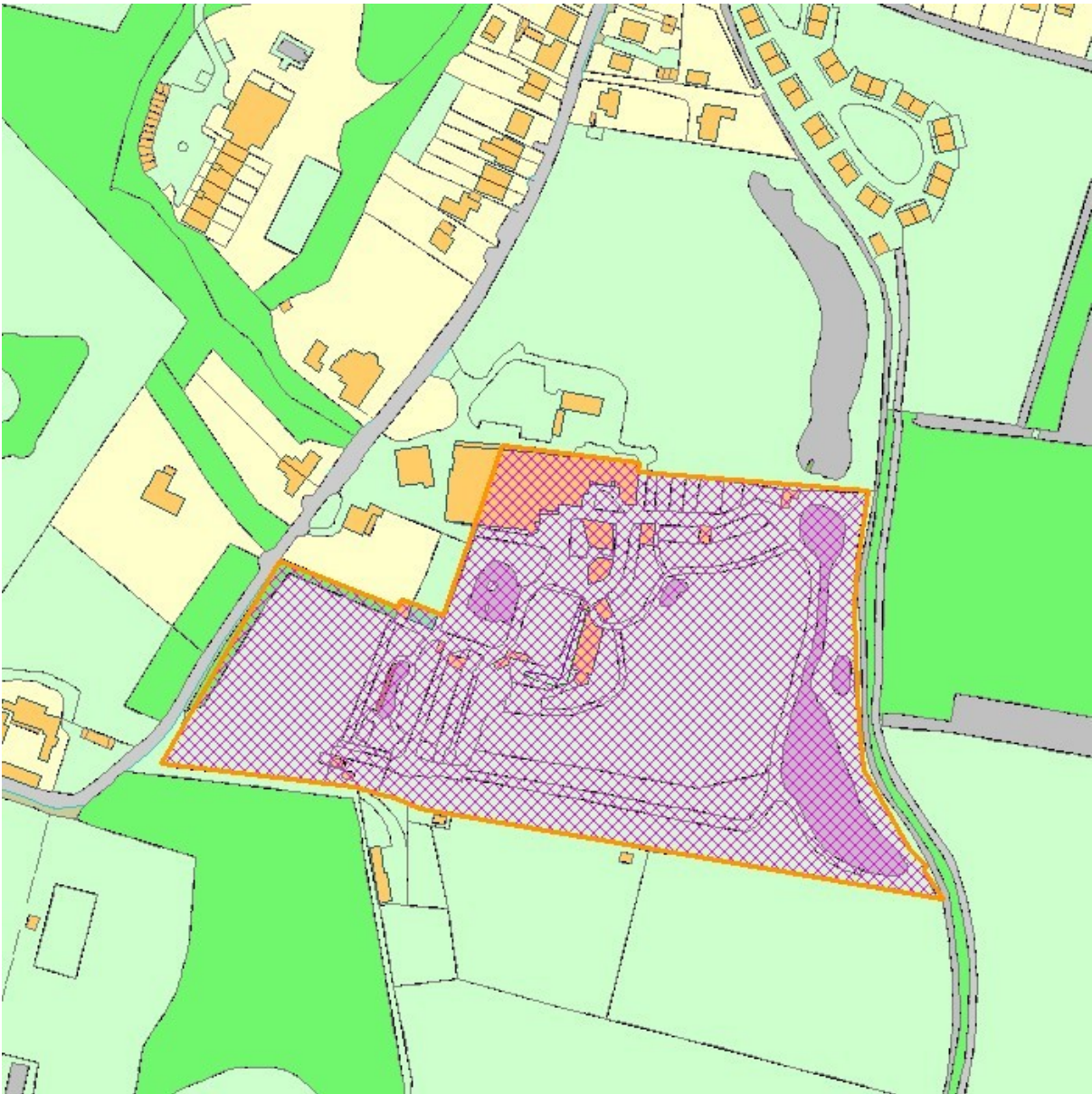
- 78.62 ha of Brownfield land with planning permission or already under construction. Total number of units from these permissions combined is 1347. Total number of sites: 53
- 27.34ha of Brownfield land without planning permission or where a decision is pending. Total number of units from these permissions combined could be :692 Total number of sites 35

2.4 At this time the council has not selected sites for Part 2 stage but will consider appropriate sites in due course following adoption of the Island Planning Strategy.

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 36 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](http://www.iow.gov.uk/brownfieldlandregister) .

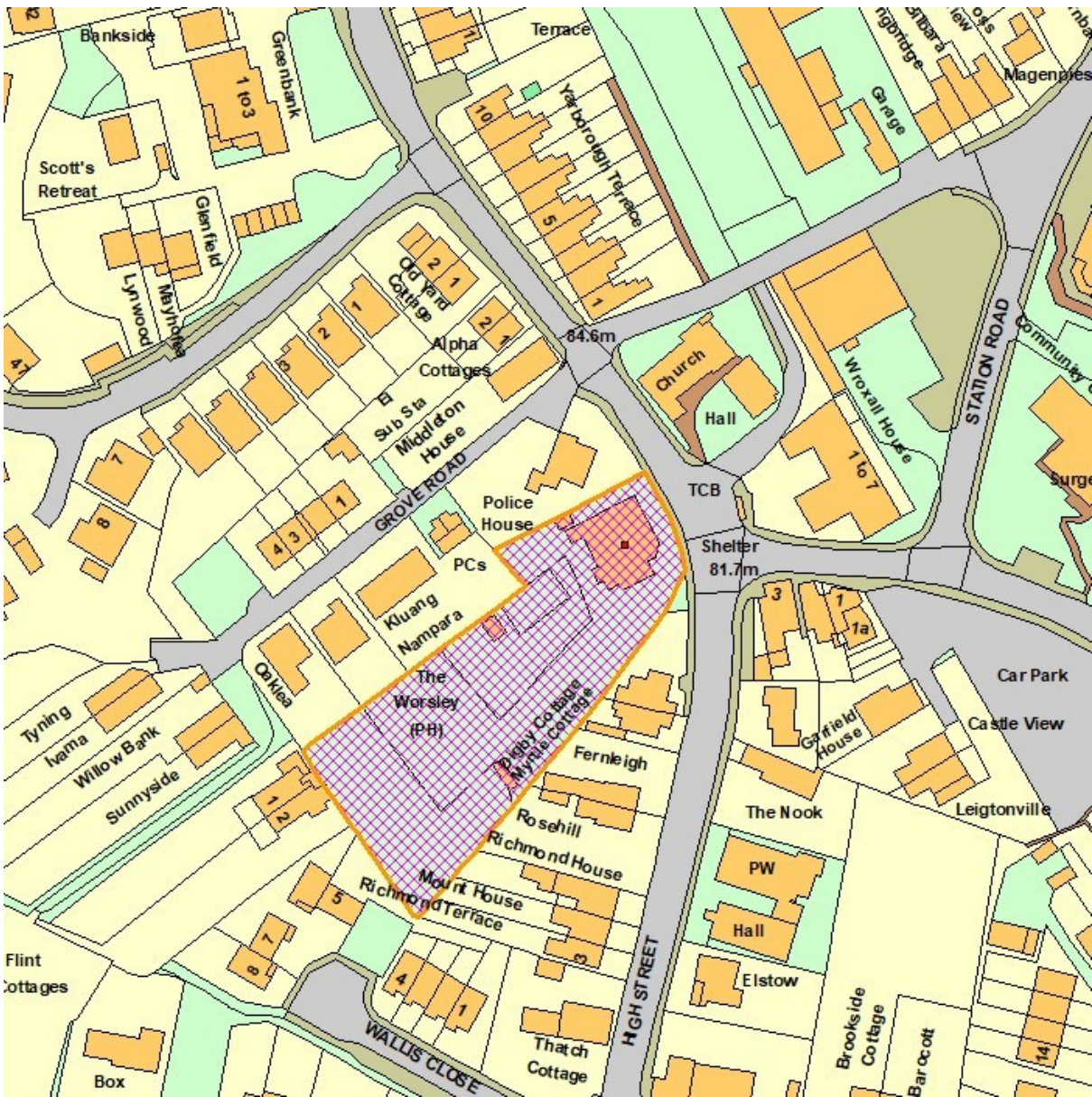
### 3. Brownfield Land Register Maps

- 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](http://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**

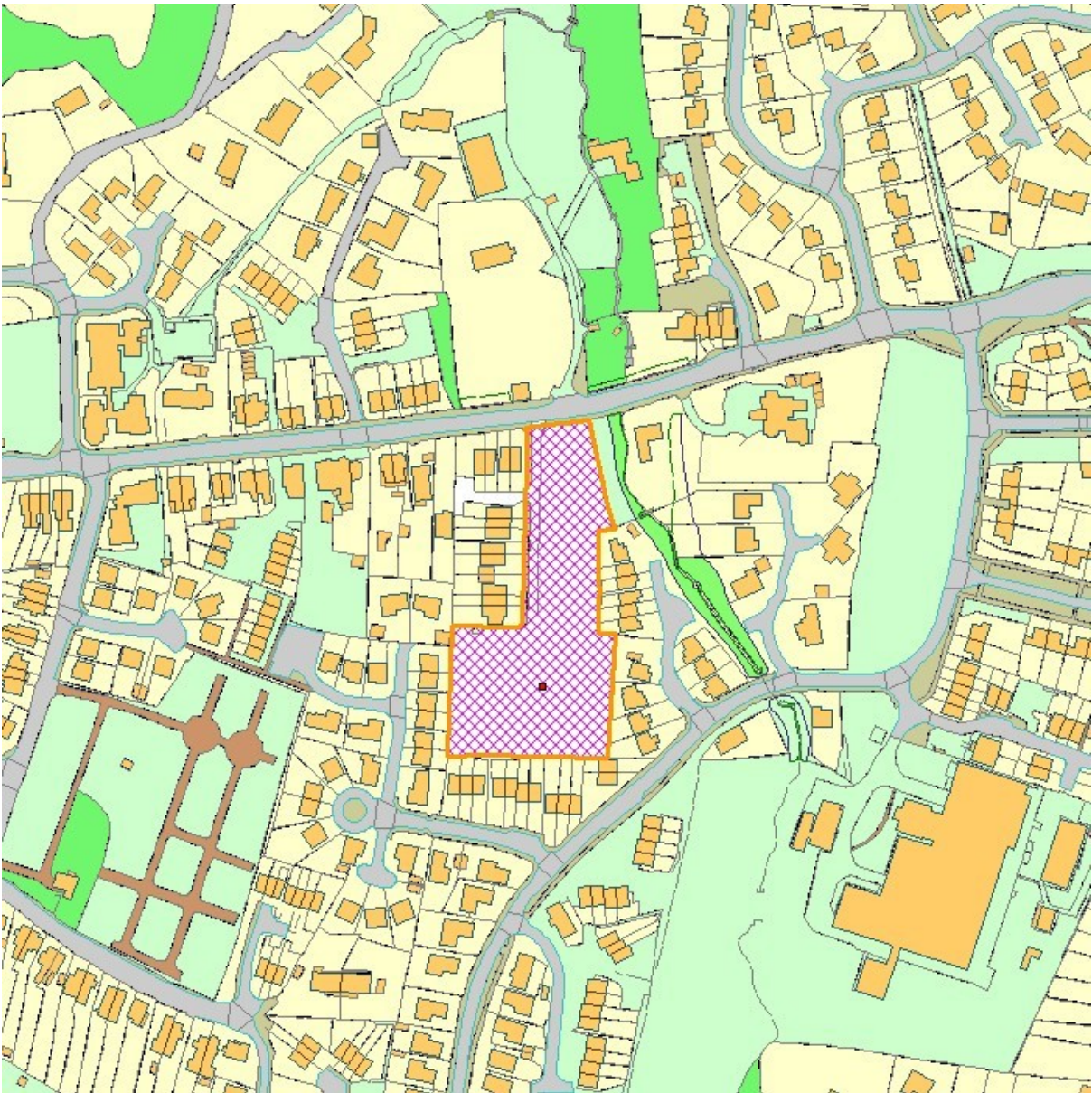
Former Flamingo Park, Oakhill Road, Seaview, Isle of Wight



**BER008**

19/01512/FUL

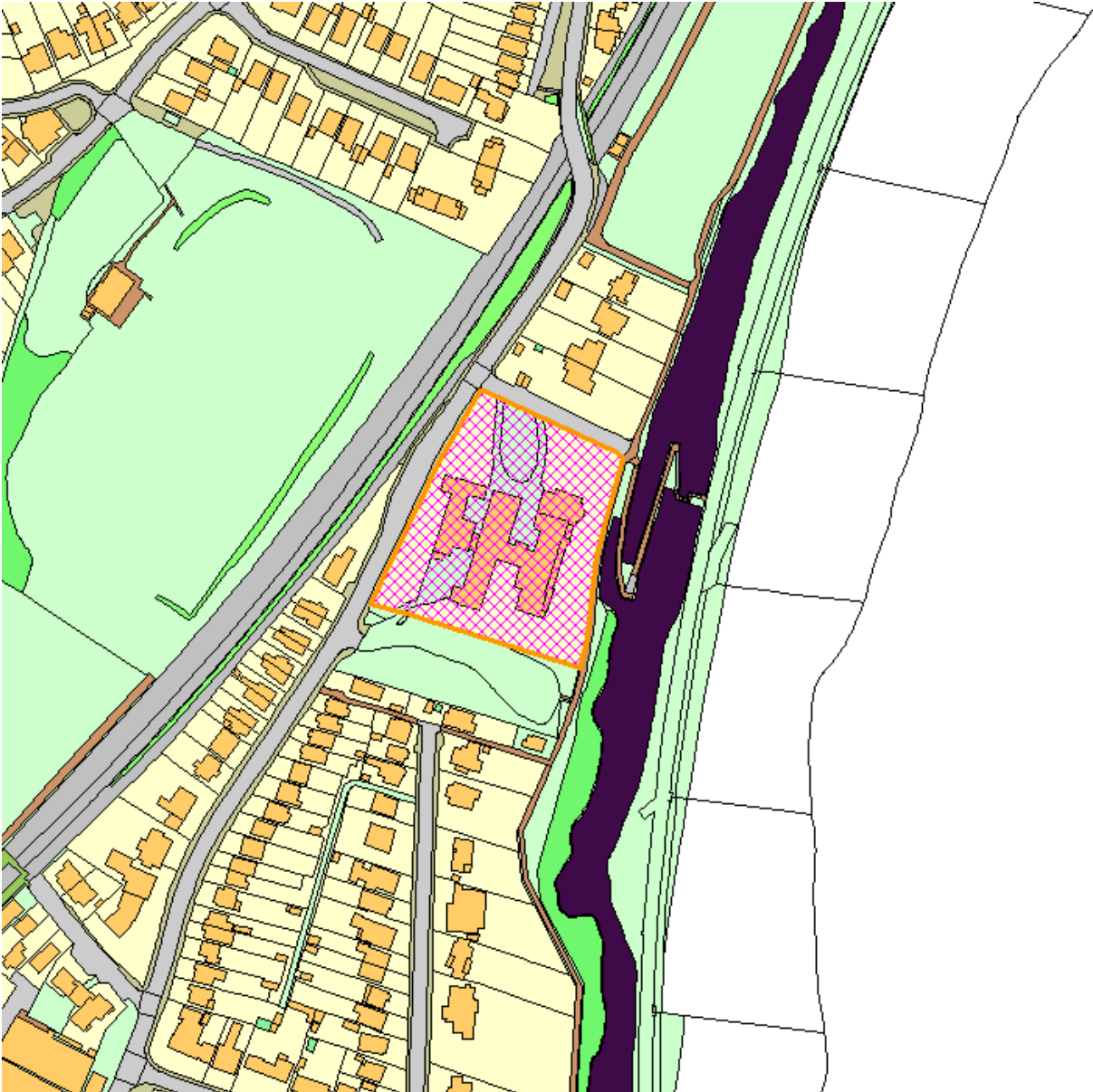
The Worsley, High Street, Wroxall, Ventnor, Isle Of Wight



**BFR013**

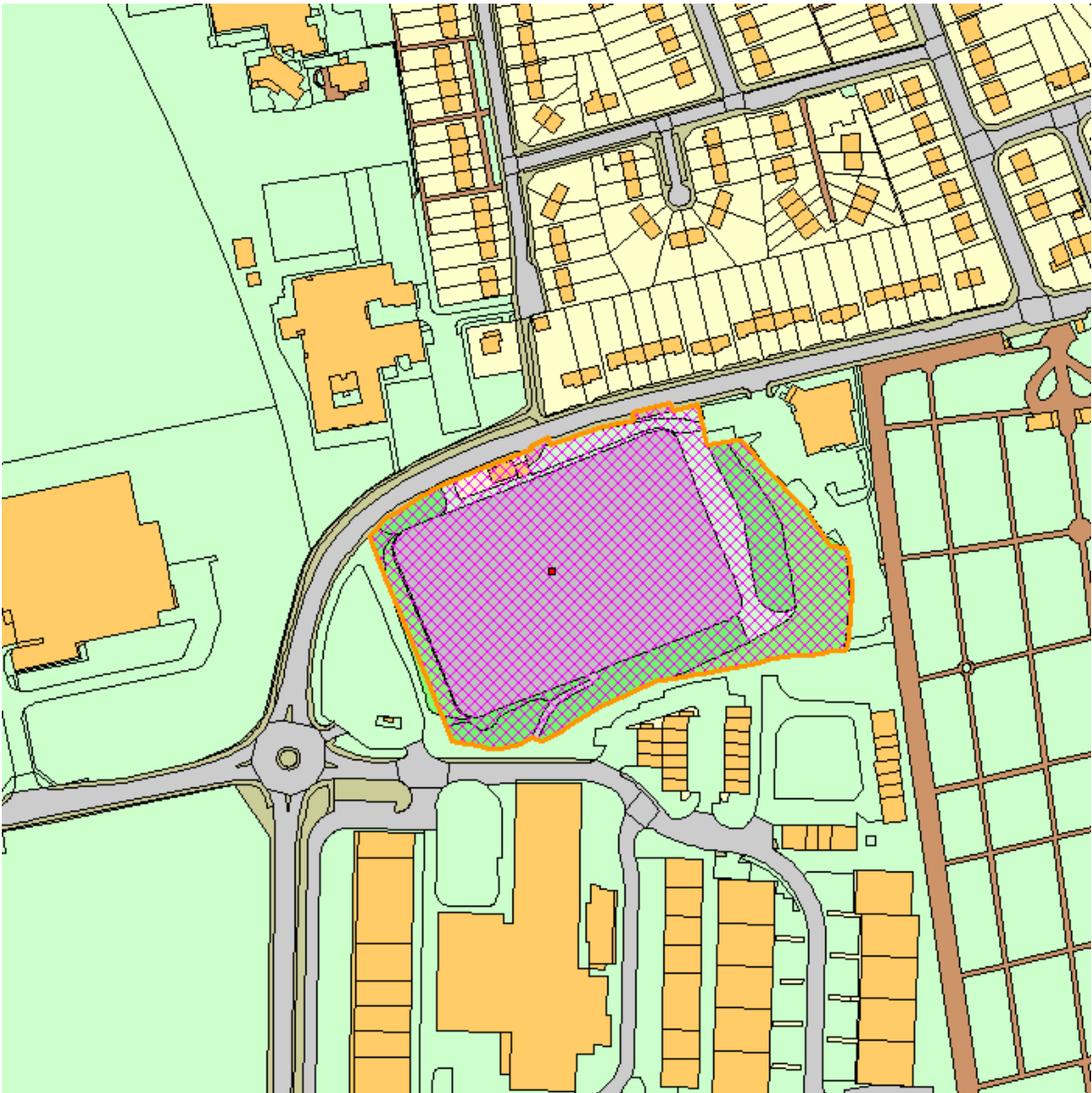
P/02069/03 Old Hosiden Besson, Binstead Road, Ryde, Isle Of Wight, PO333NL





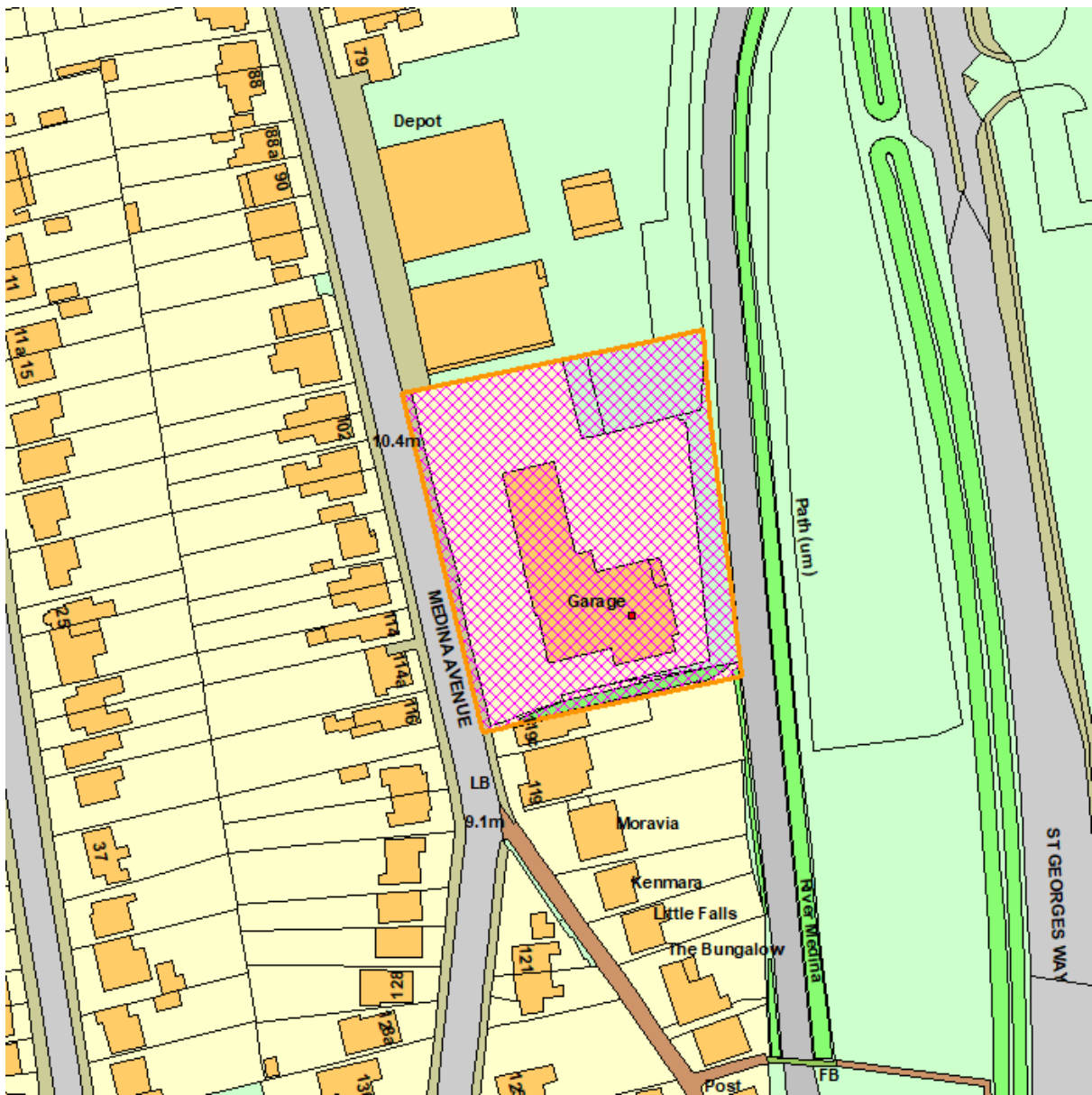
**BER022**

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



**BER026**

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



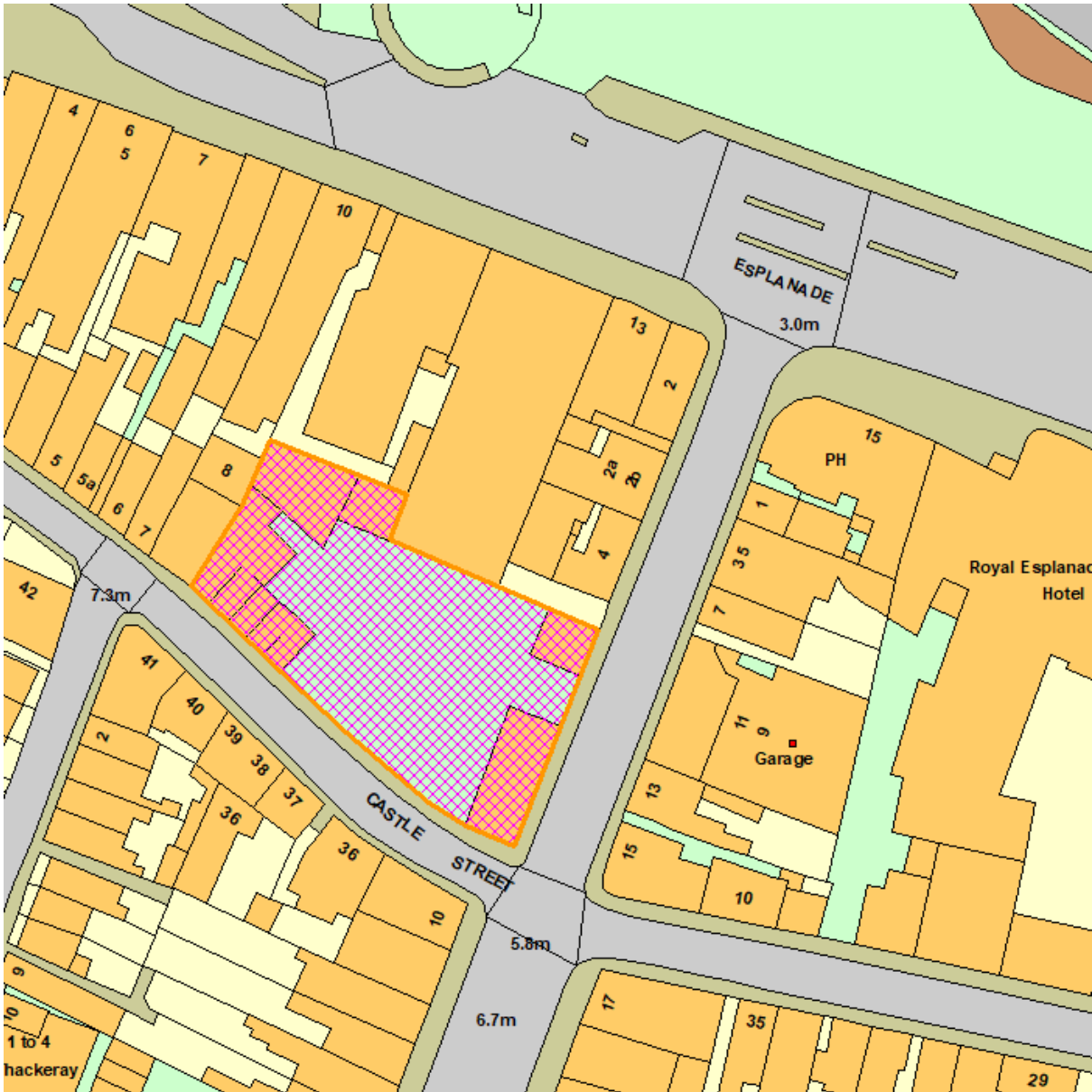
**BER037**

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



**BER038a**

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



**BFR038b**

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



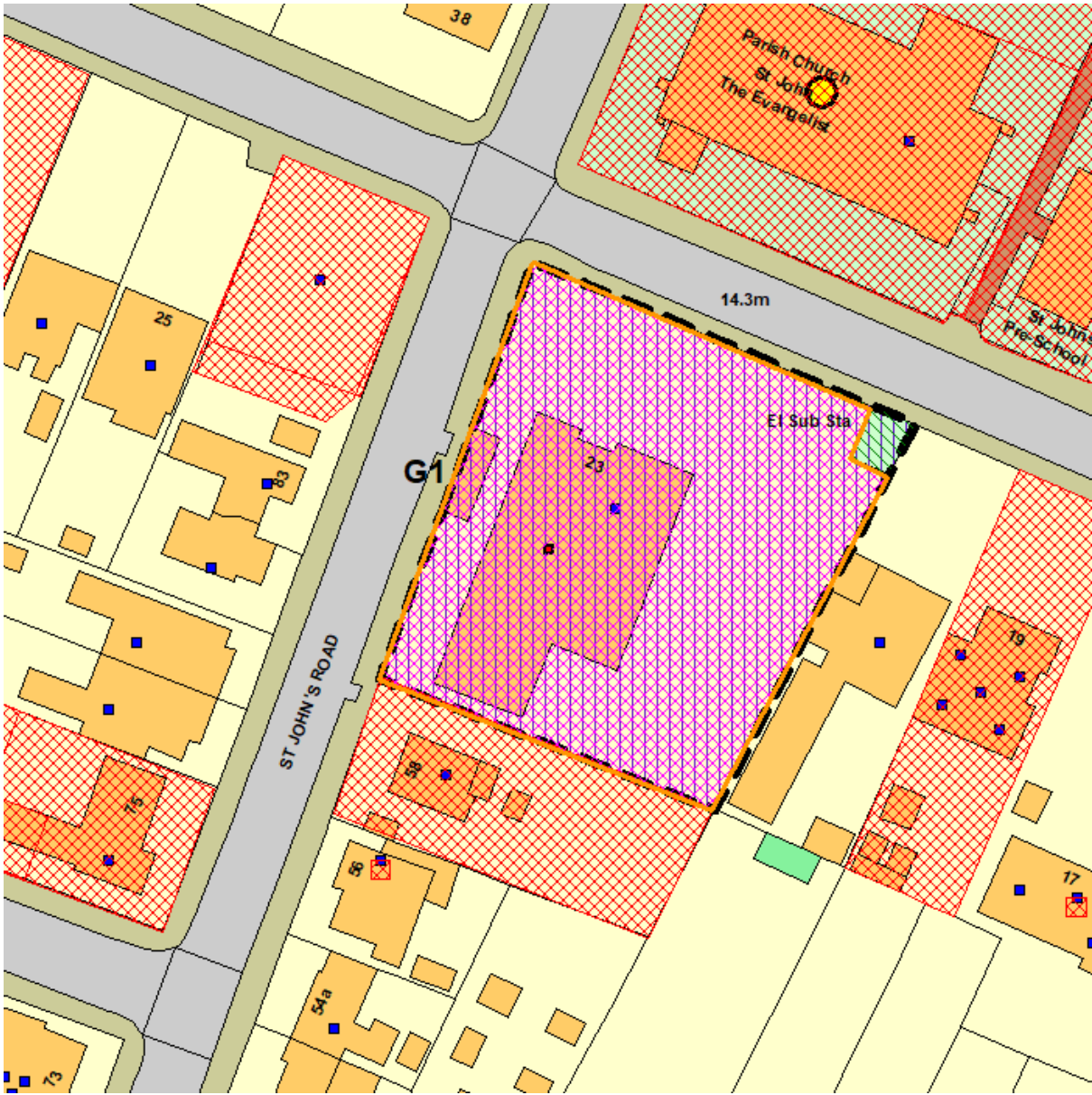
**BFR046**

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





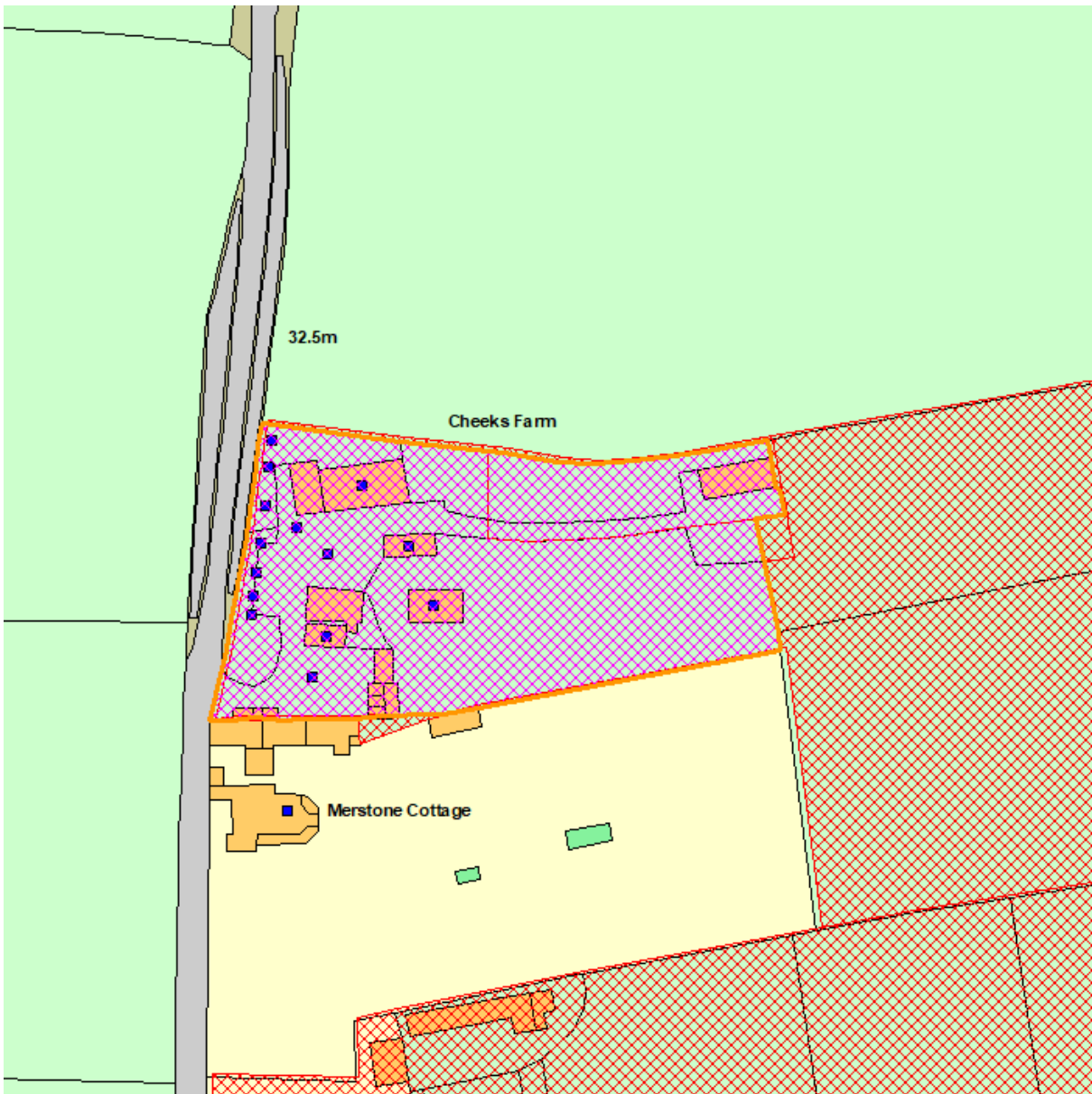
**BFR053**

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



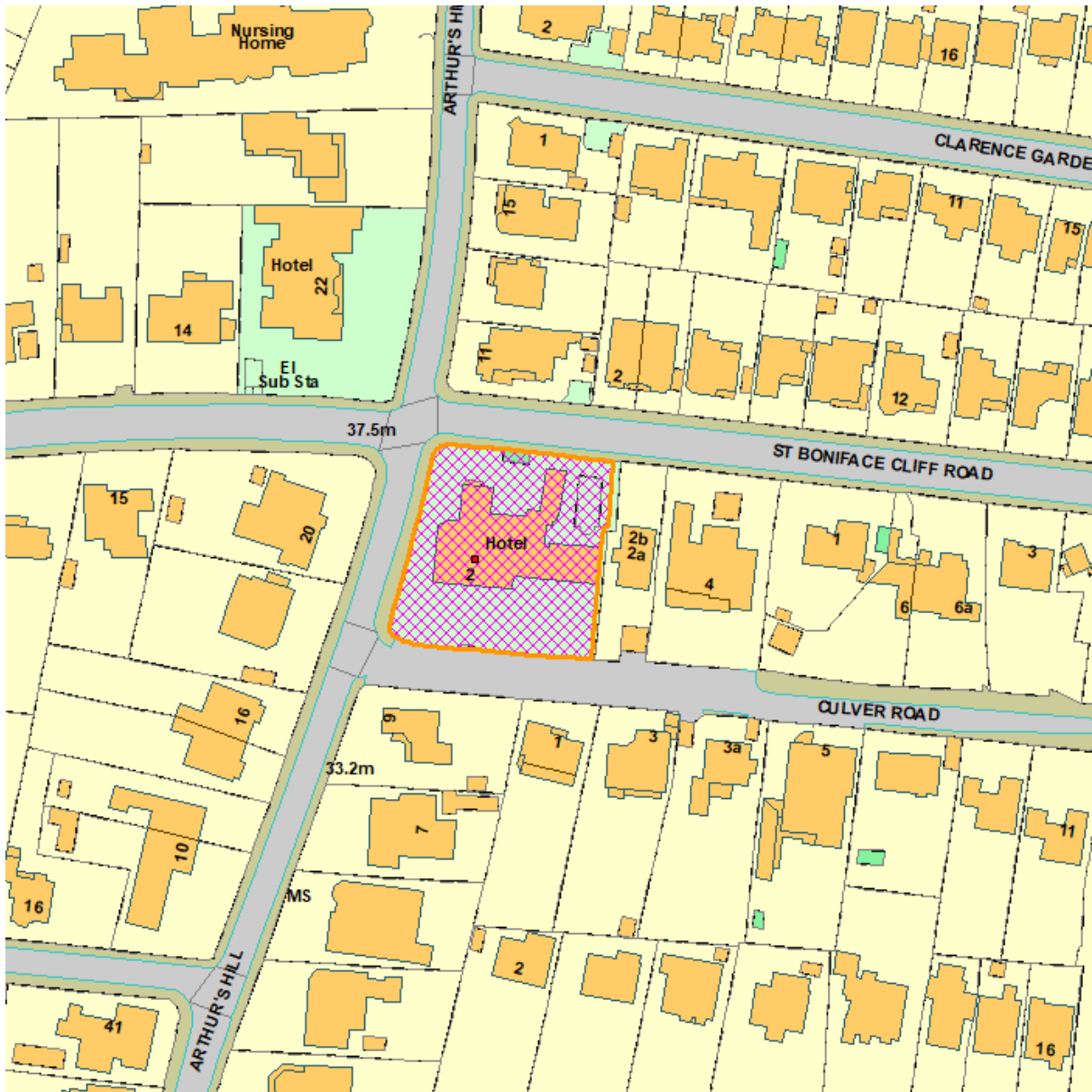
**BER067**

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



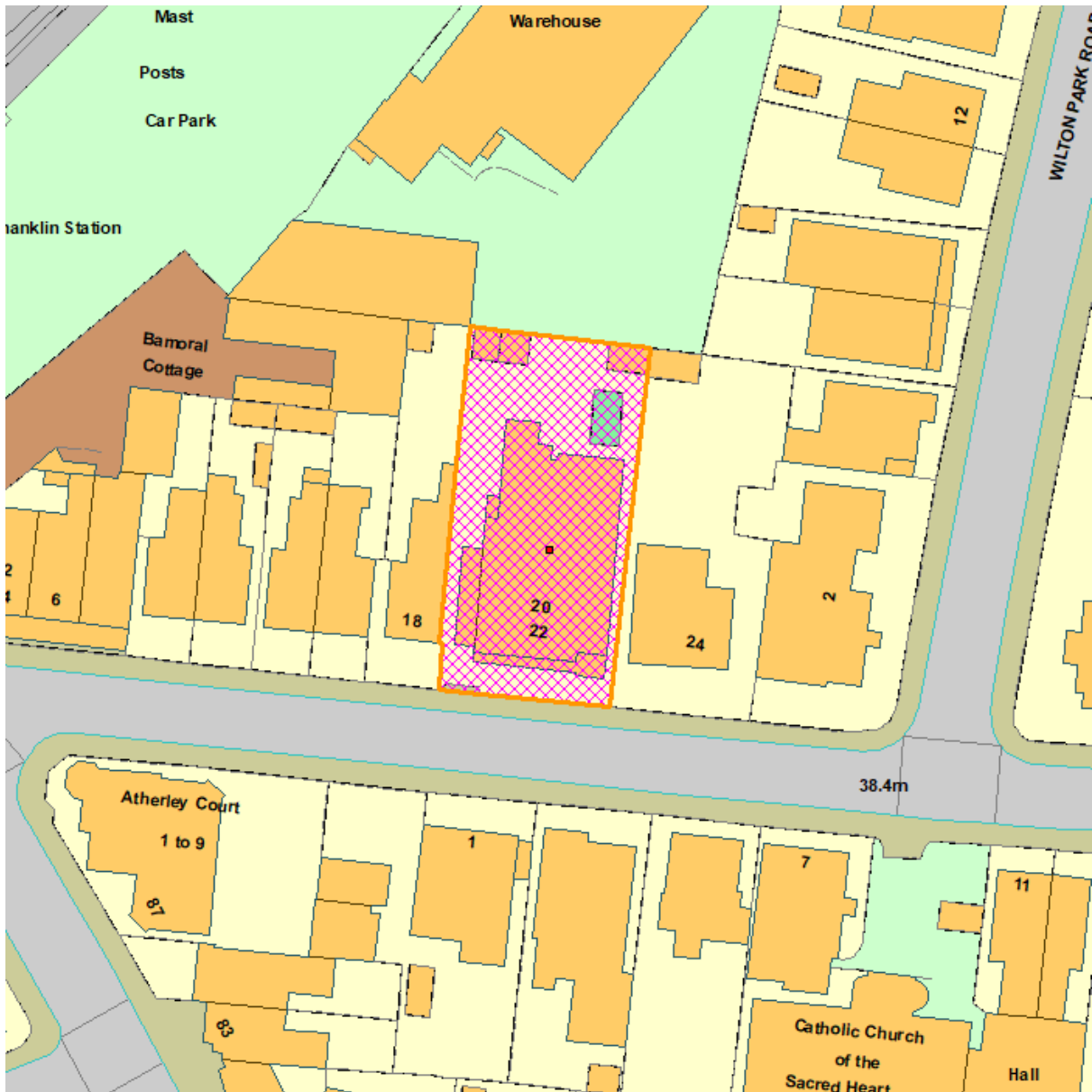
**BFR073**

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



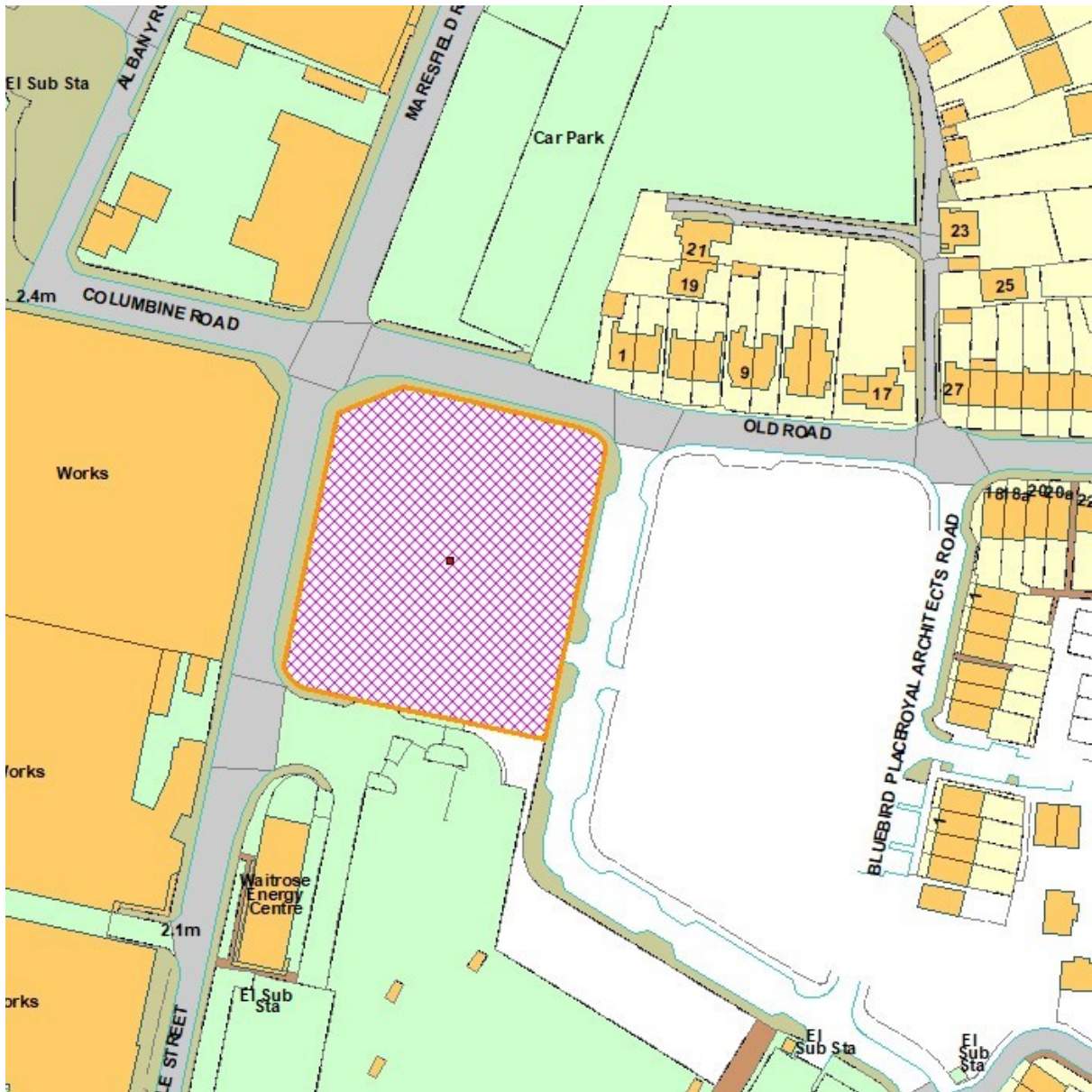
**BER080**

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



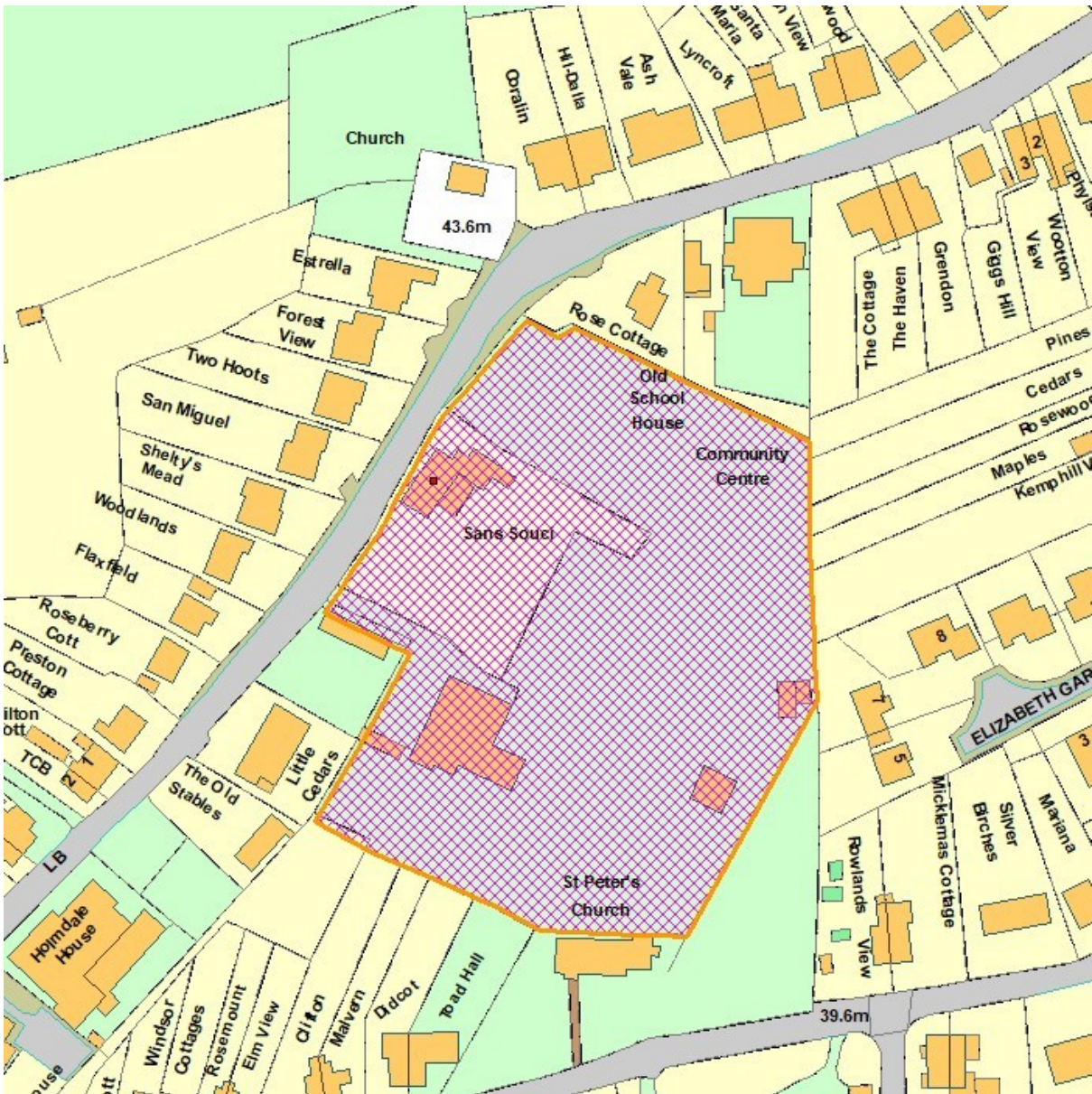
**BFR081**

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



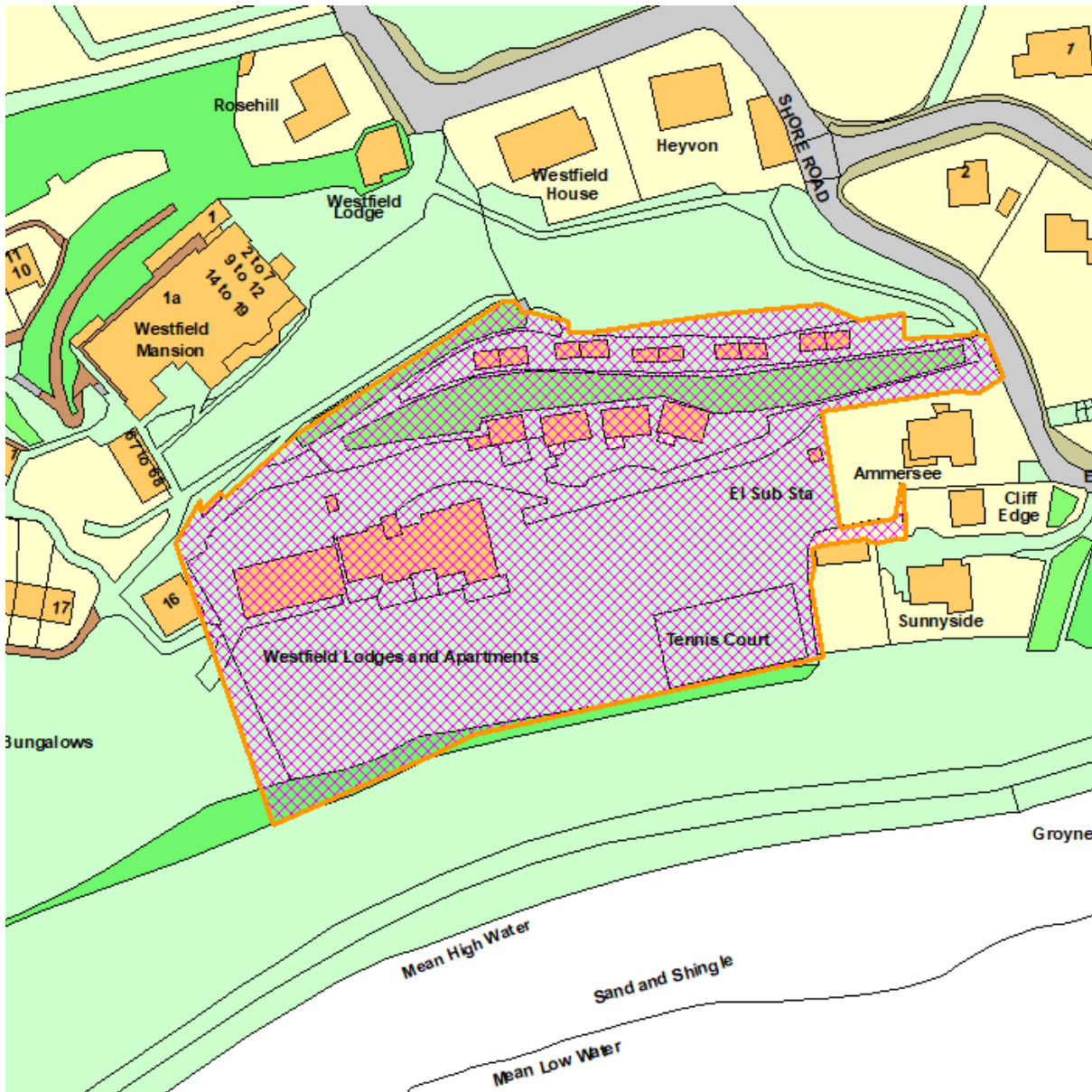
**BFR082**

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



**BER083**

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

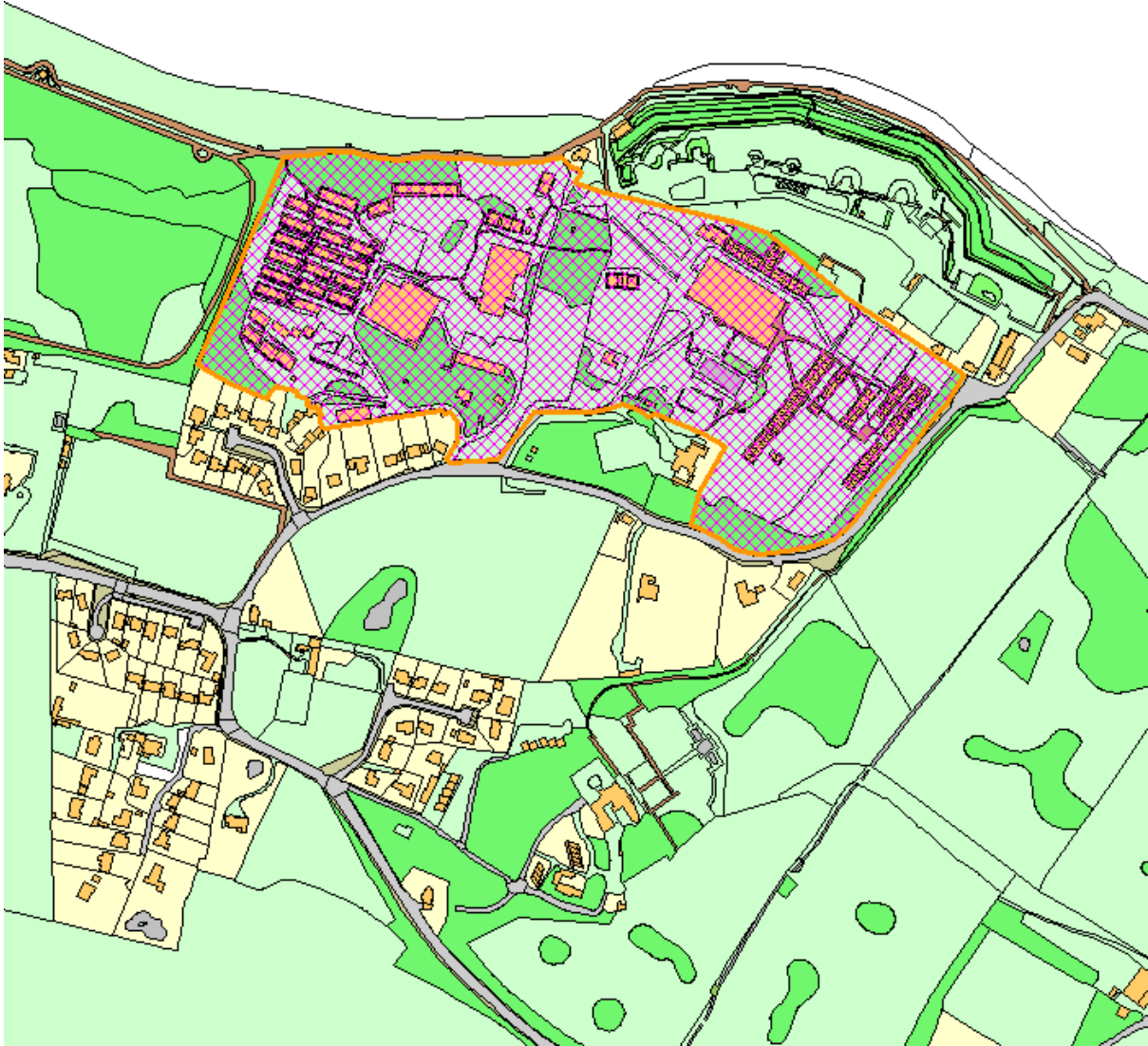


**BFR084**

P/00039/16

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





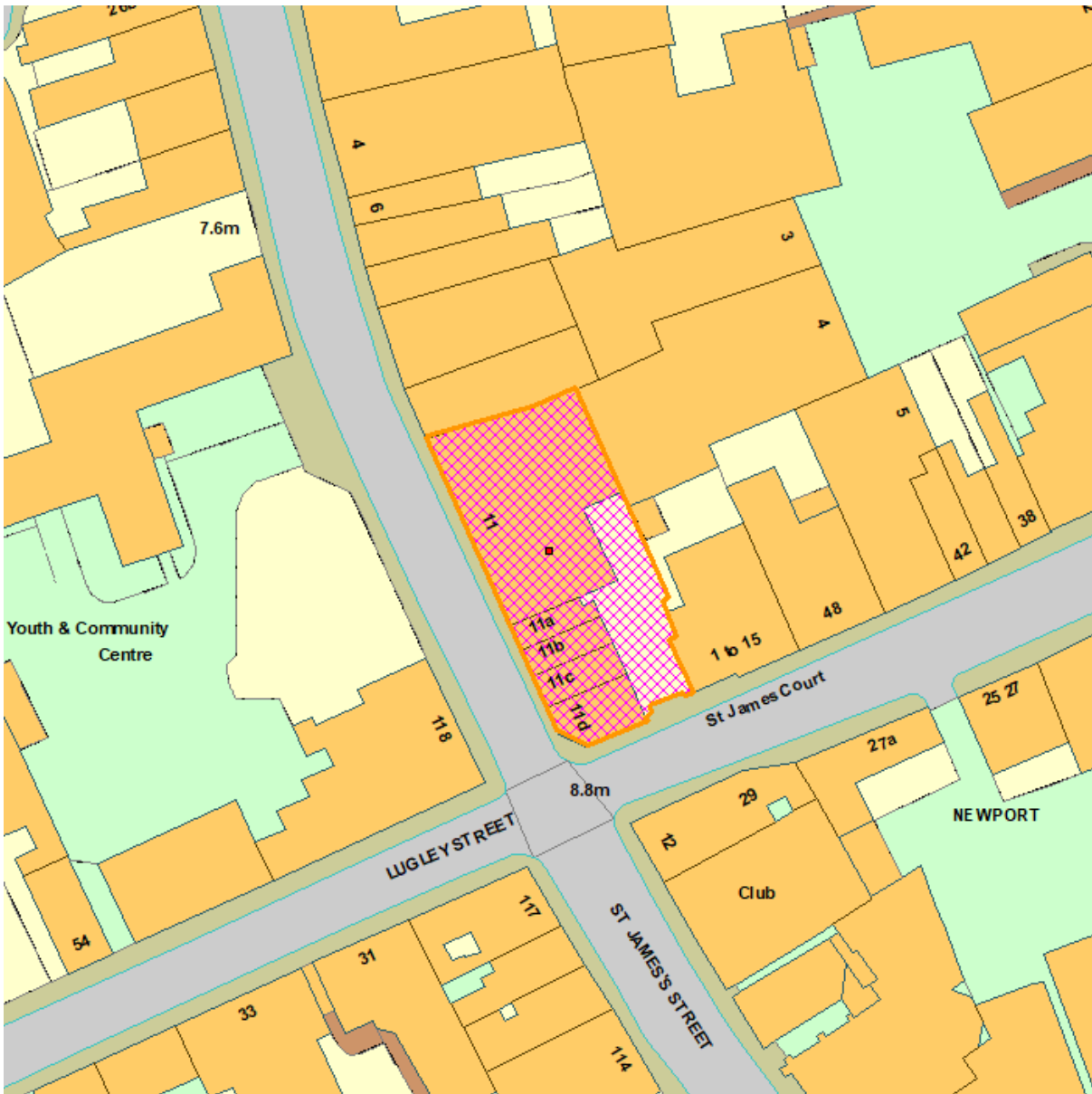
**BFR085**

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



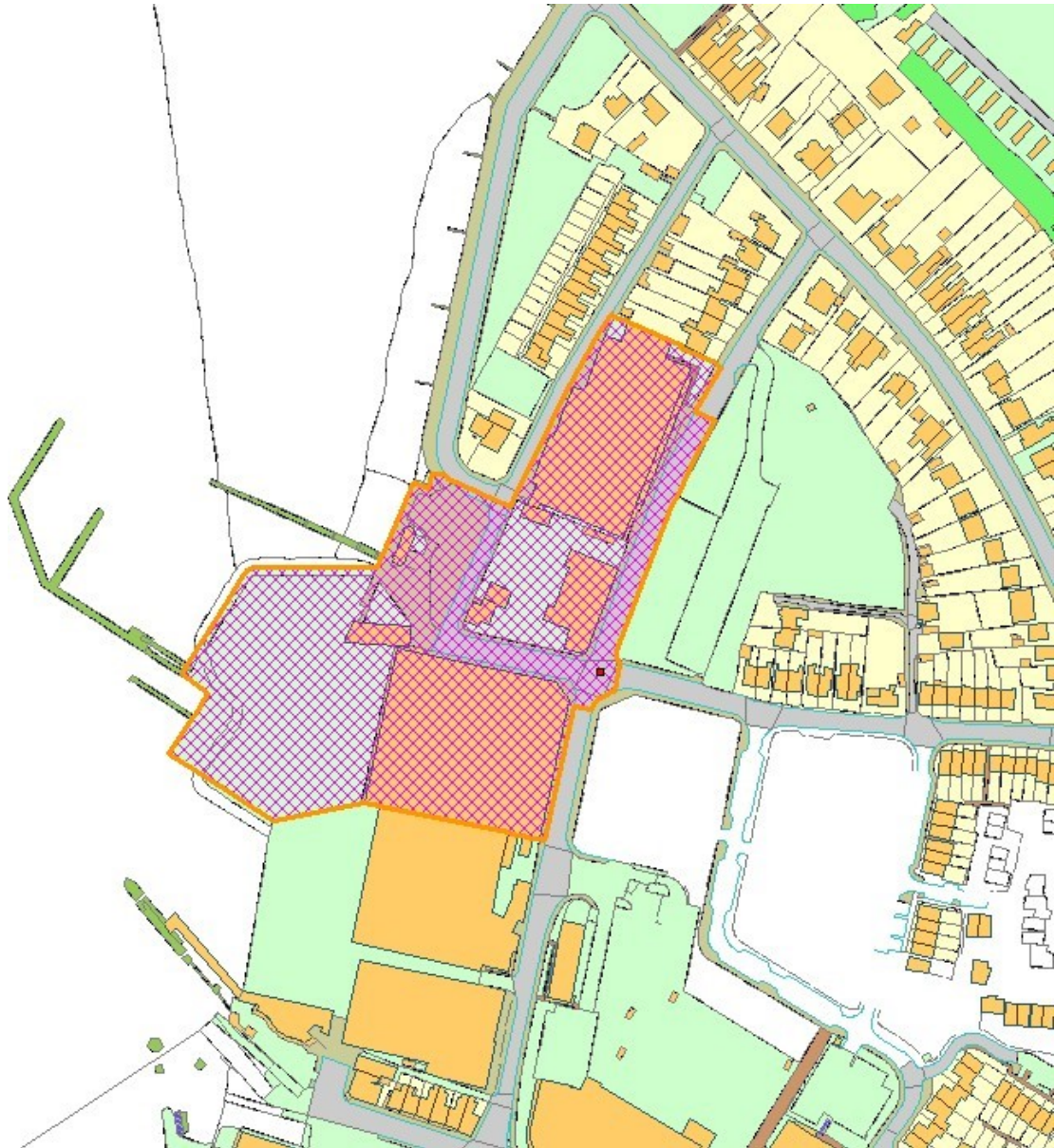
**BFR086**

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



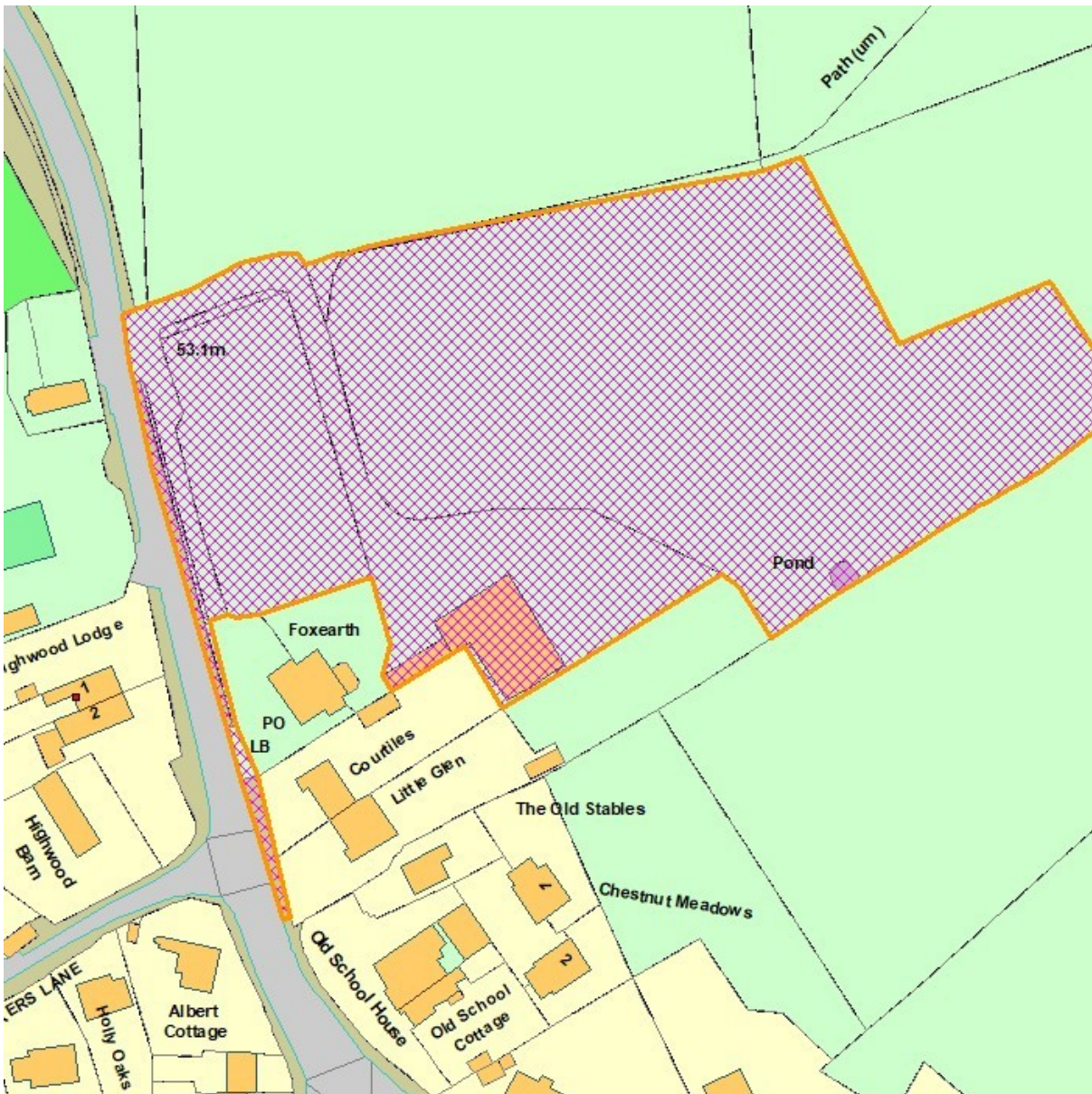
**BFR087**

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



**BER088**

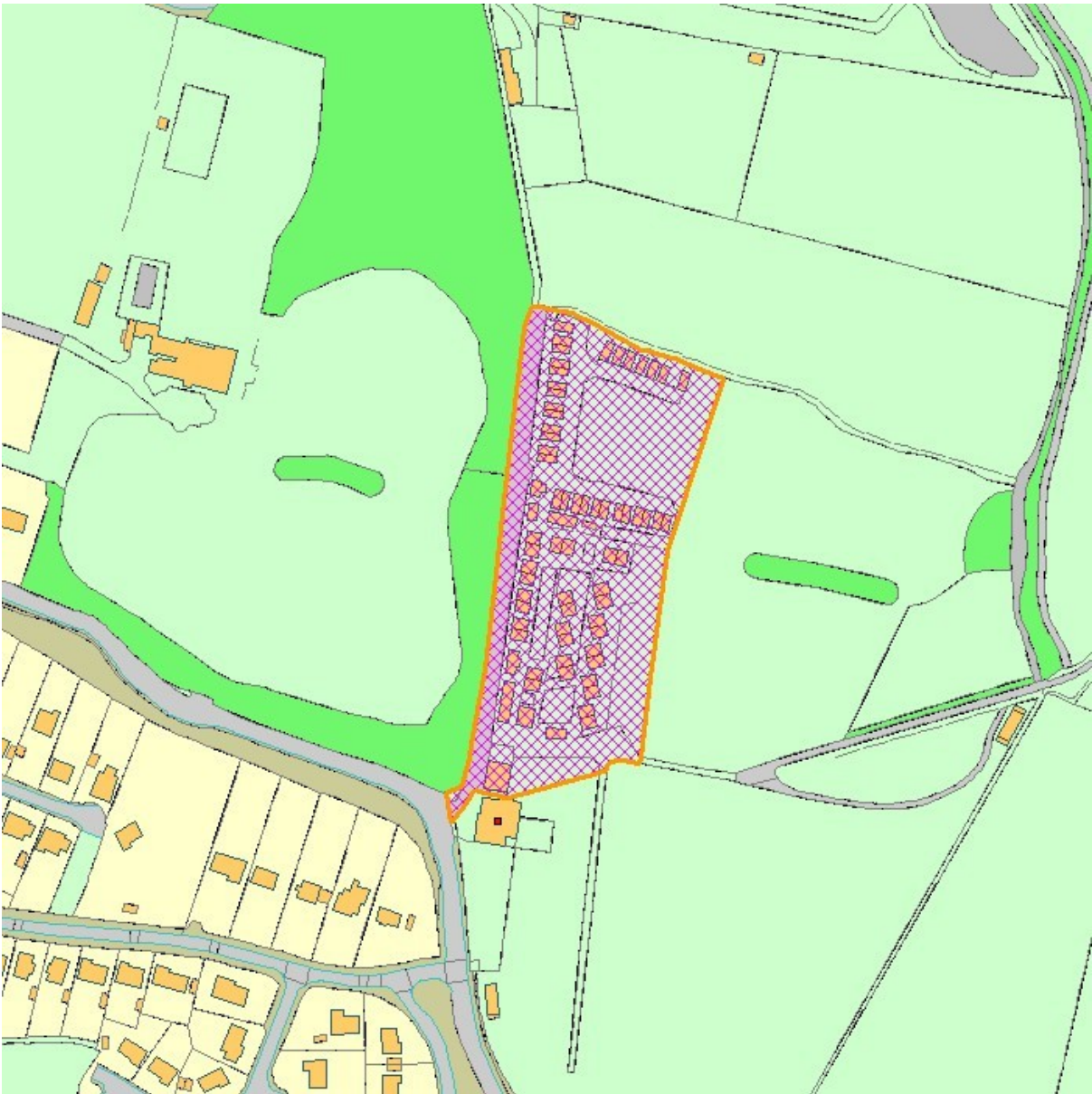
P/00941/16 Land To West Of Castle Street & Maresfield Road, Incorporating Columbine Building, Part, Of Venture Quays, Barracks Building at the Esplanade and Albany Road, East Cowes, PO32



**BFR089**

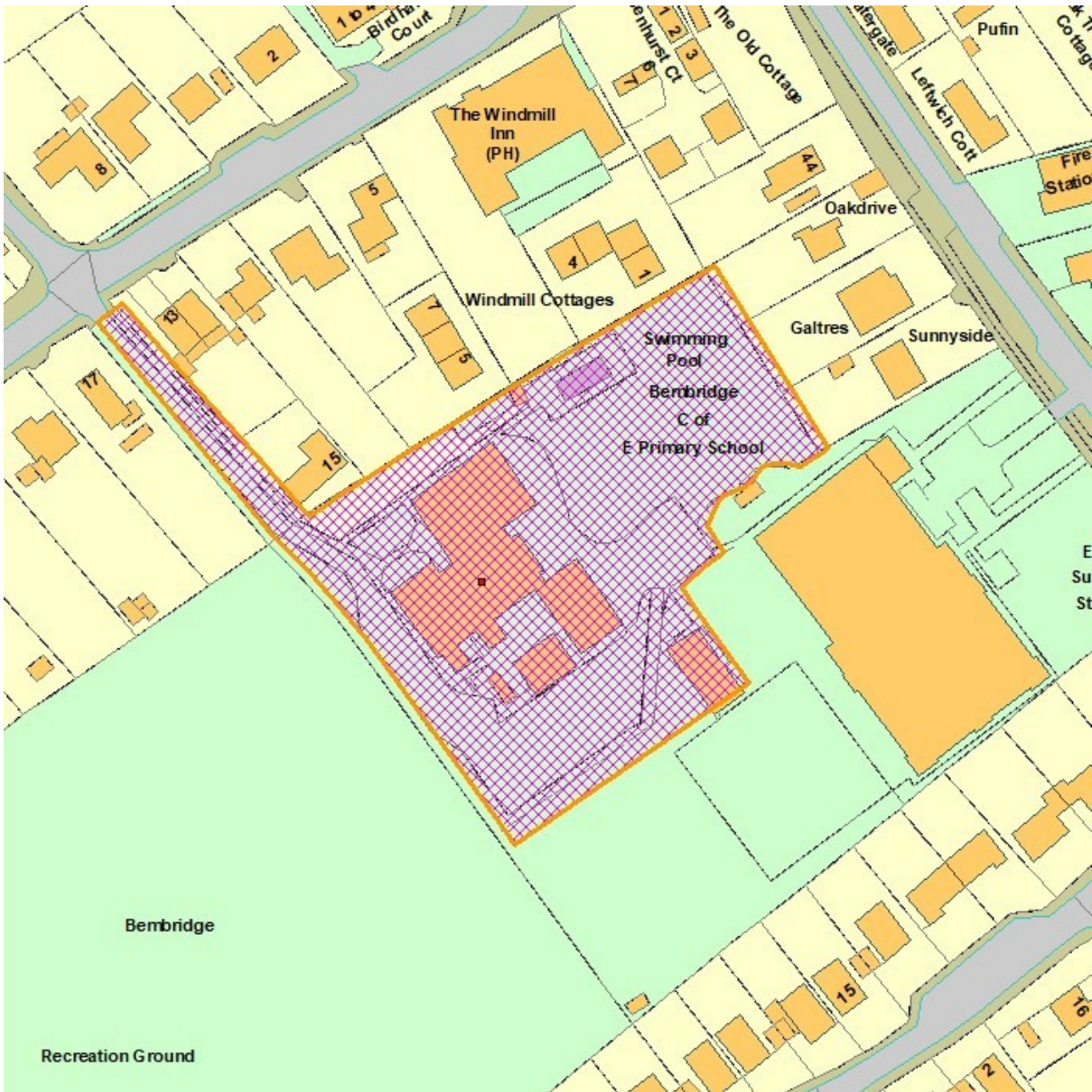
P/01392/16

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



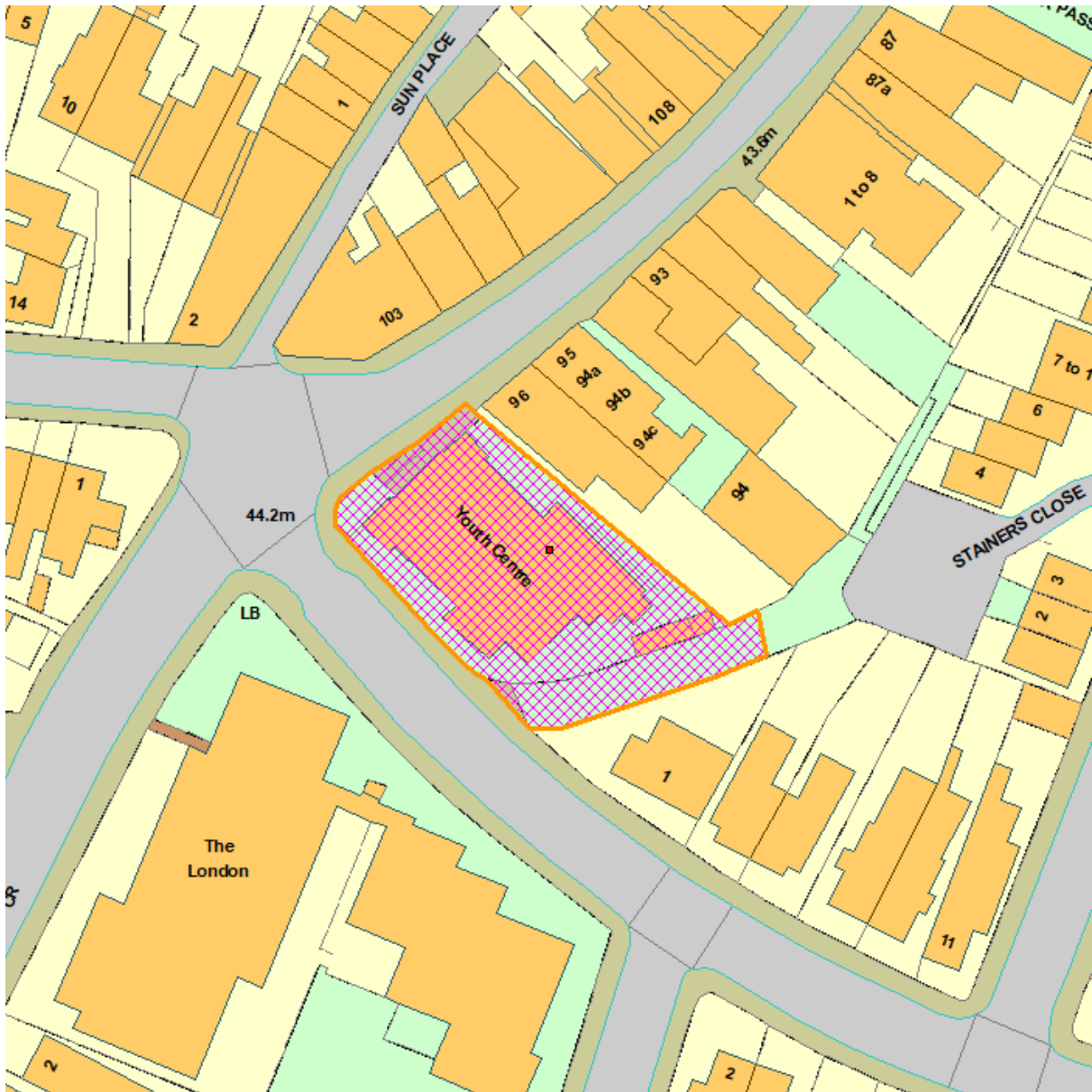
**BFR090**

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



**BFR091**

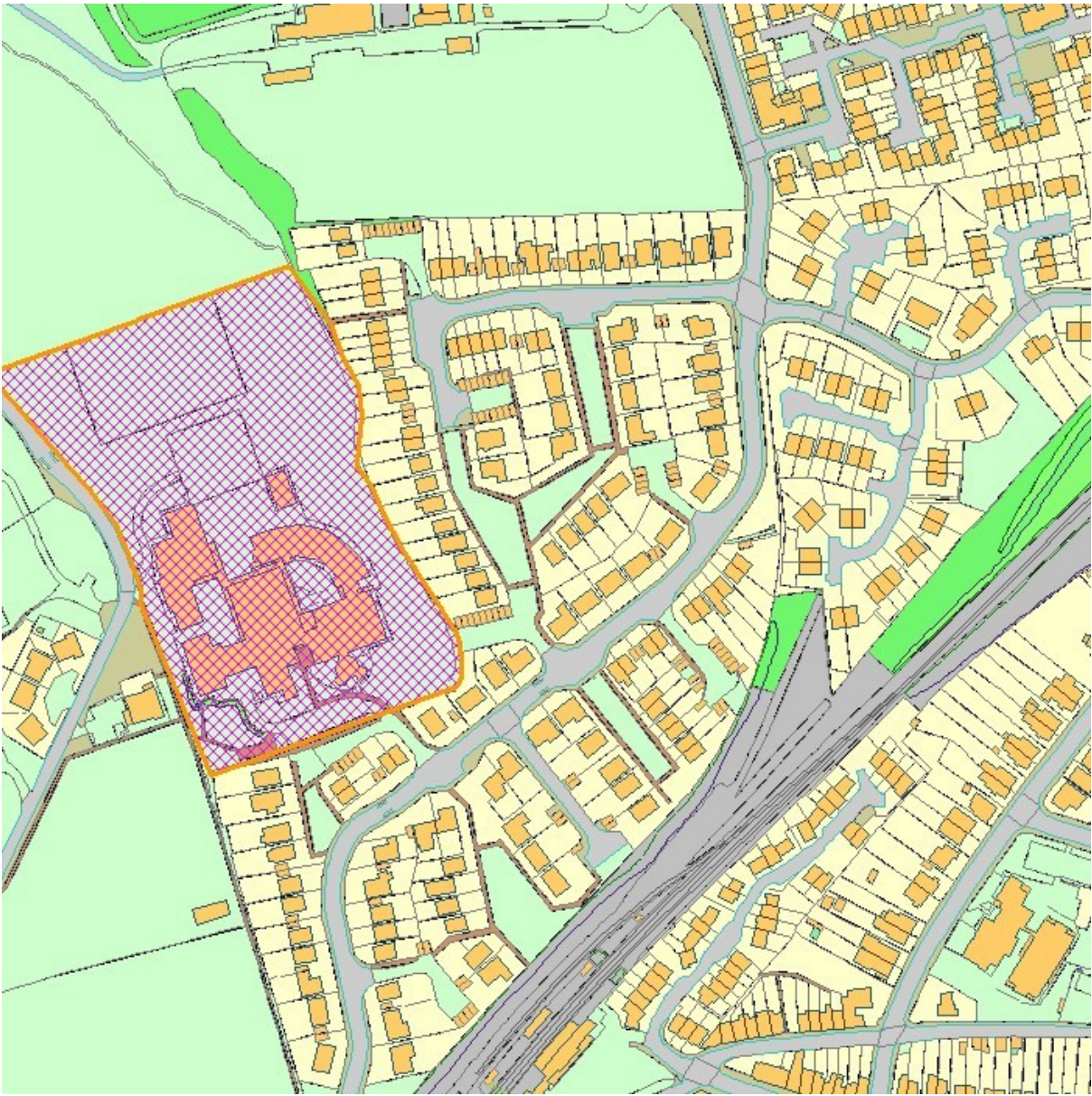
P/01479/14 Former Bembridge C Of E School, Steyne Road, Bembridge, Isle Of Wight, PO35



**BFR092**

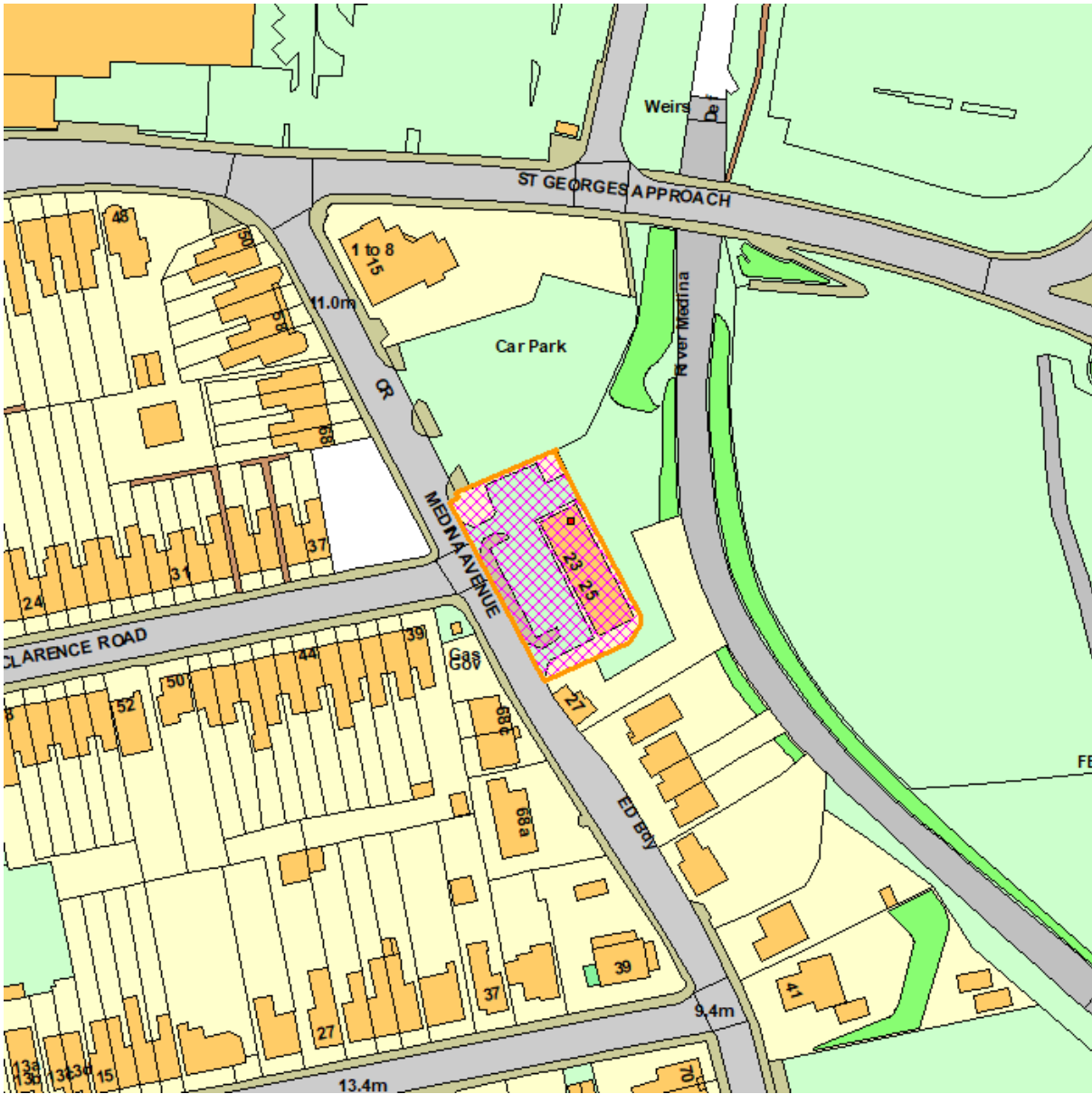
Former Youth Centre, Well Street, Ryde, Isle Of Wight, PO332SZ





**BER094**

Former Sandham Middle School site, Sandown, Isle of Wight



**BFR095**

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



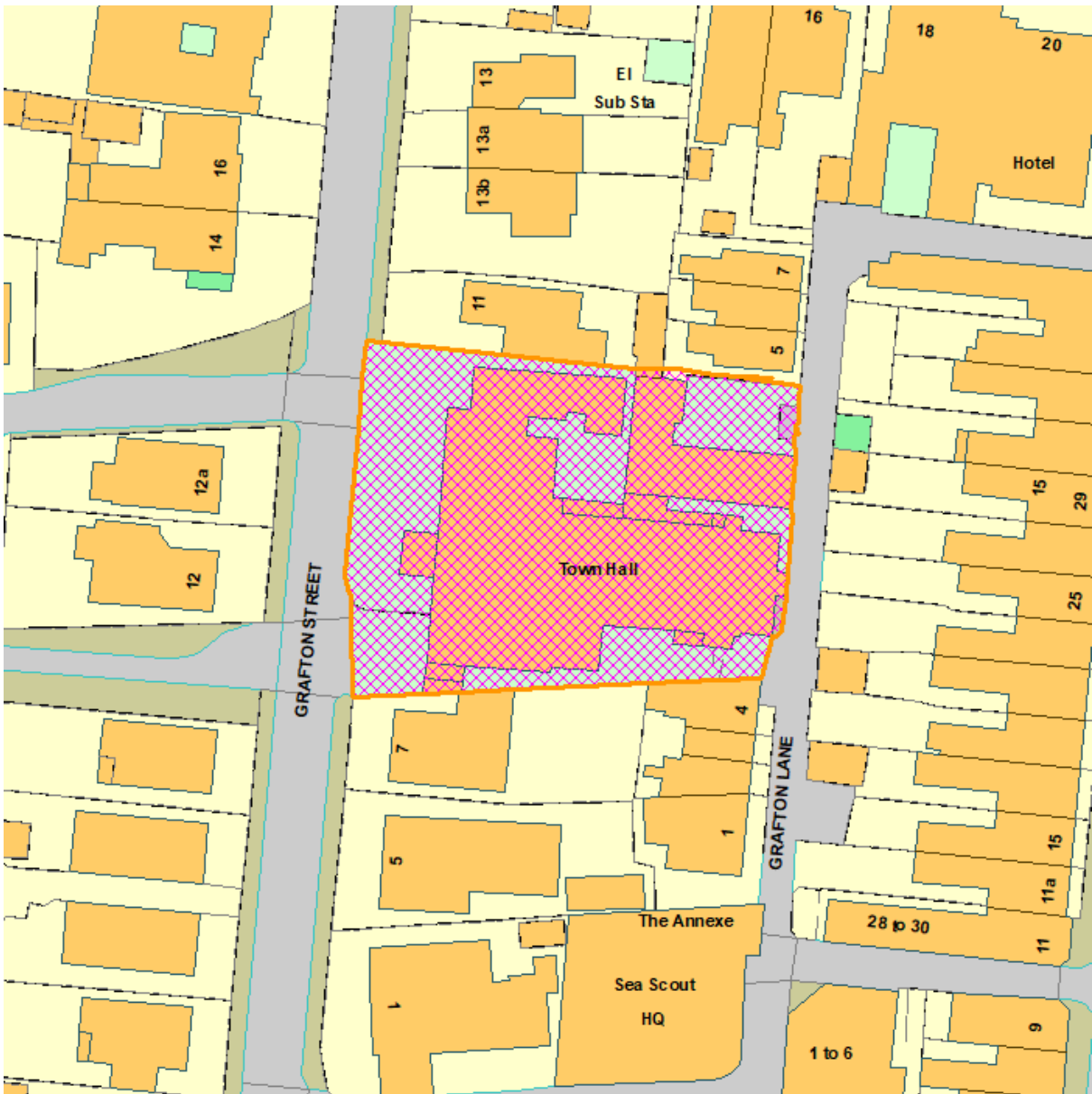
**BFR096**

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



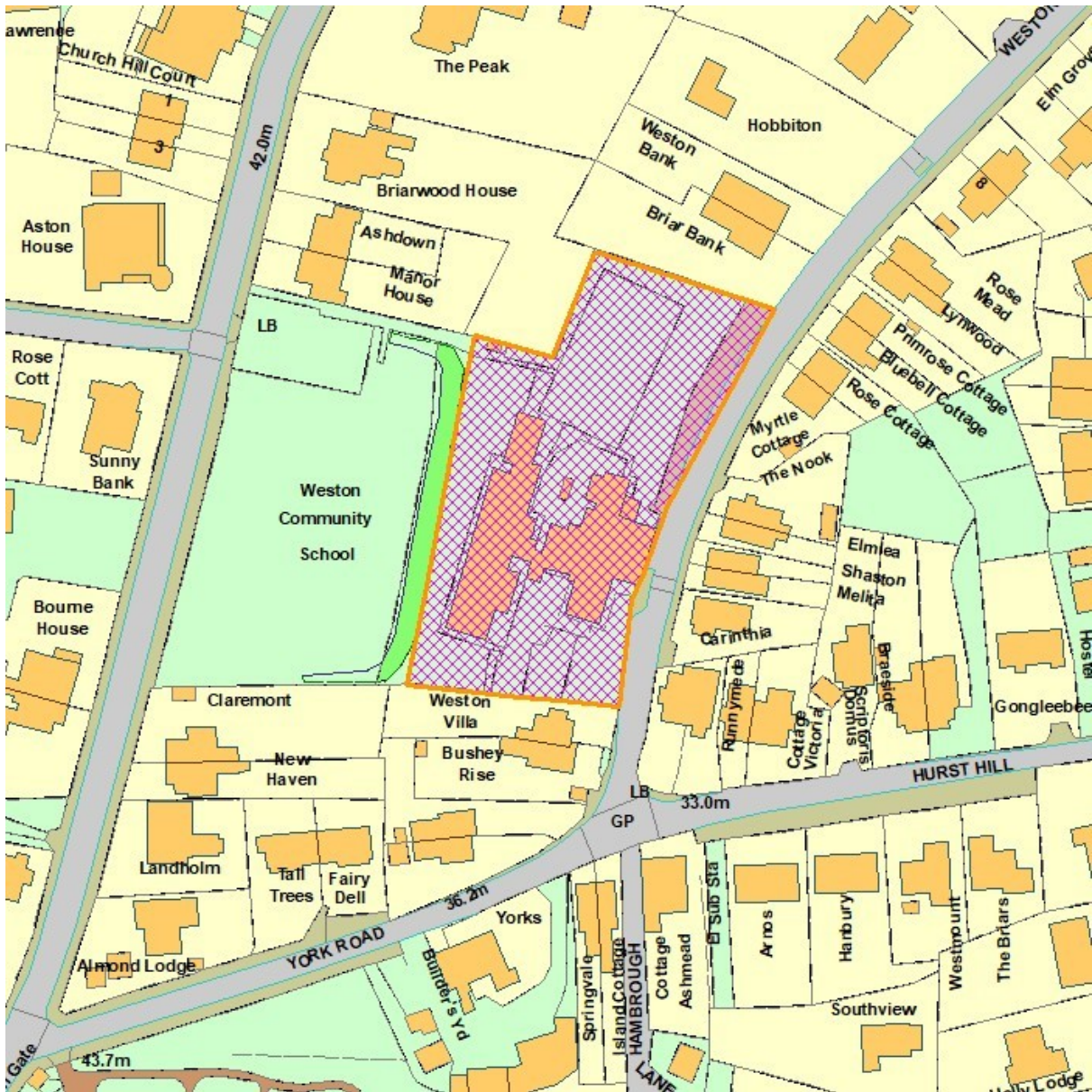
**BFR098**

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



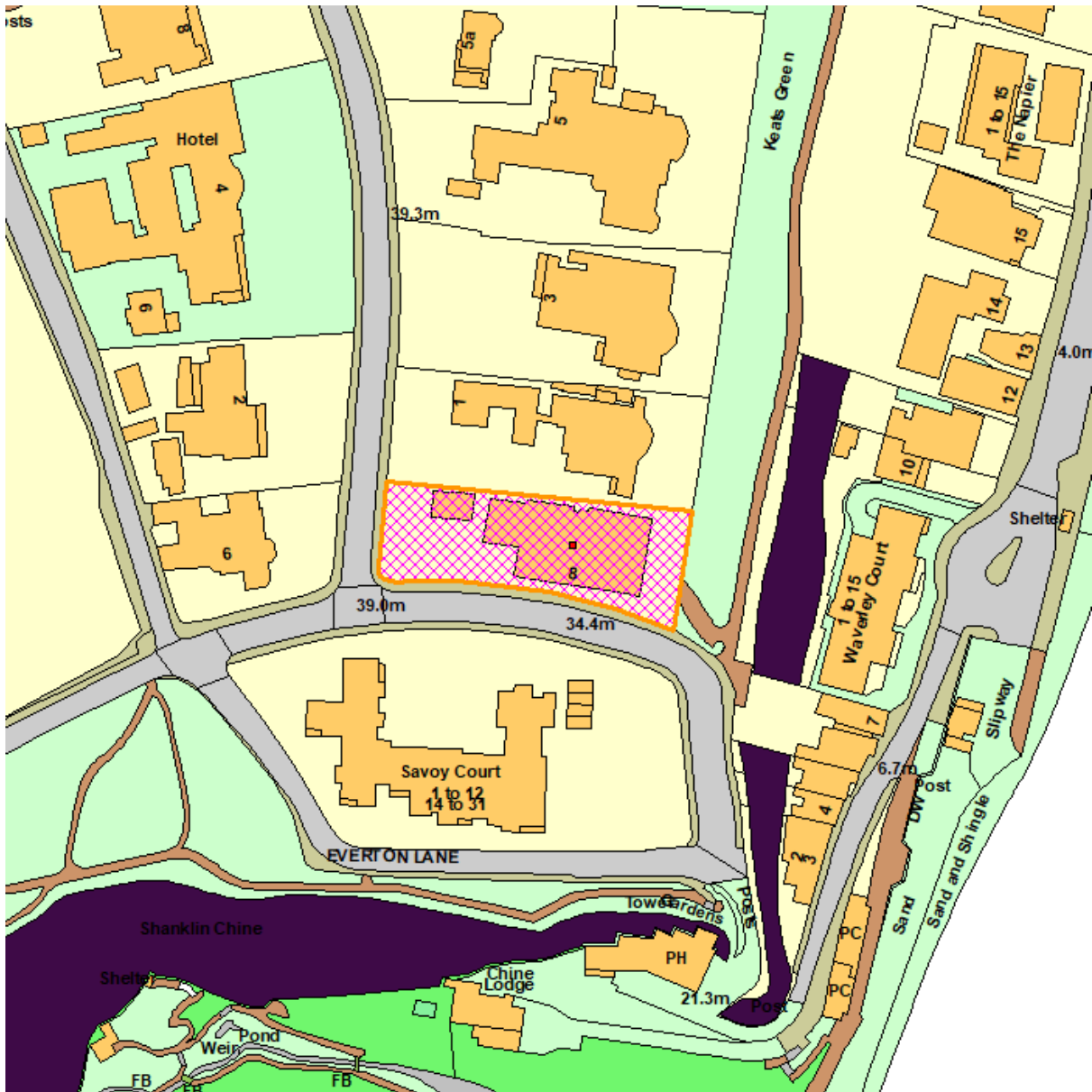
**BER100**

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



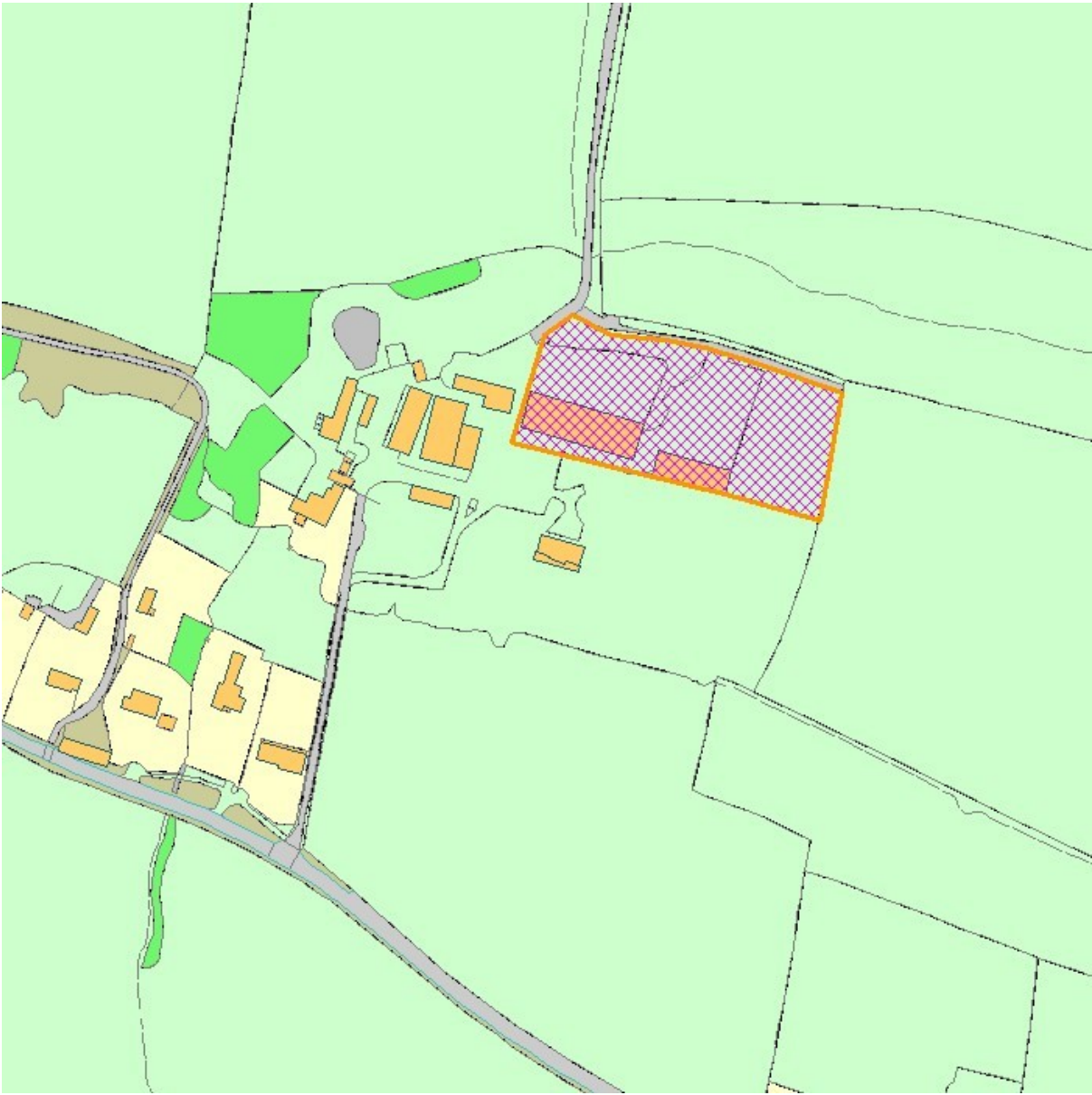
**BFR101**

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



**BFR103**

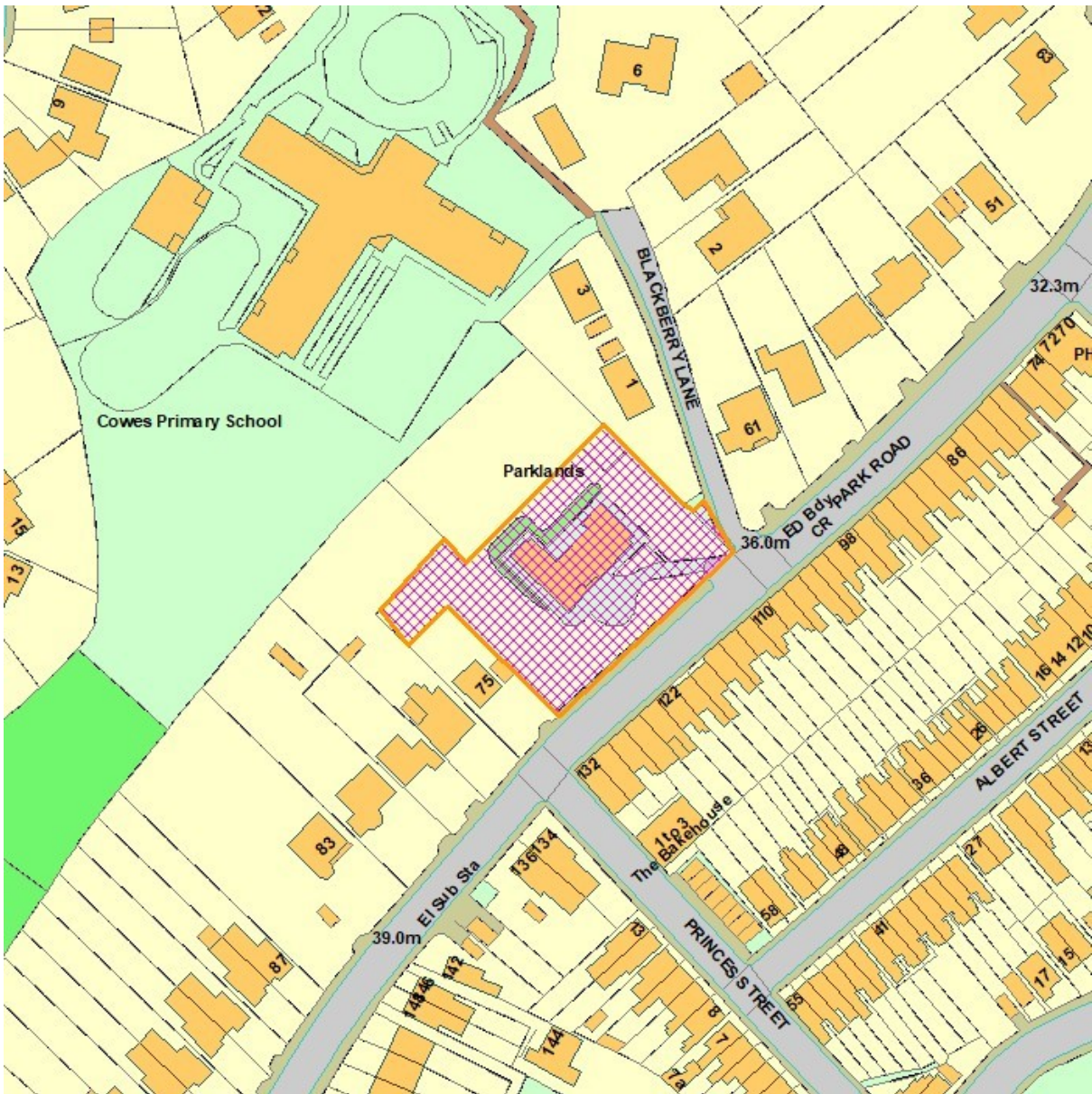
P/00802/17 Bay House Hotel, 8 Chine Avenue, Shanklin, Isle Of Wight, PO376AG



**BER104**

Buildings at Lee Farm, Main Road, Wellow, Yarmouth





**BFR105**

Parklands Centre, Park Road, Cowes, Isle Of Wight



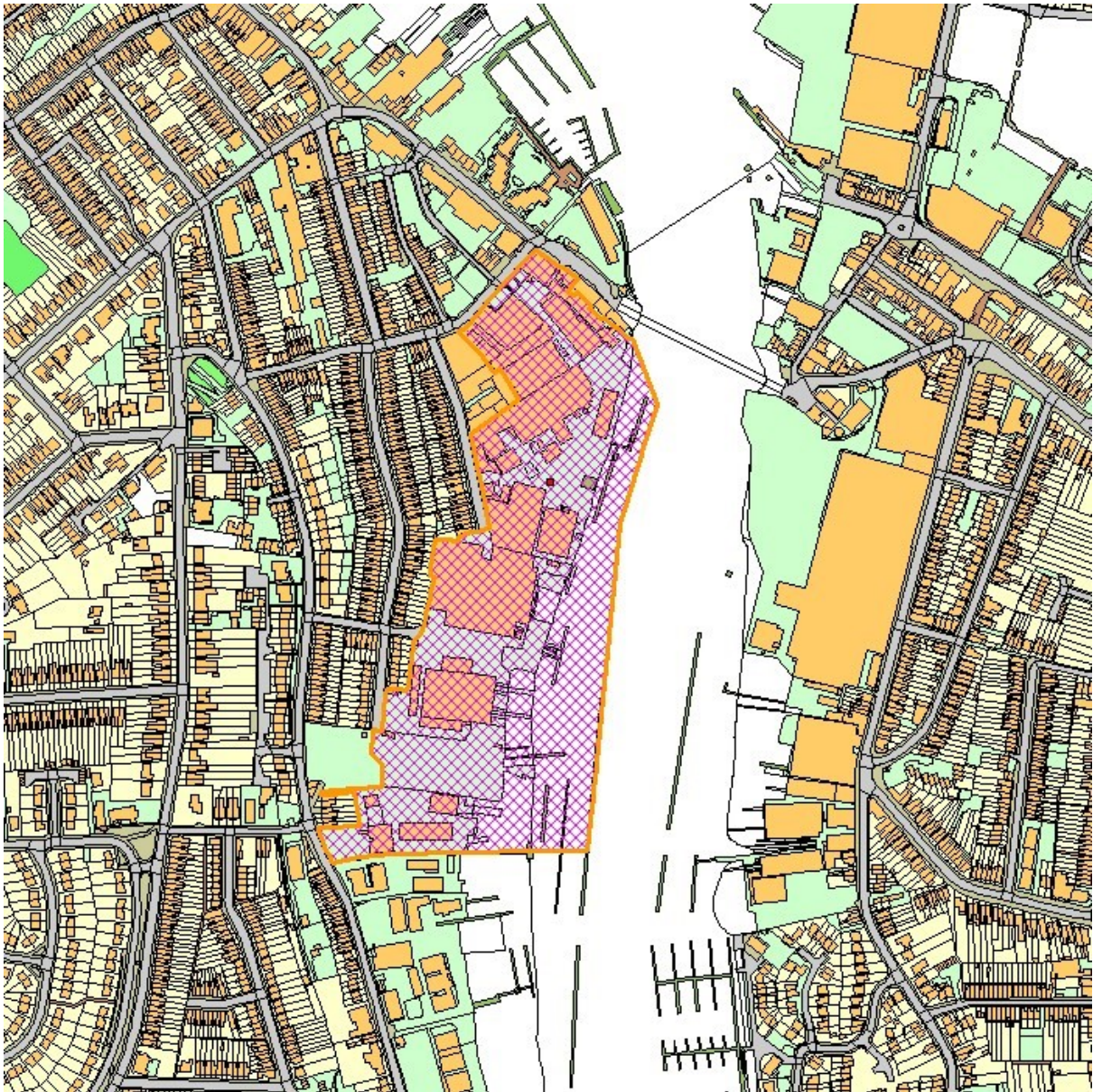
**BER106**

Shanklin Esplanade Car Park, Shanklin



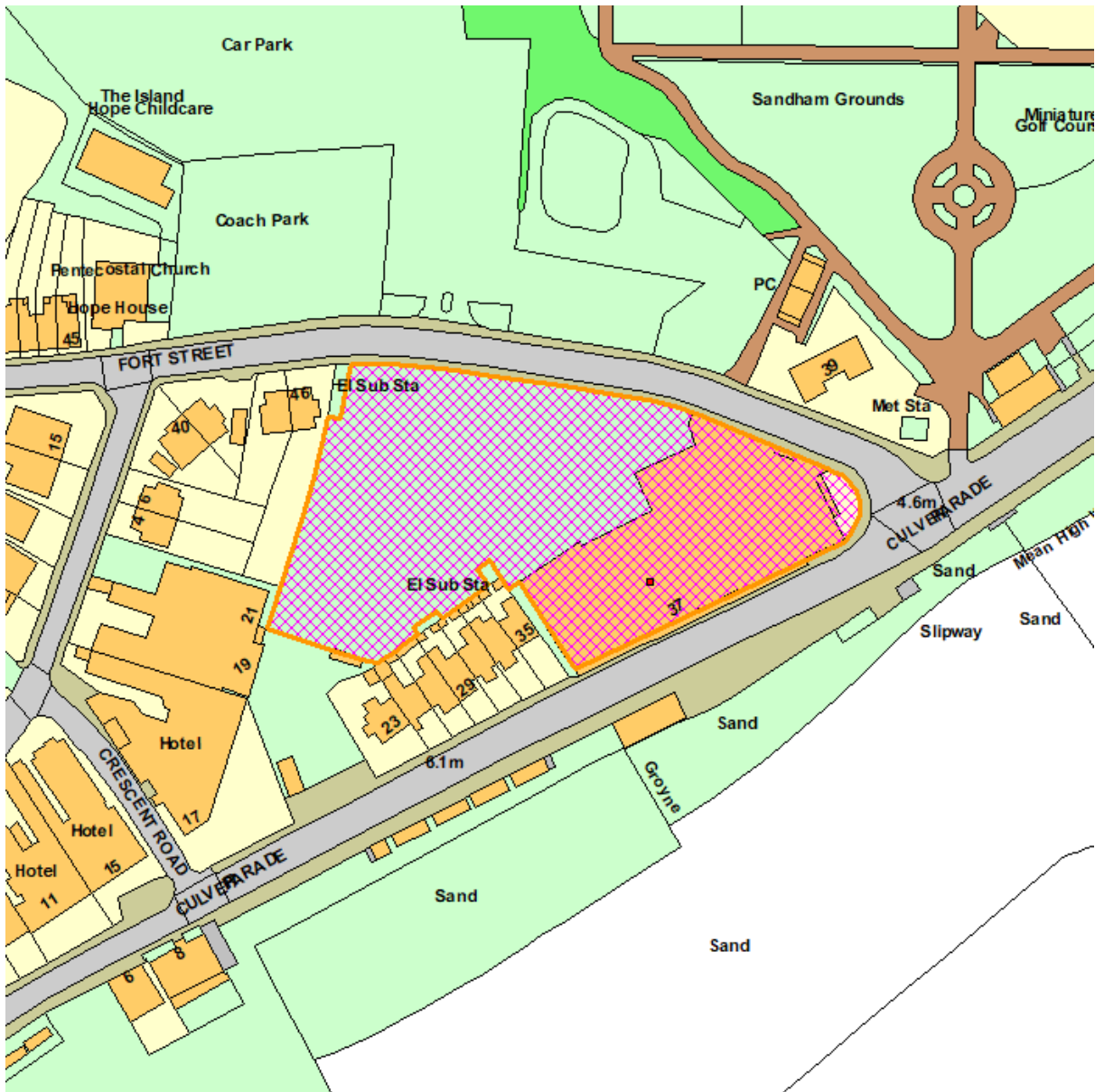
**BFR107**

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



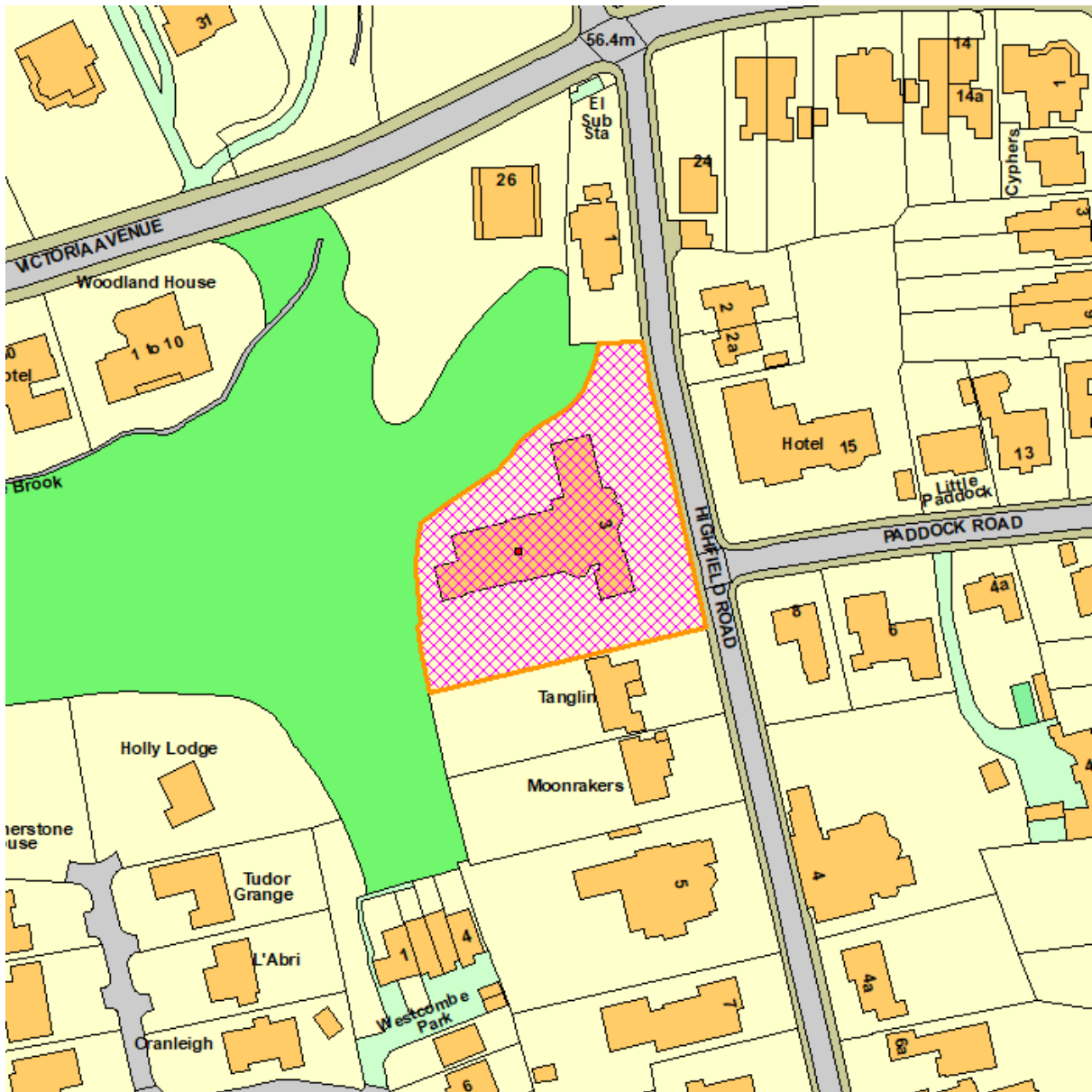
**BFR108**

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



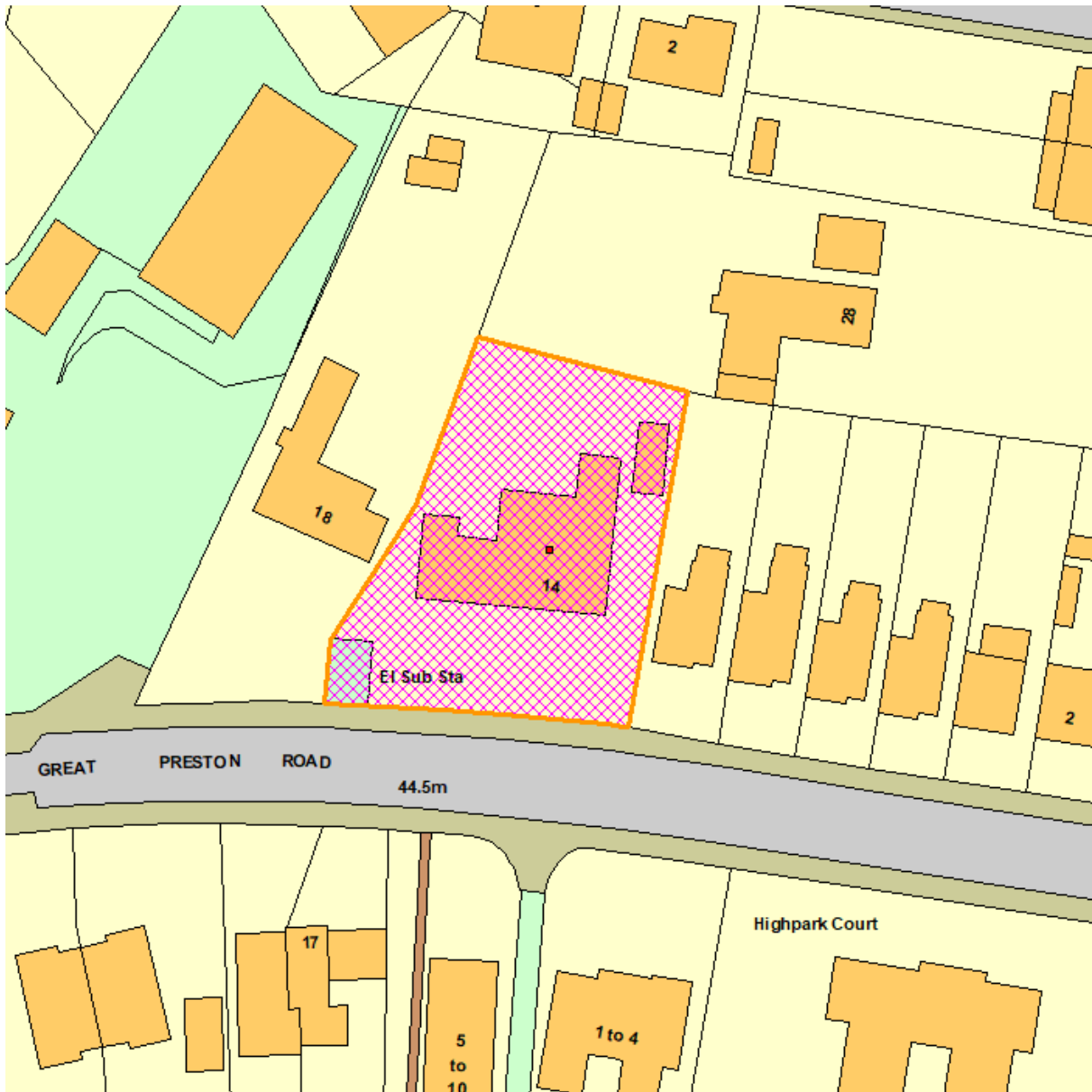
**BER109**

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



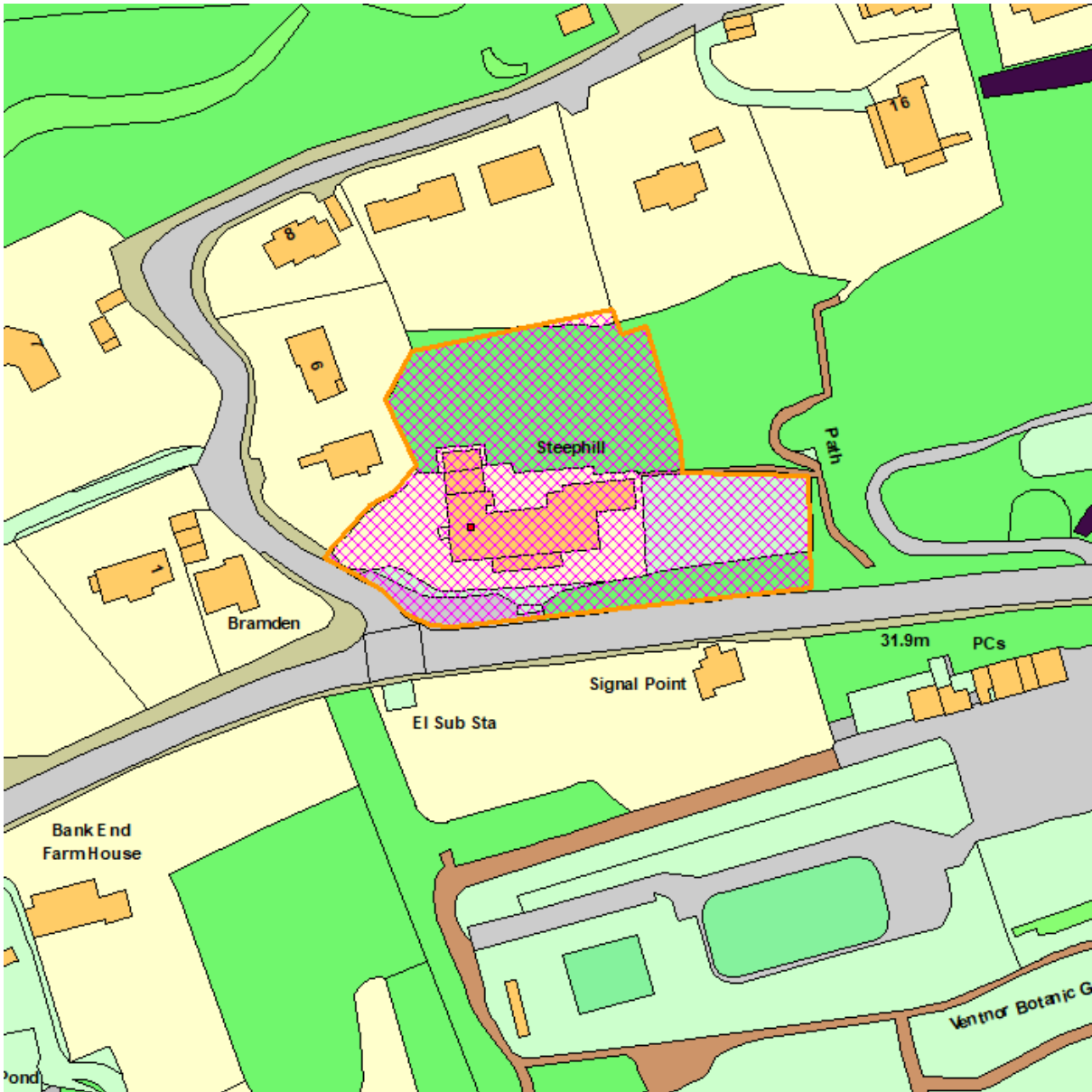
**BER110**

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



**BER111**

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

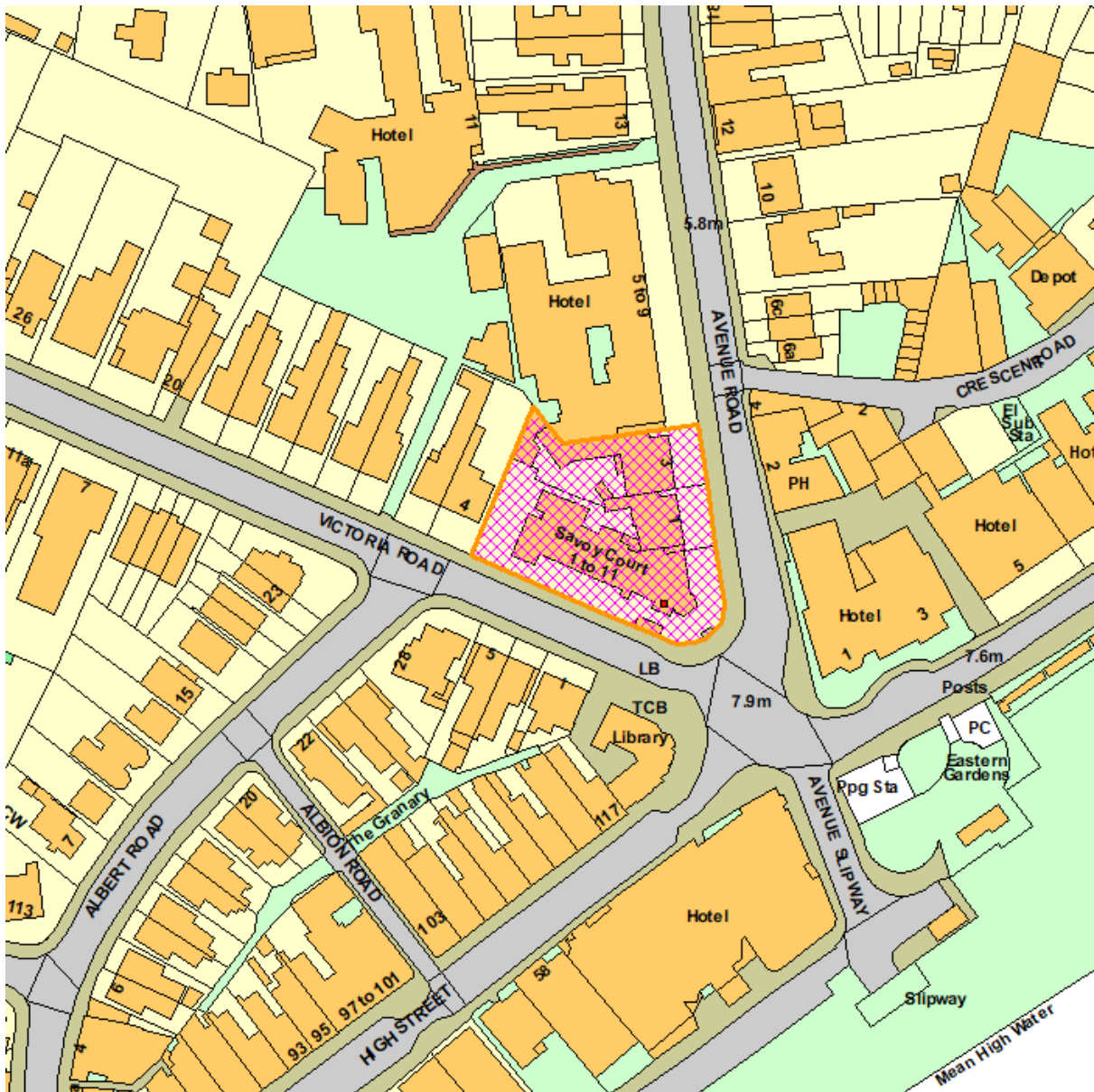


**BER112**

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



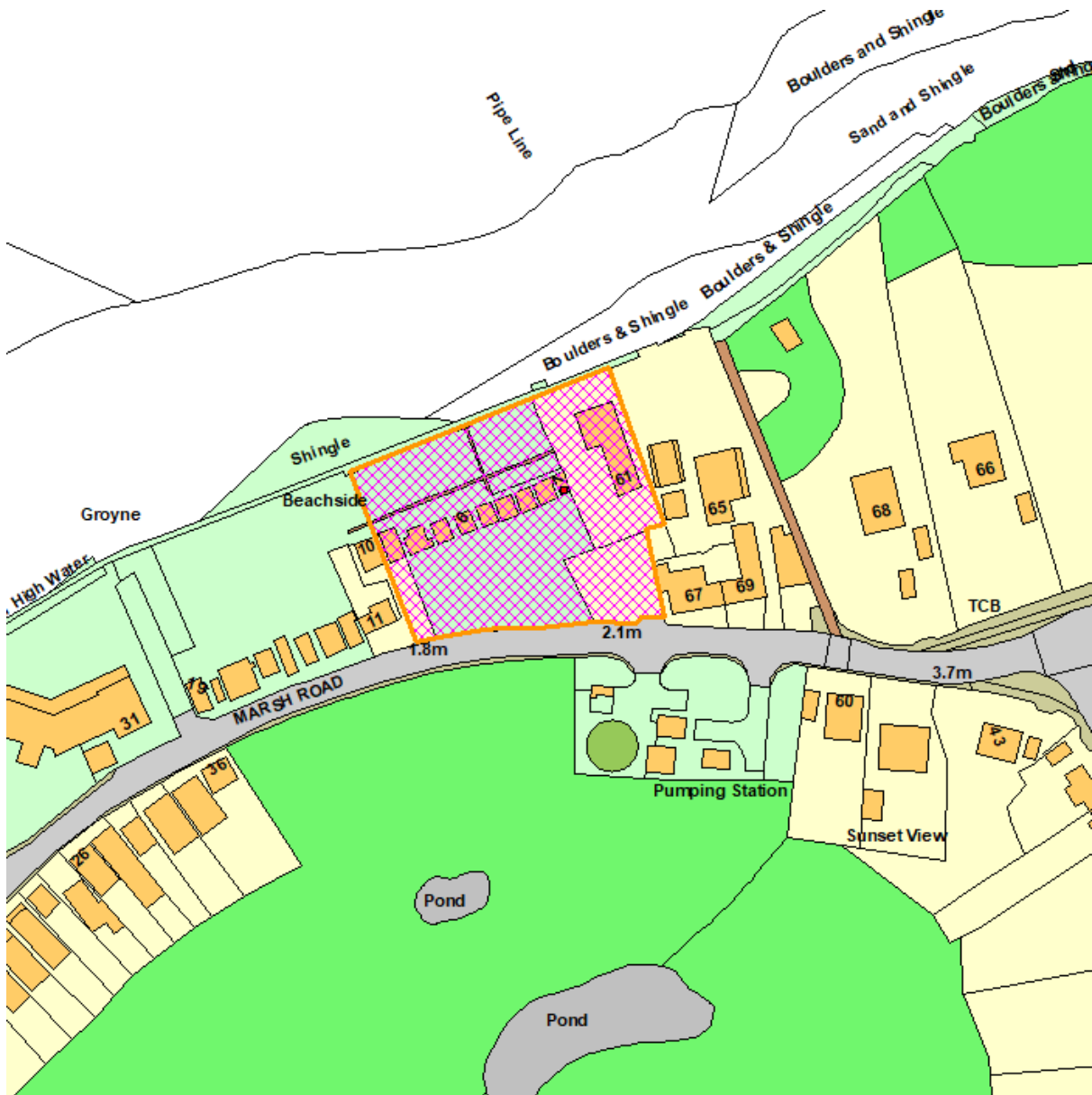




**BFR114**

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

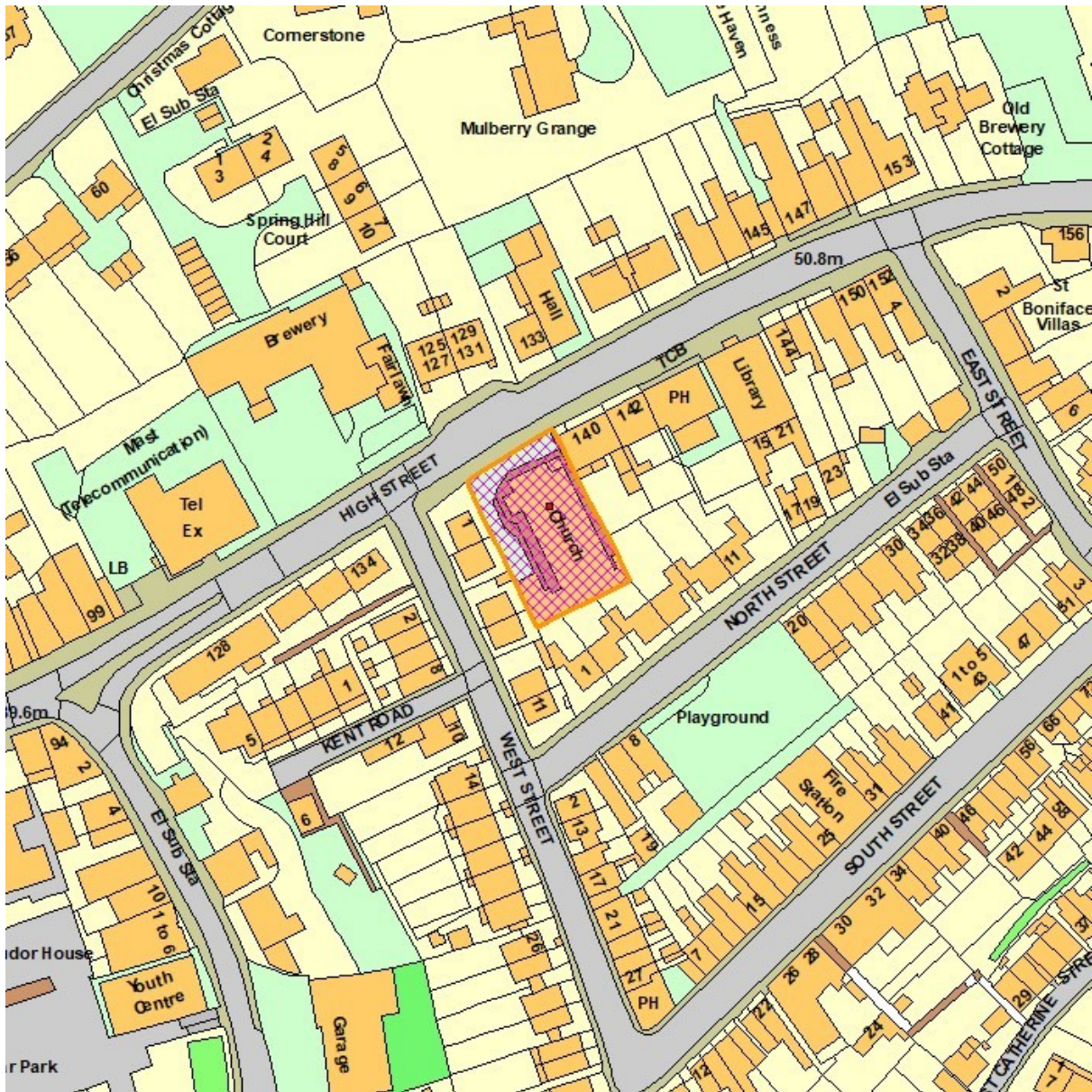




**BFR117**

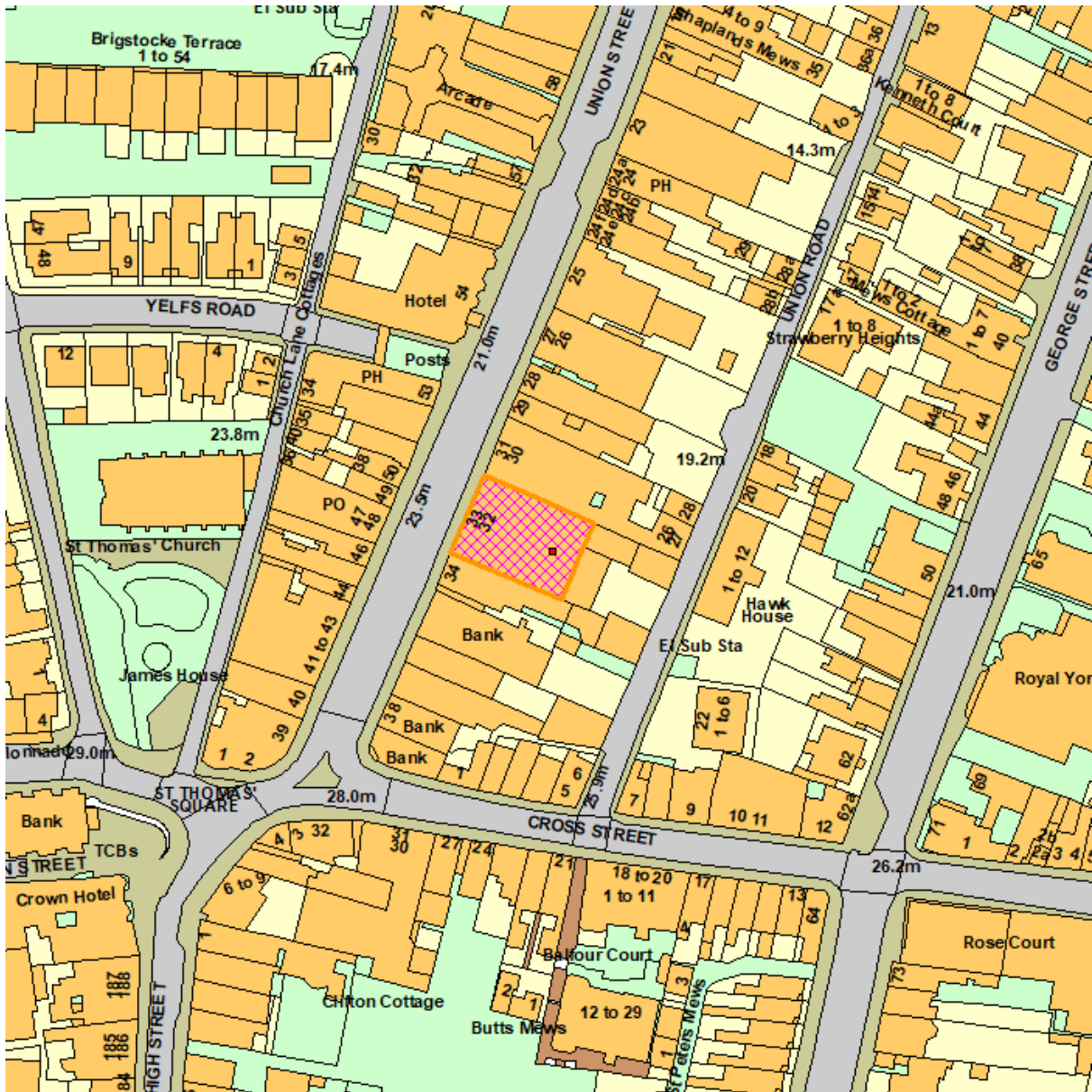
P/00903/16

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



**BFR118**

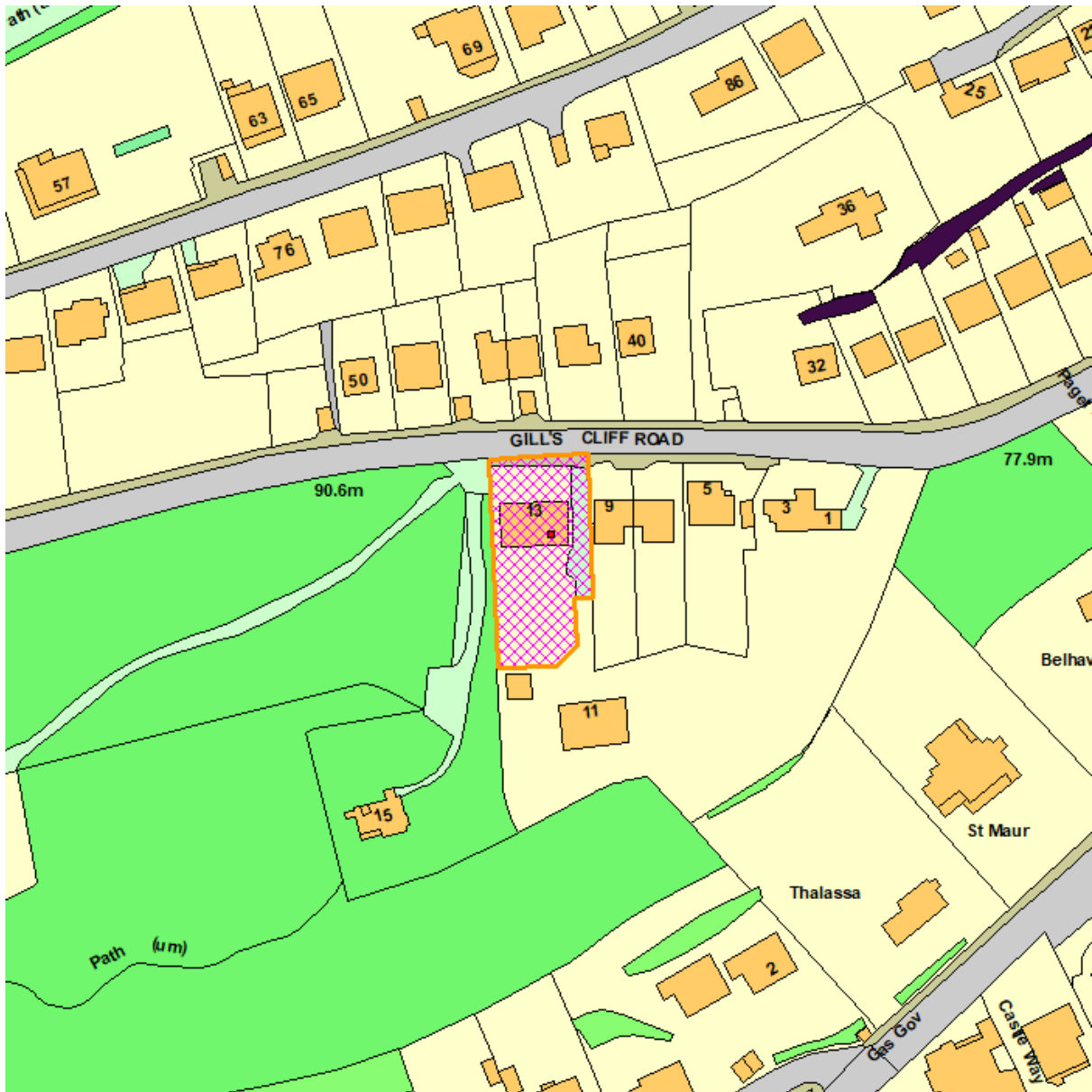
P/00678/18 Former Ventnor Methodist Church, High Street, Ventnor, Isle Of Wight, PO381LZ



**BFR119**

P/00830/18

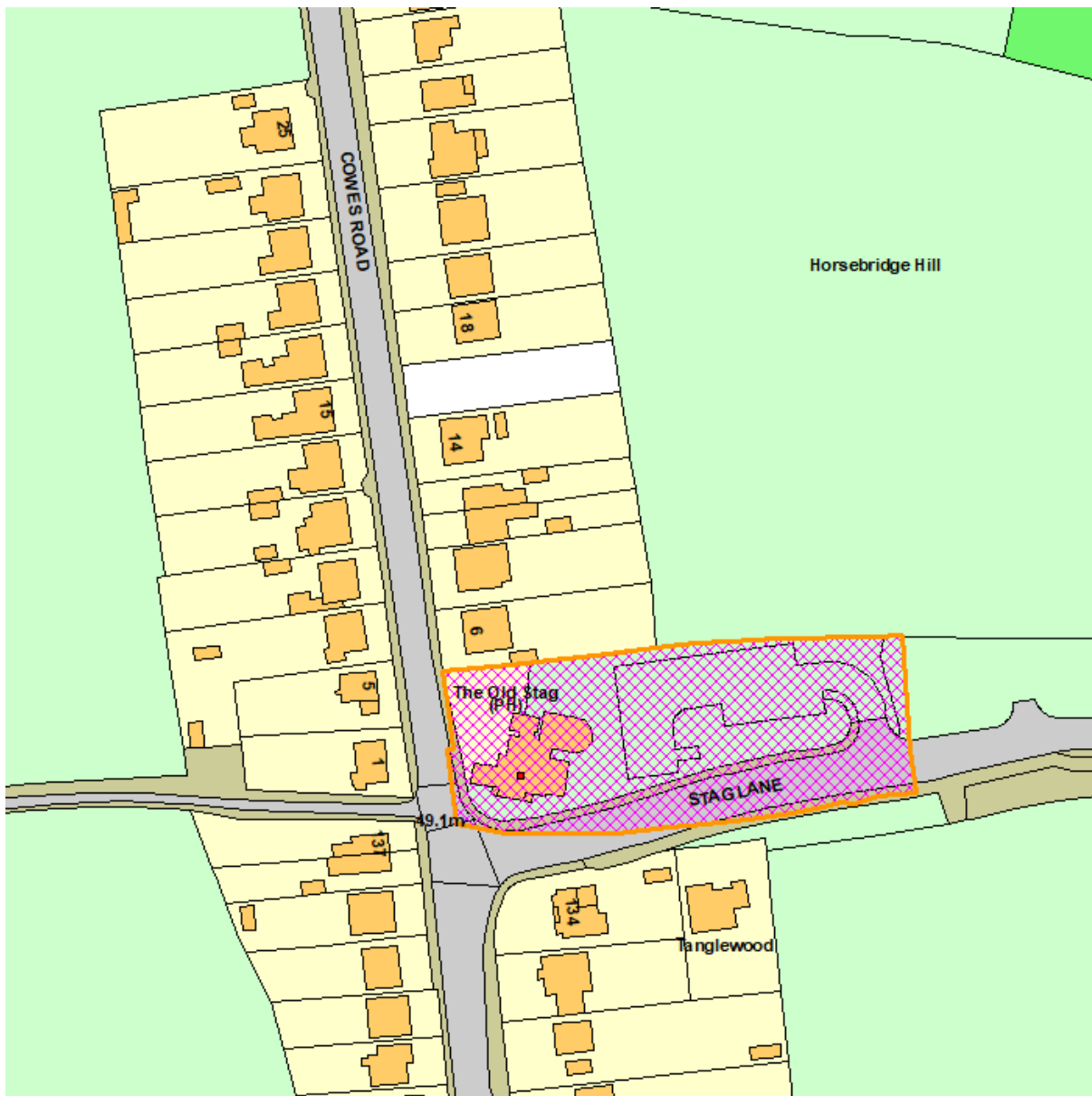
32A, Union Street, Ryde, Isle Of Wight, PO33



**BER120**

P/00832/18

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

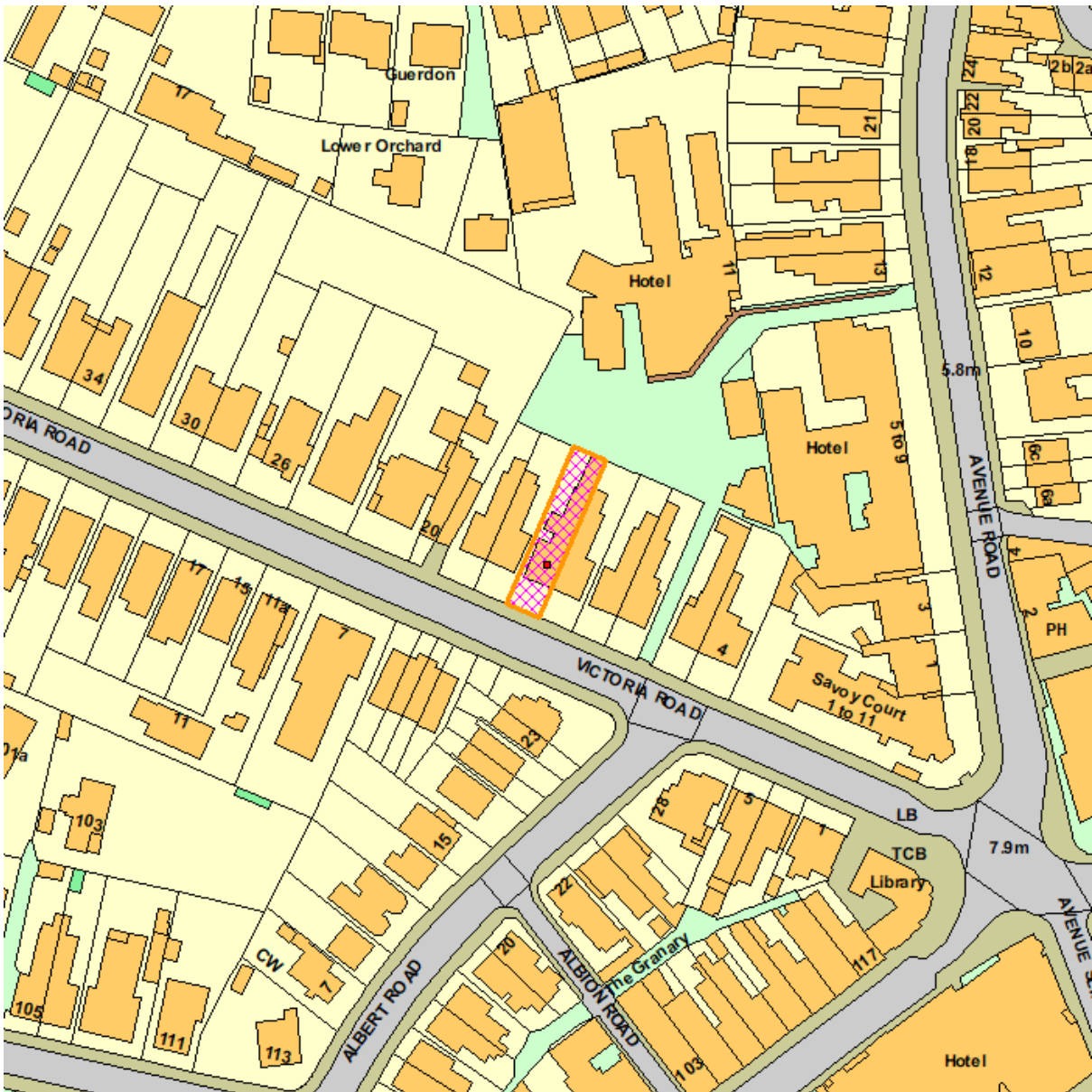


**BER121**

P/01265/18

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

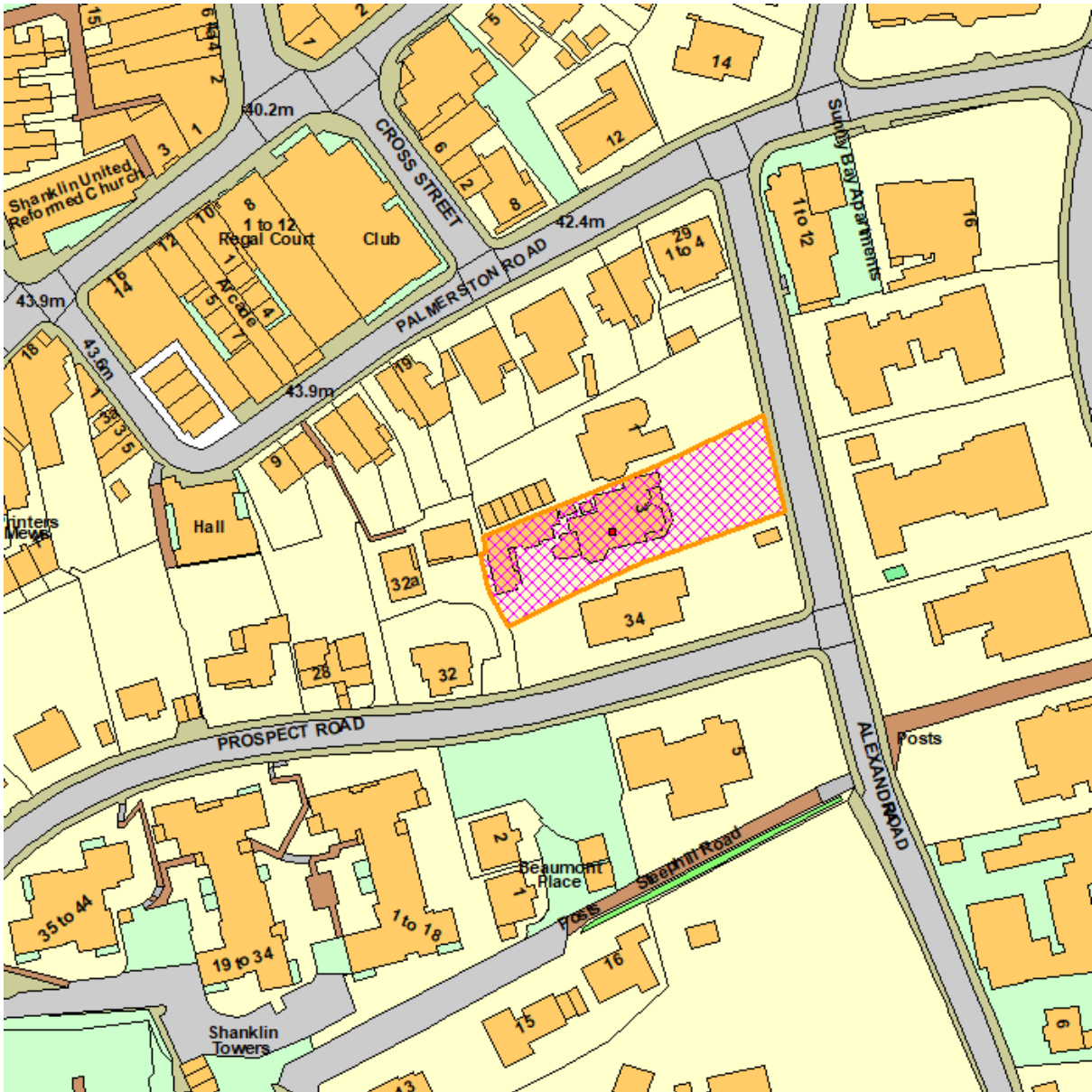




**BER122**

P/00045/19

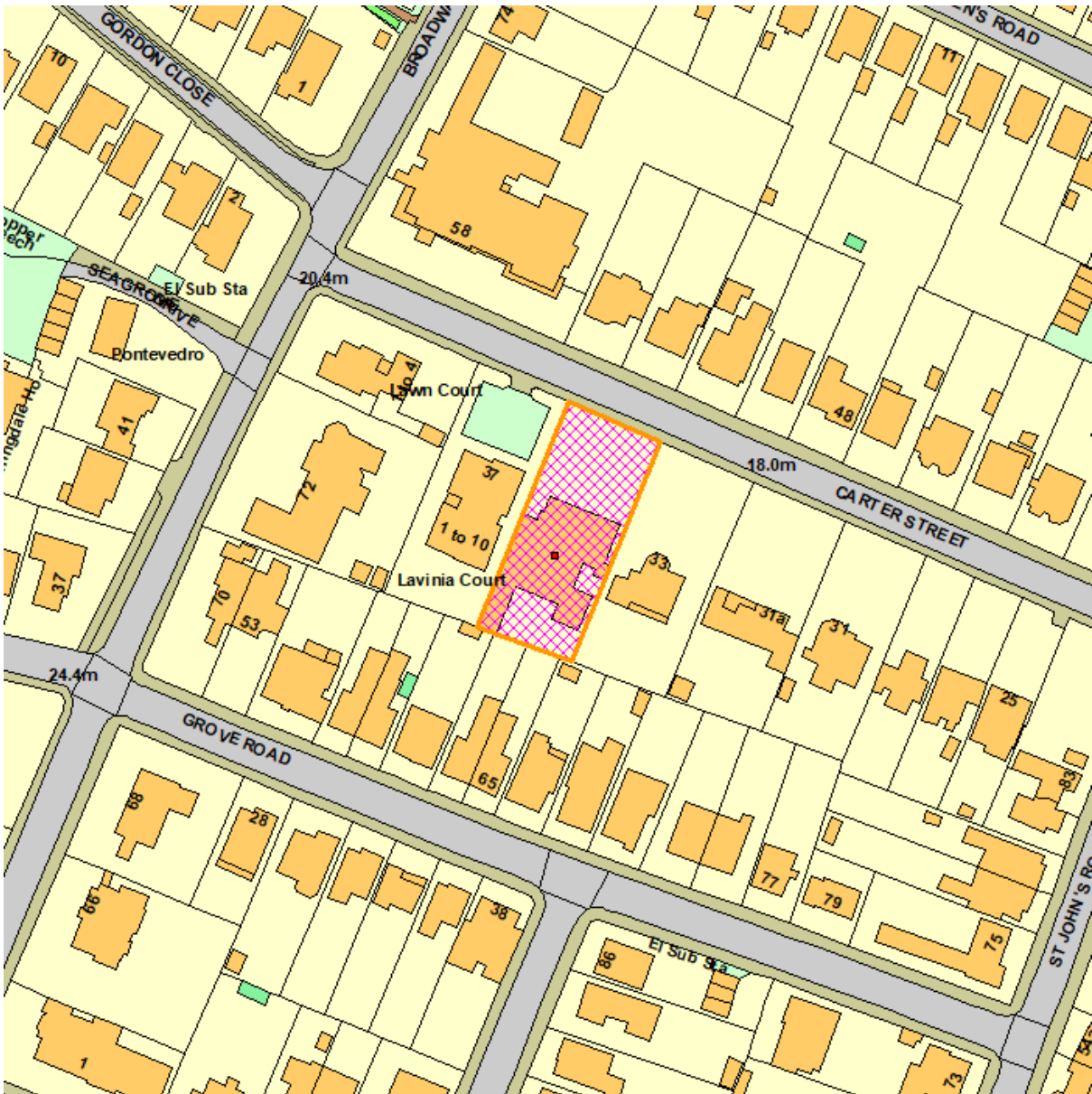
14 Victoria Road, Sandown, Isle Of Wight, PO368AL



**BER123**

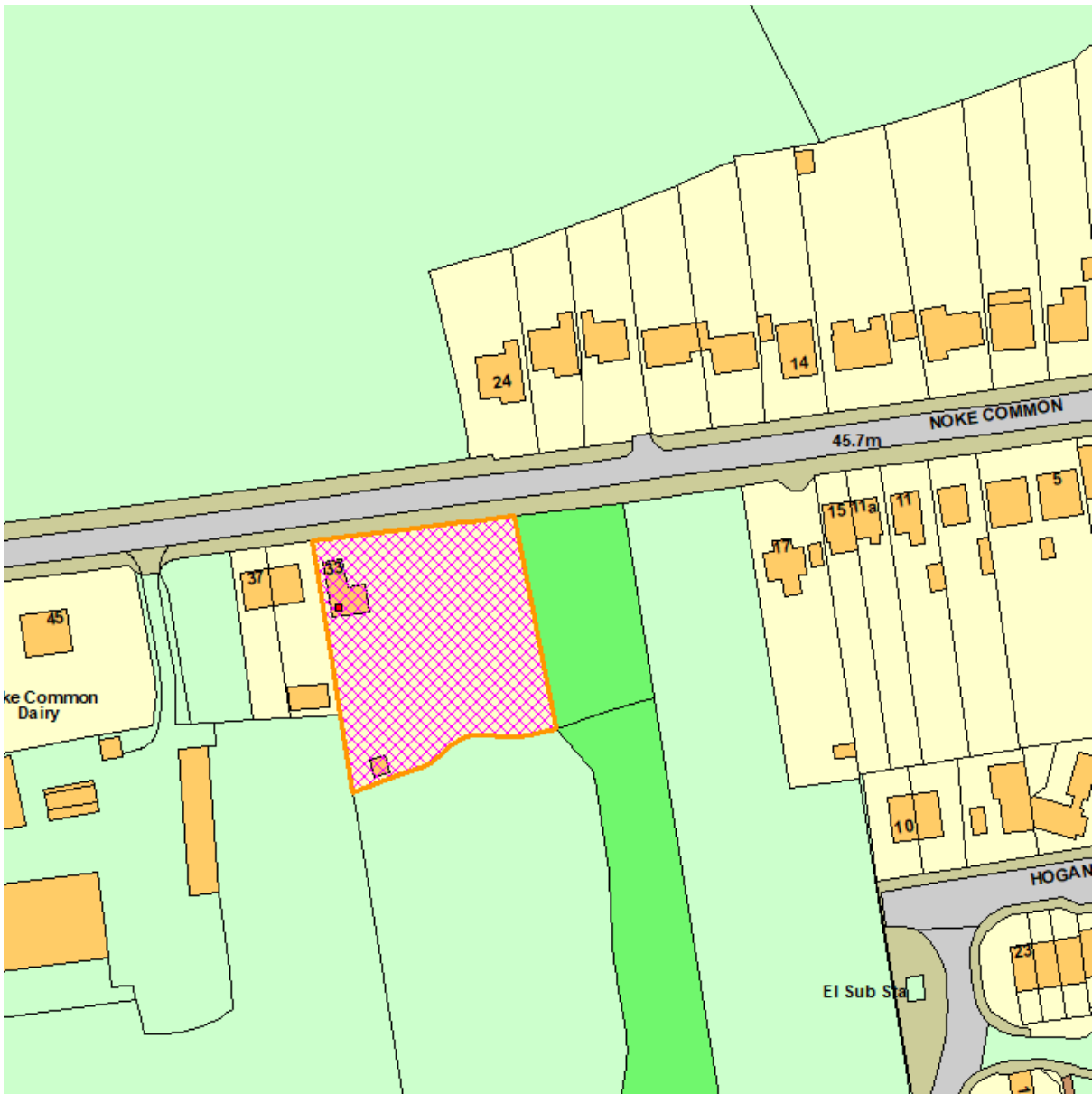
P/00813/18

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



**BER124**

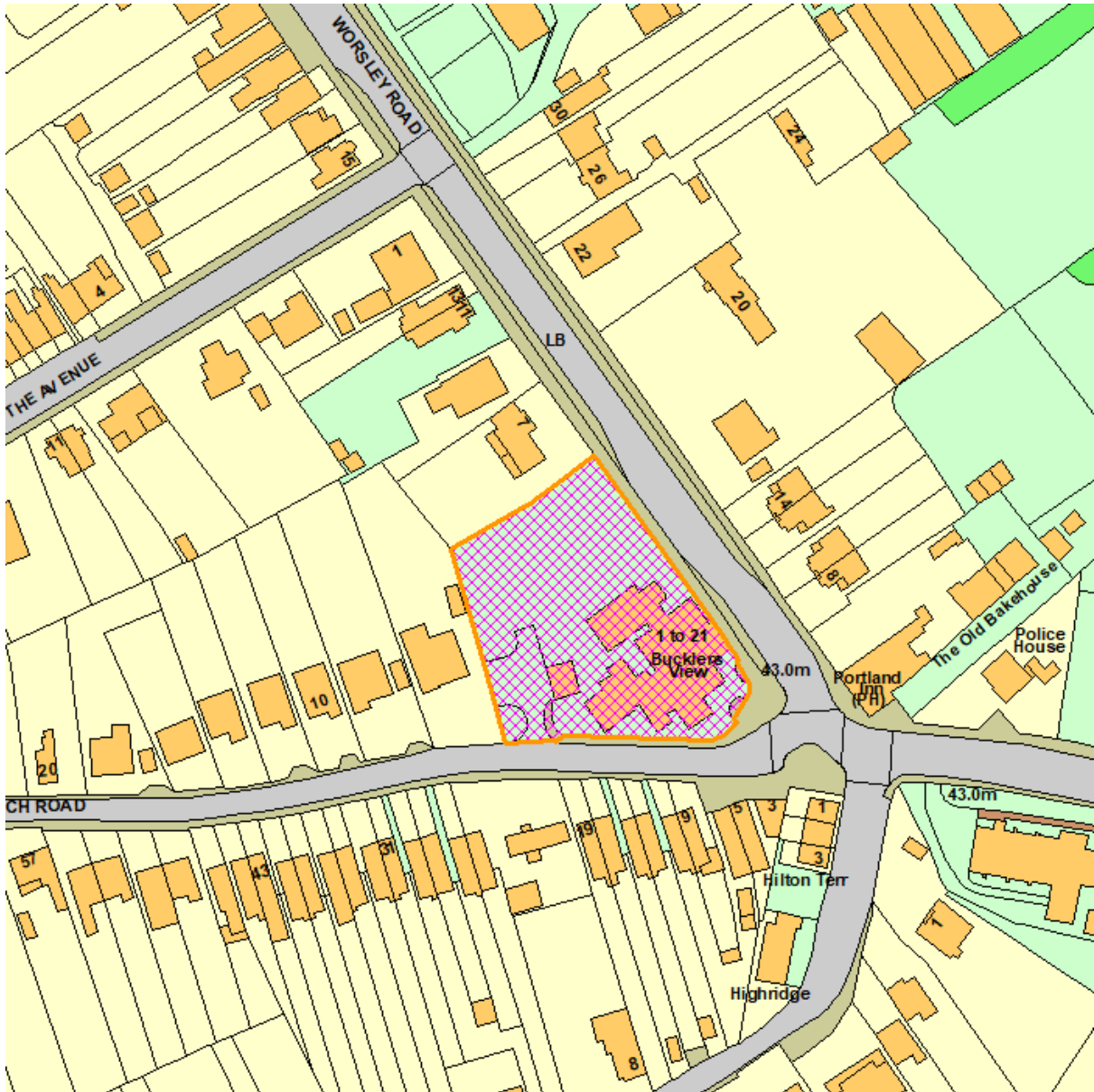
P/00339/19 Christian Respite Centre, 35 Carter Street, Sandown, Isle Of Wight, PO368DQ



**BER125**

P/00344/19

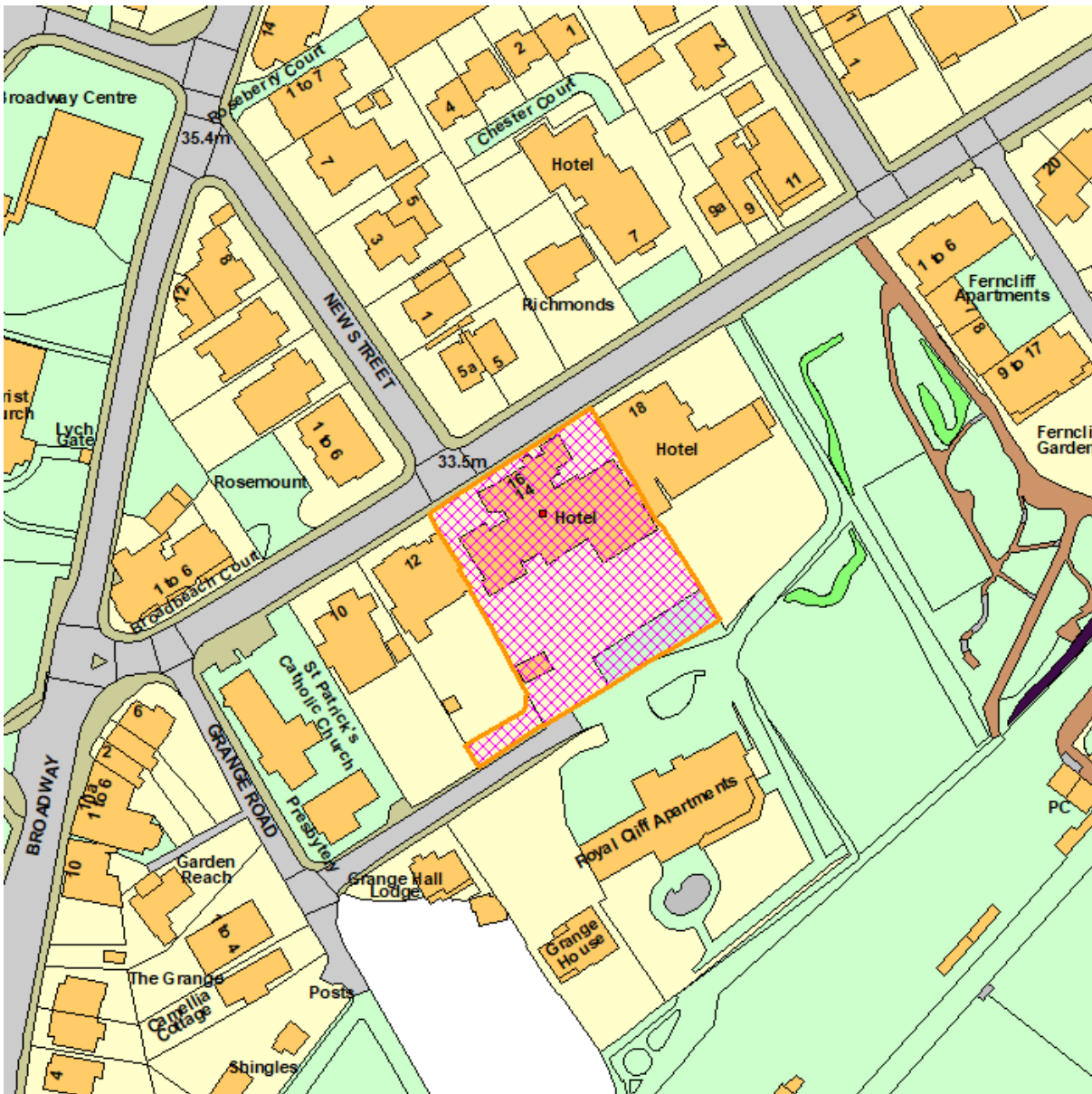
33 Noke Common, Newport, Isle Of Wight, PO305TY



**BFR126**

19/00080/FUL

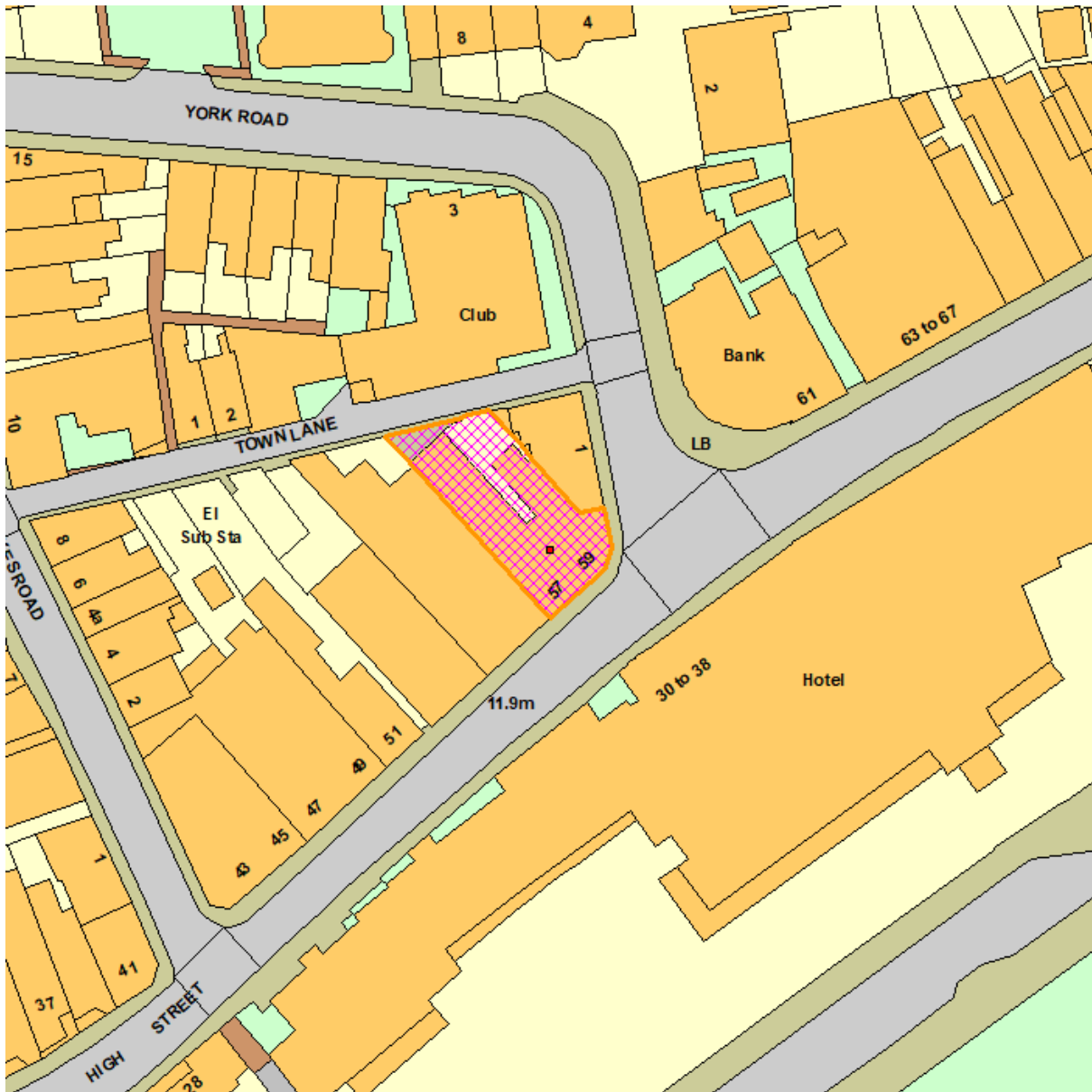
Bucklers View, Worsley Road, Gurnard, Cowes, Isle Of Wight



**BER127**

19/00810/FUL

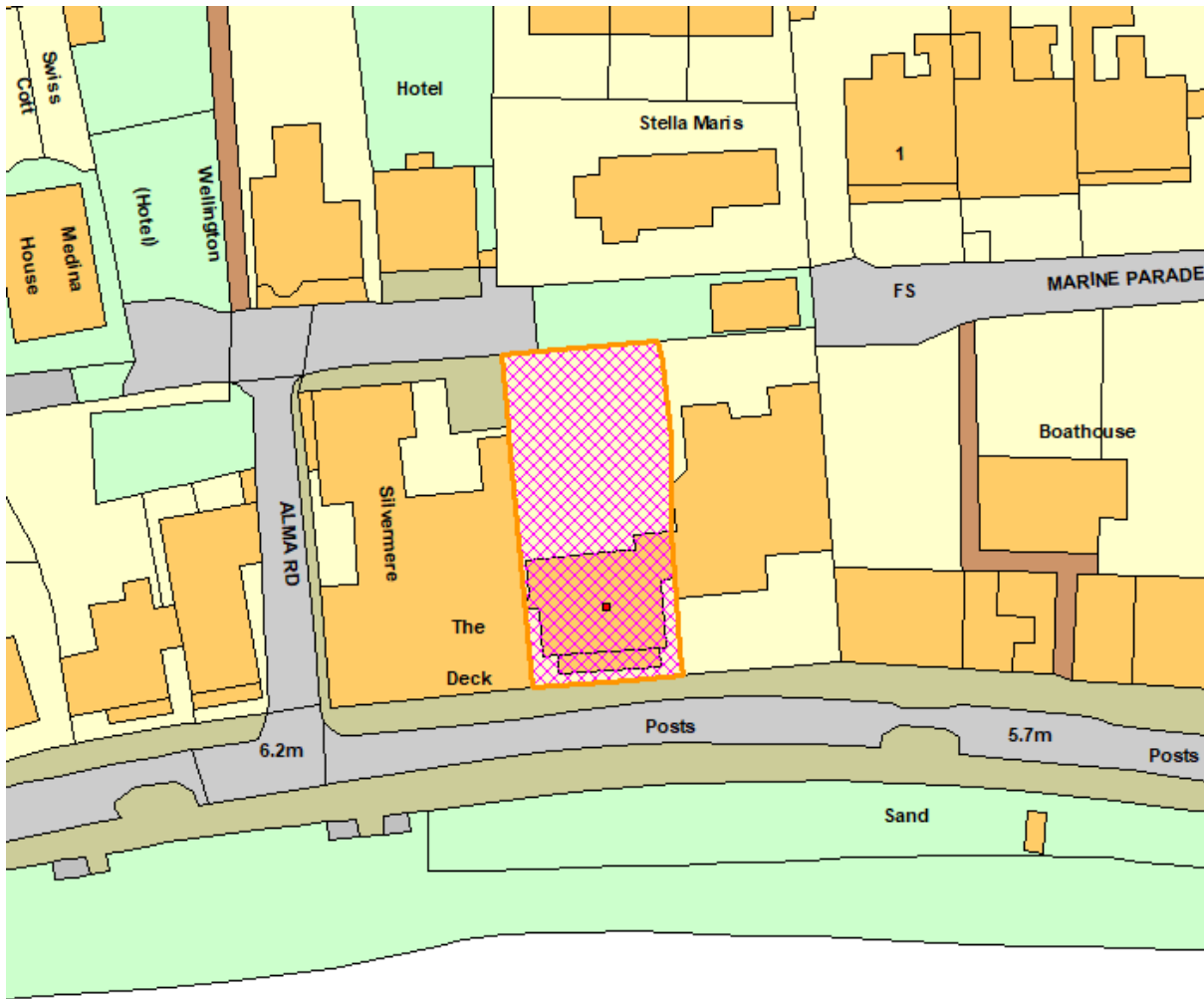
Belgrave Hotel, 14 - 16 Beachfield Road, Sandown, Isle Of Wight, PO36 8NA



**BER128**

19/01019/FUL

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



oyne

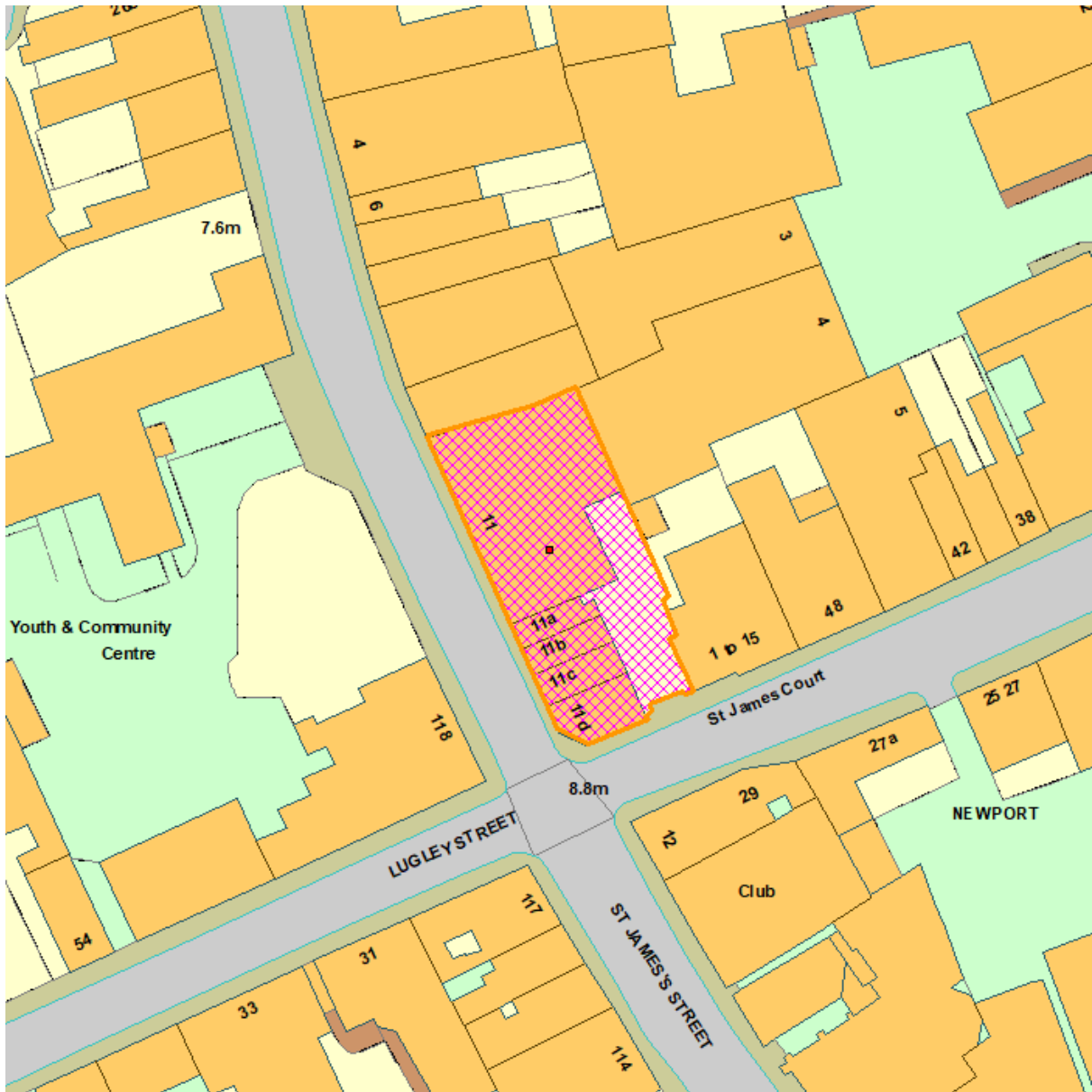
Sand

**BFR129**

19/01377/FUL

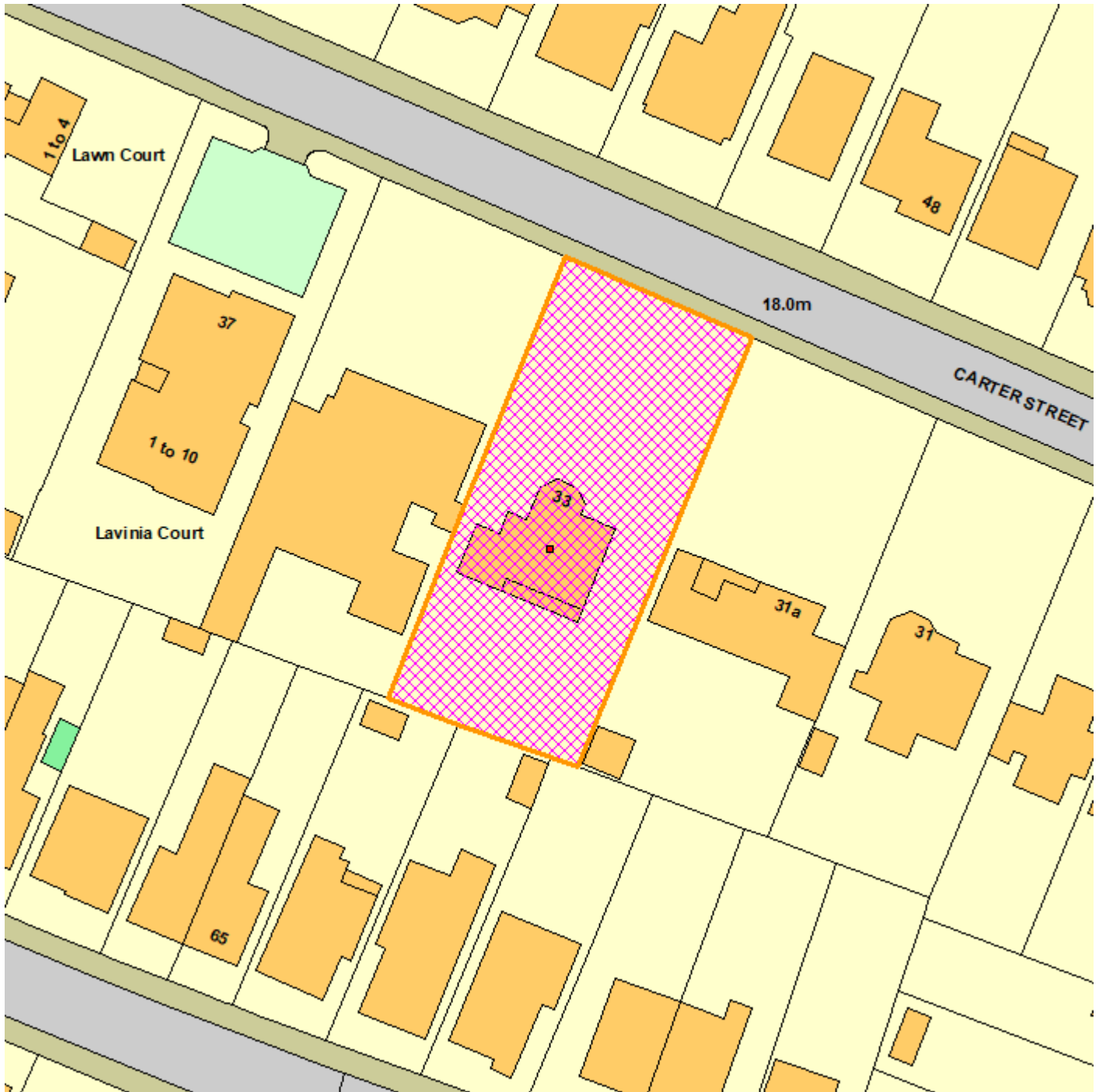
La Veness, Esplanade, Ventnor, Isle Of Wight





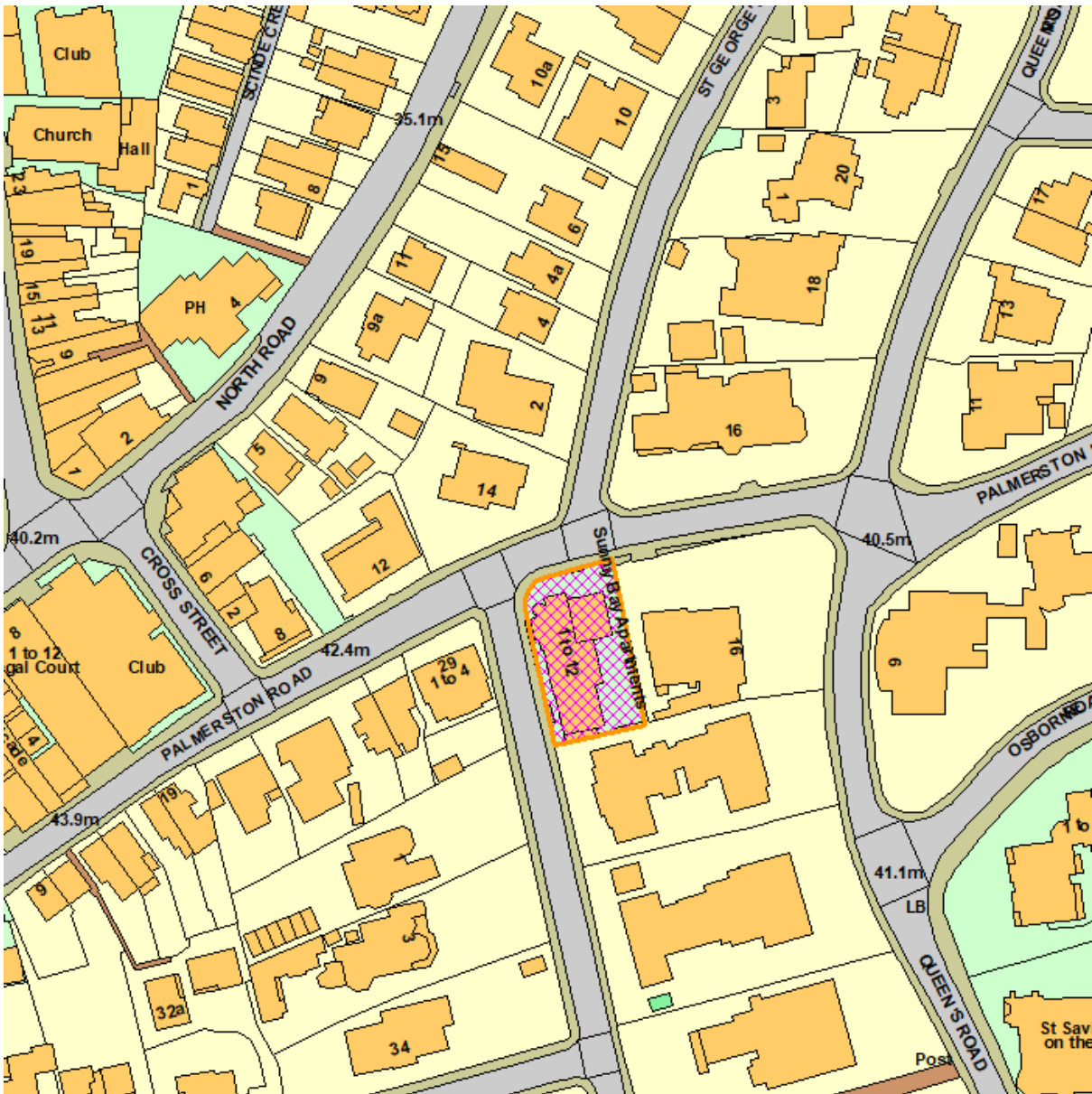
**BER130**

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**

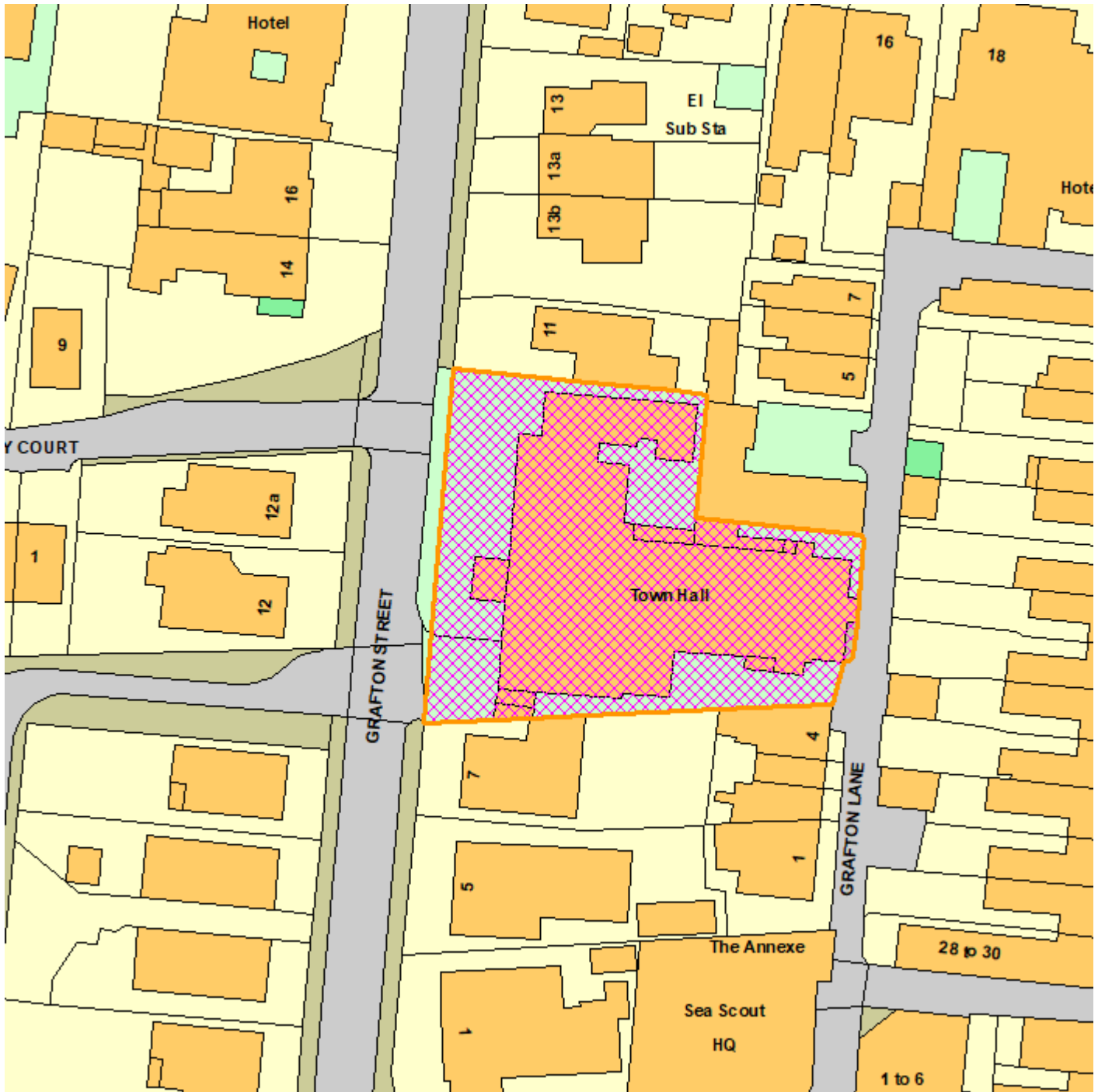
19/01575/FUL Sunny Bay Apartments, Alexandra Road, Shanklin, Isle Of Wight, PO37 6AF



**BER133**

20/00354/FUL

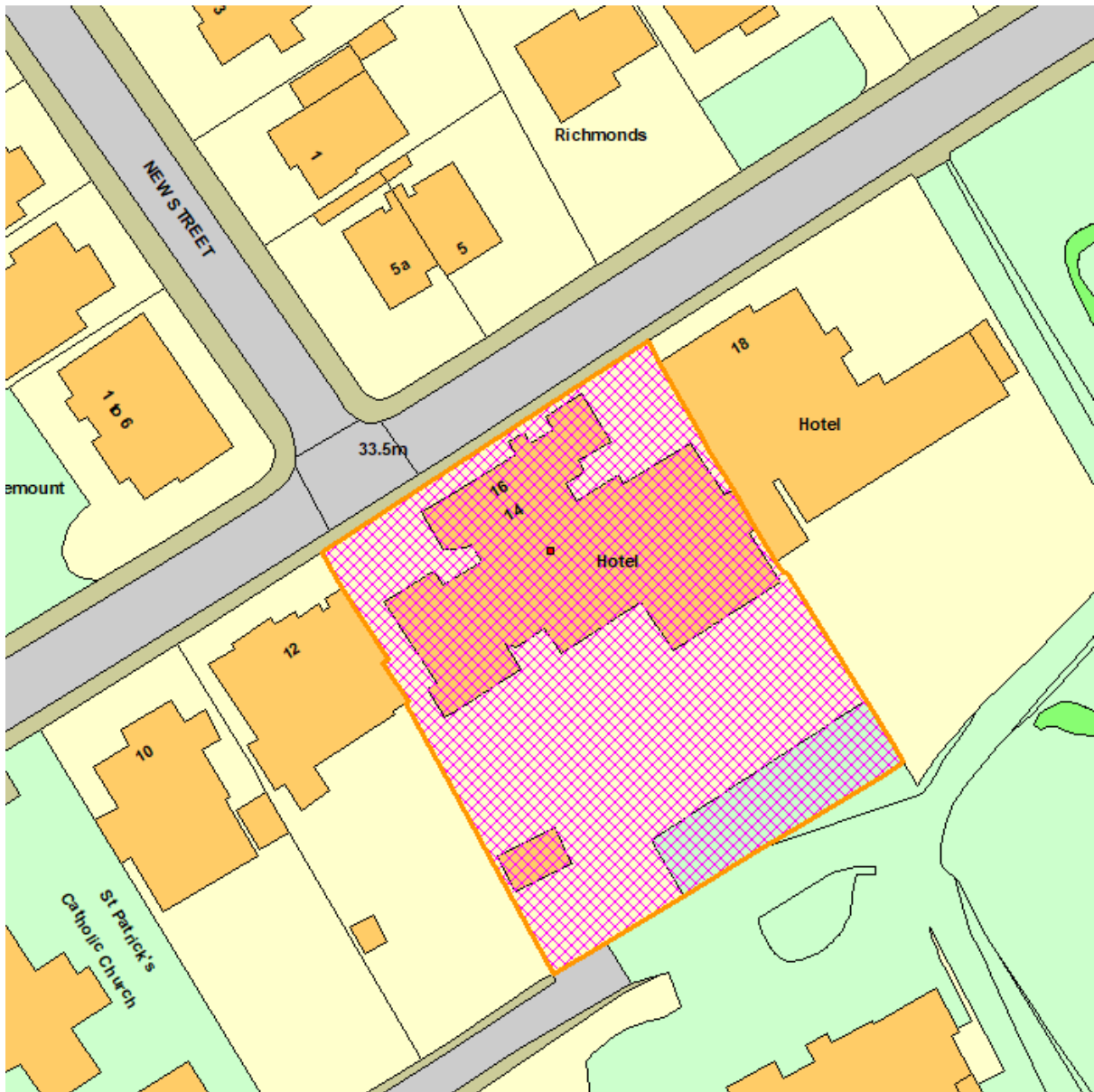
Central, Victoria Street, Ventnor, Isle Of Wight, PO38 1ET



**BFR135**

20/00455/FUL

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



**BFR136**

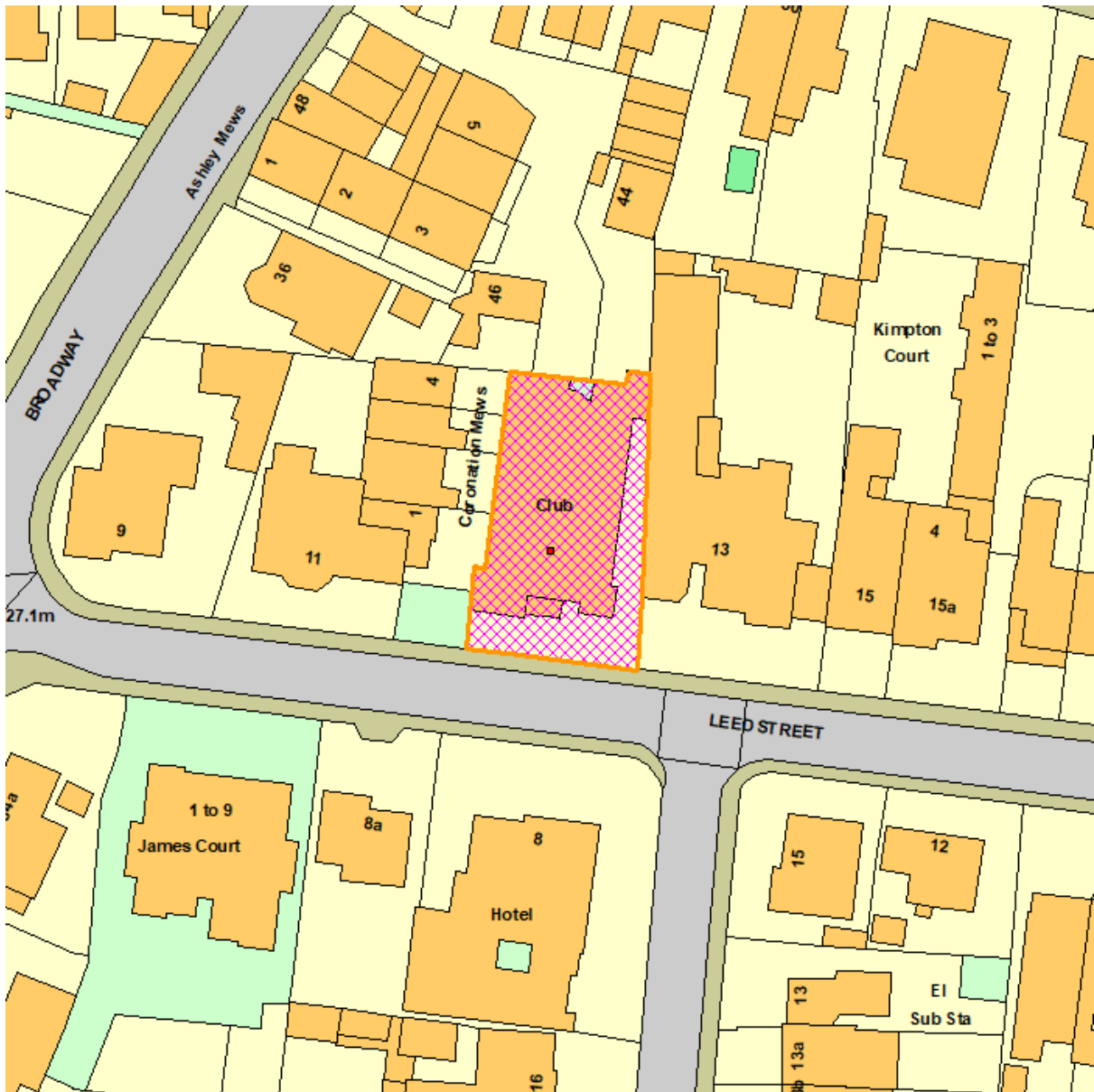
20/00412/FUL    Belgrave Hotel, 14 - 16 Beachfield Road, Sandown, Isle Of Wight, PO36 8NA



**BER137**

20/00779/FUL

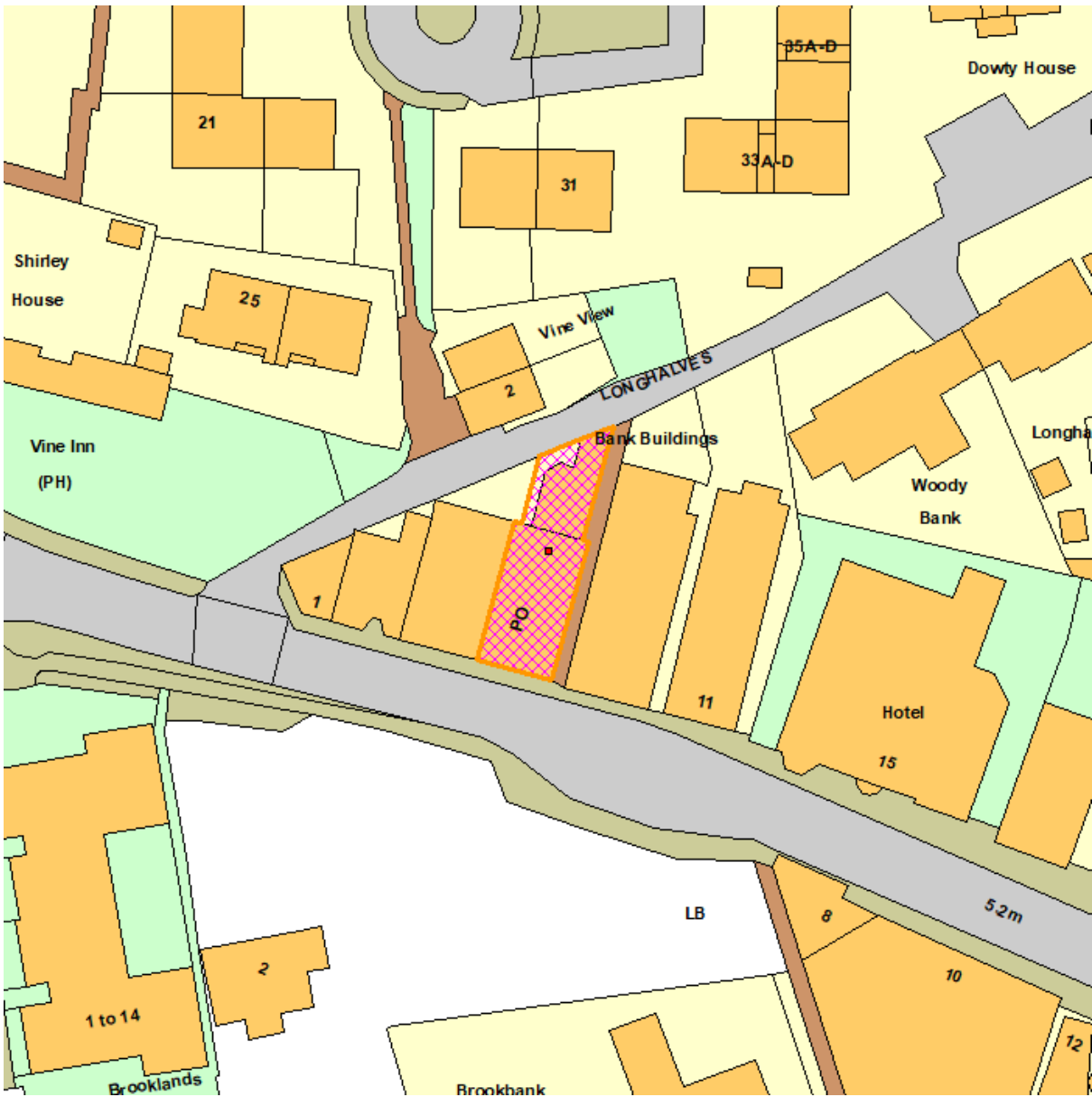
Mounfield Holiday Park, Norton Green, Freshwater, Isle Of Wight, PO40 9RU



**BFR138**

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

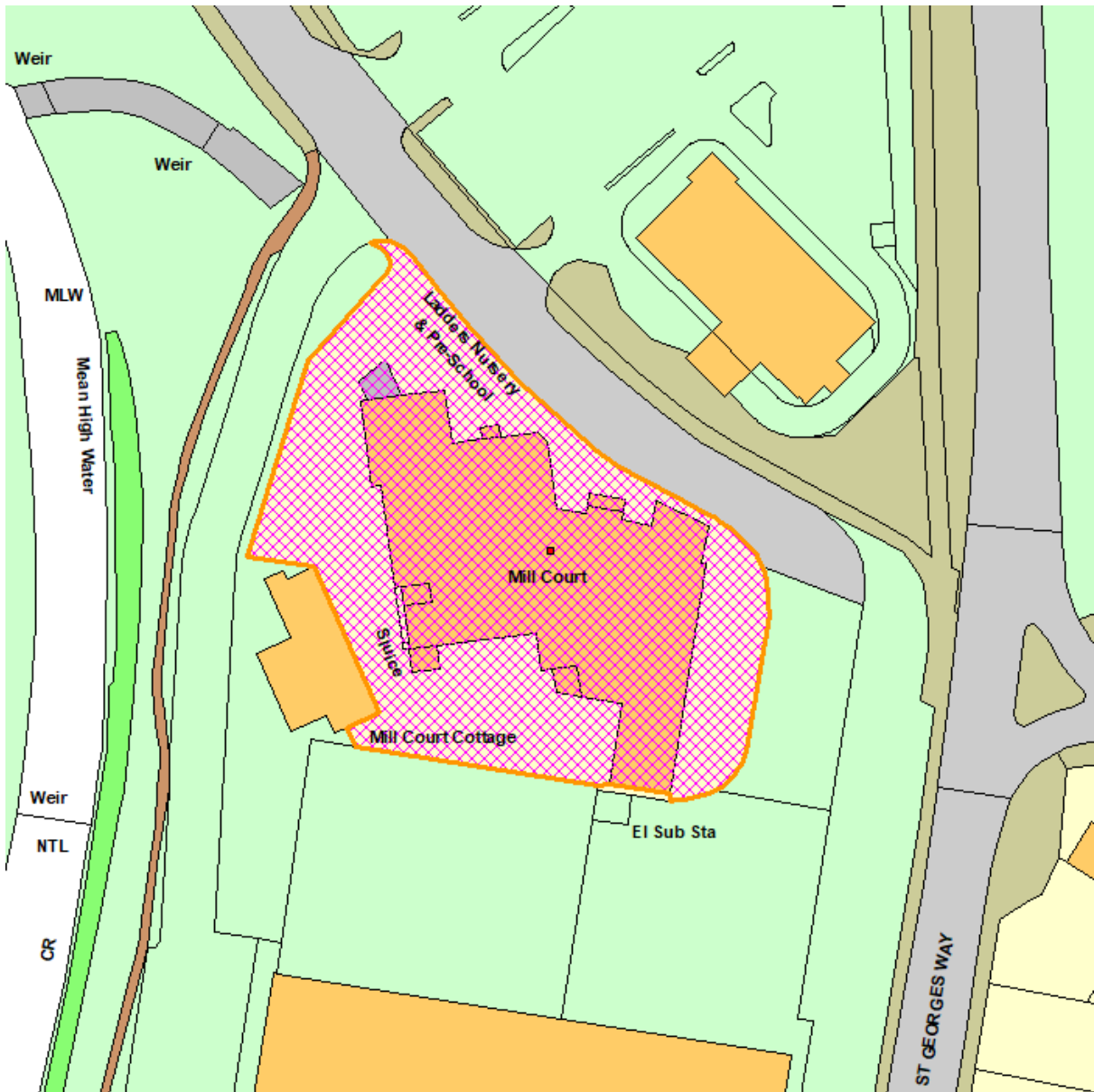




**BFR139**

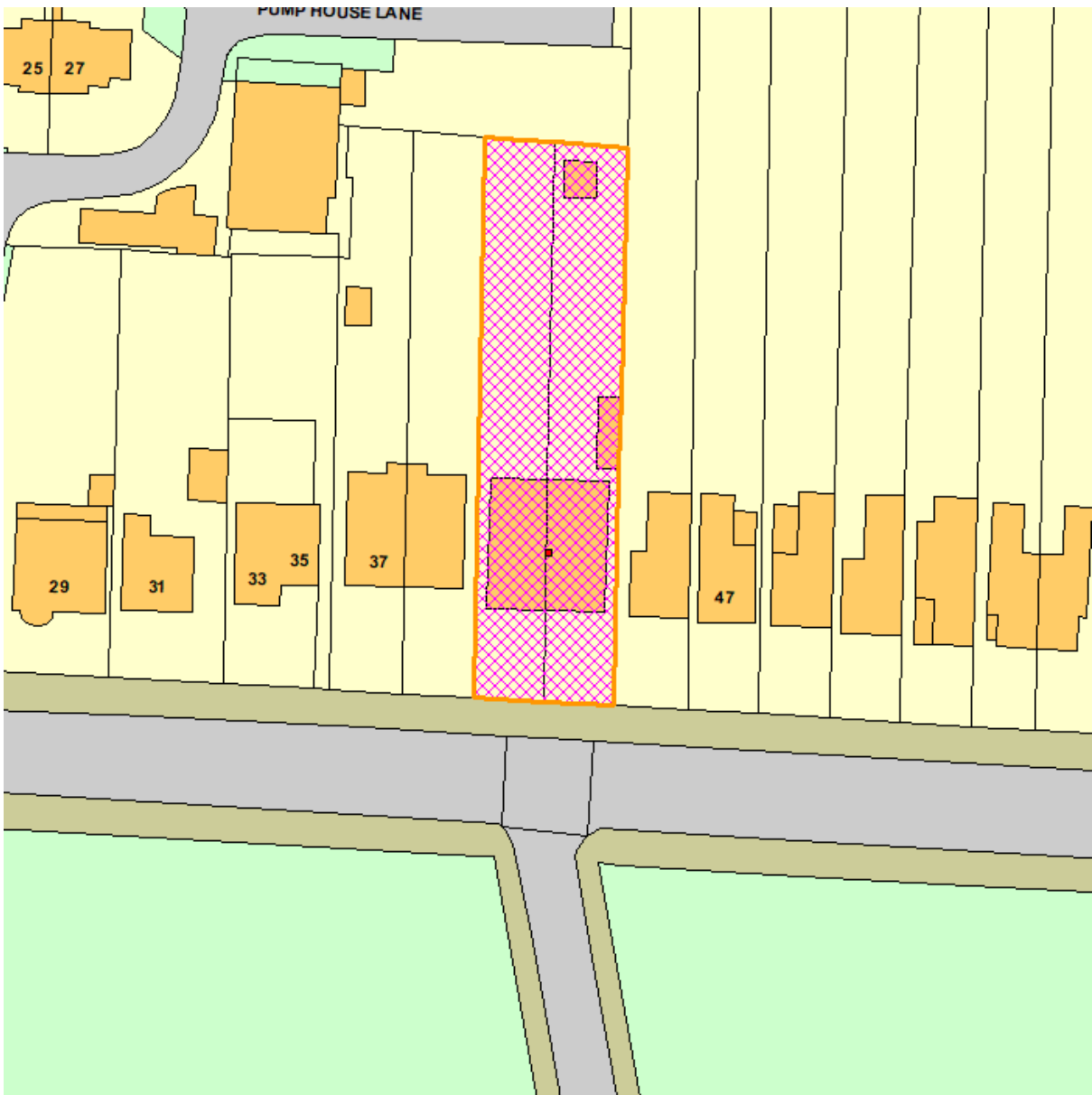
20/01407/FUL

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



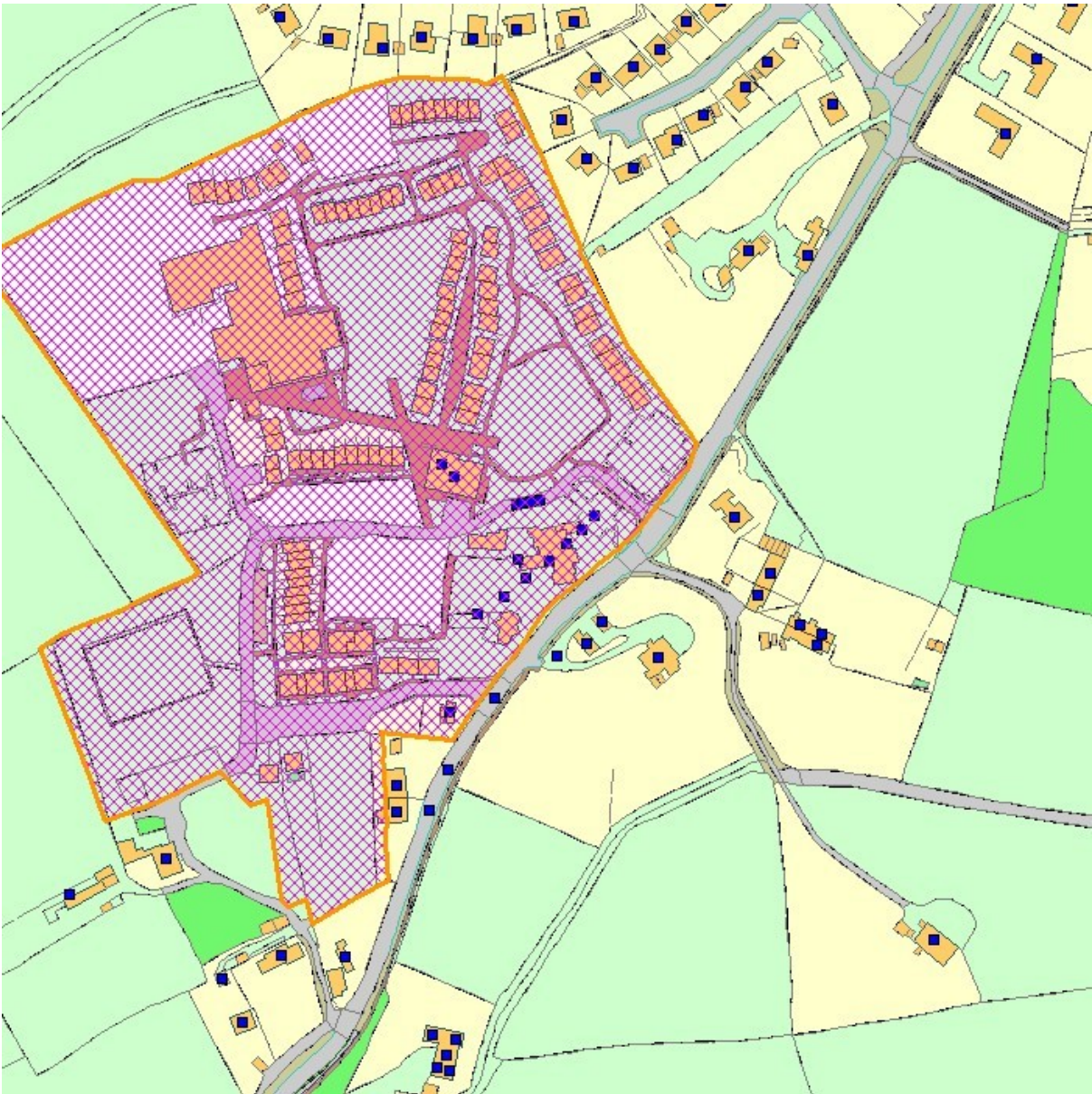
**BFR140**

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



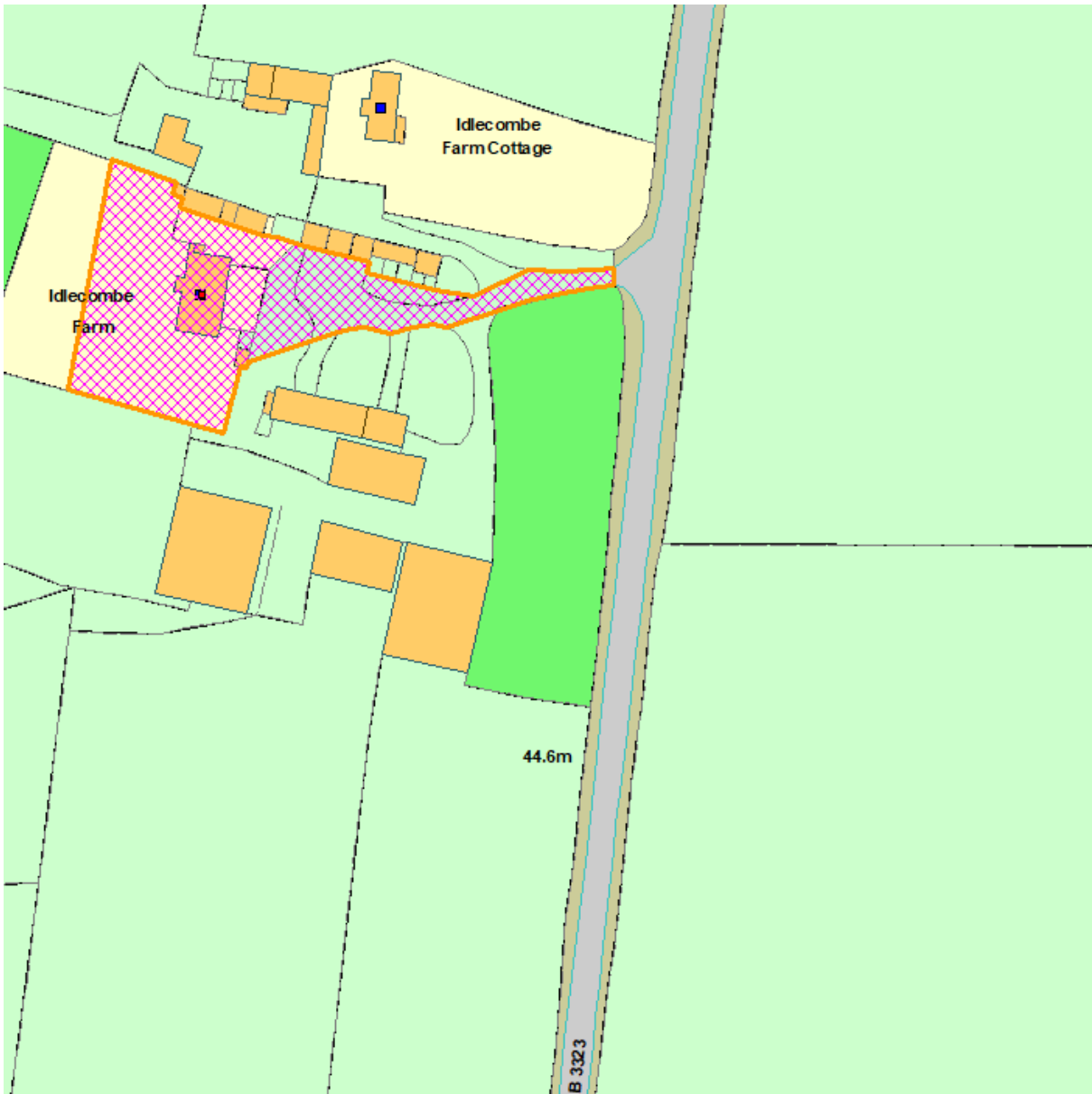
**BFR141**

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



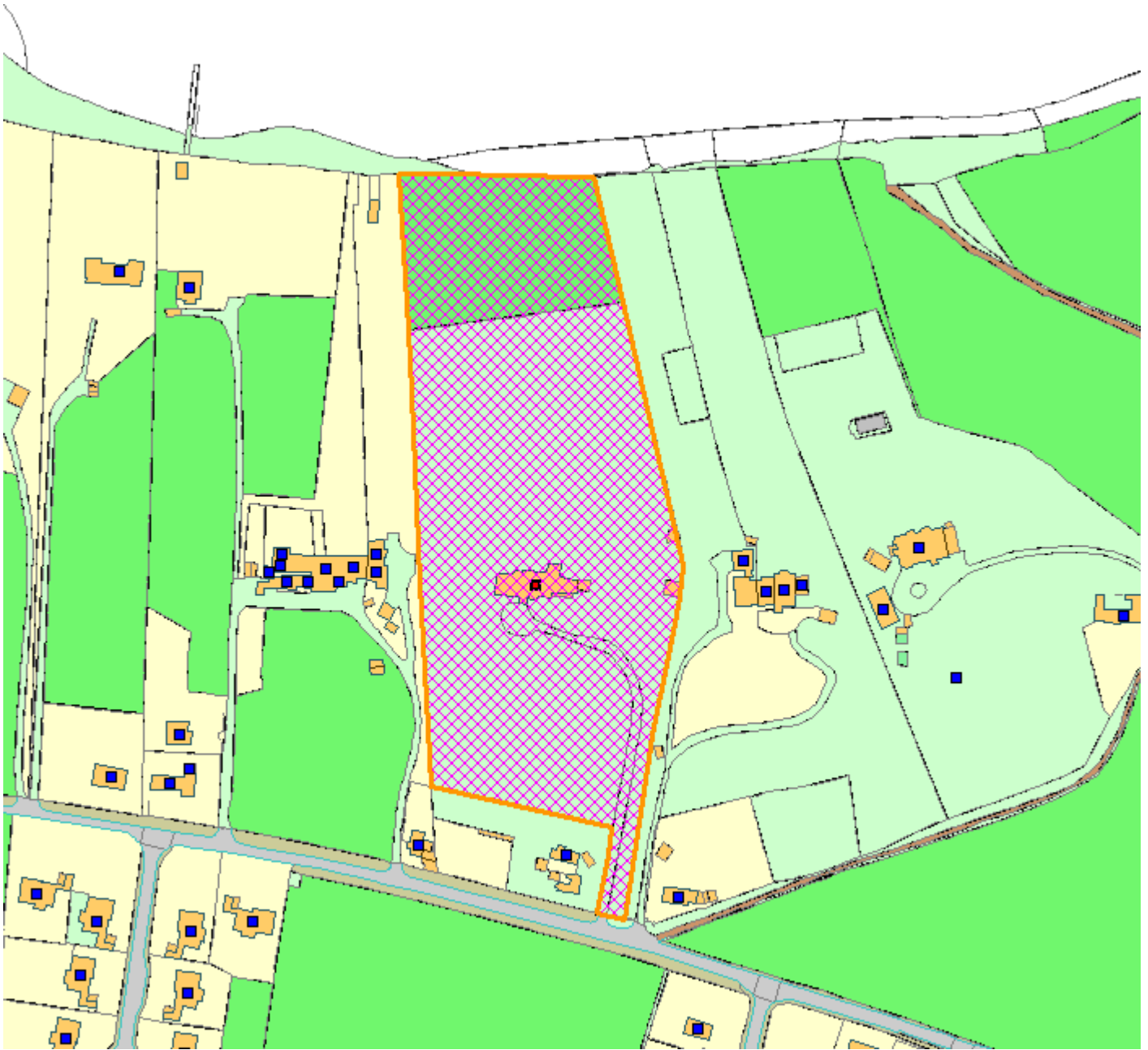
**BFR142**

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



**BFR145**

21/00110/FUL

Bullen Mead, Bullen Road, Nettlestone, Ryde, Isle Of Wight

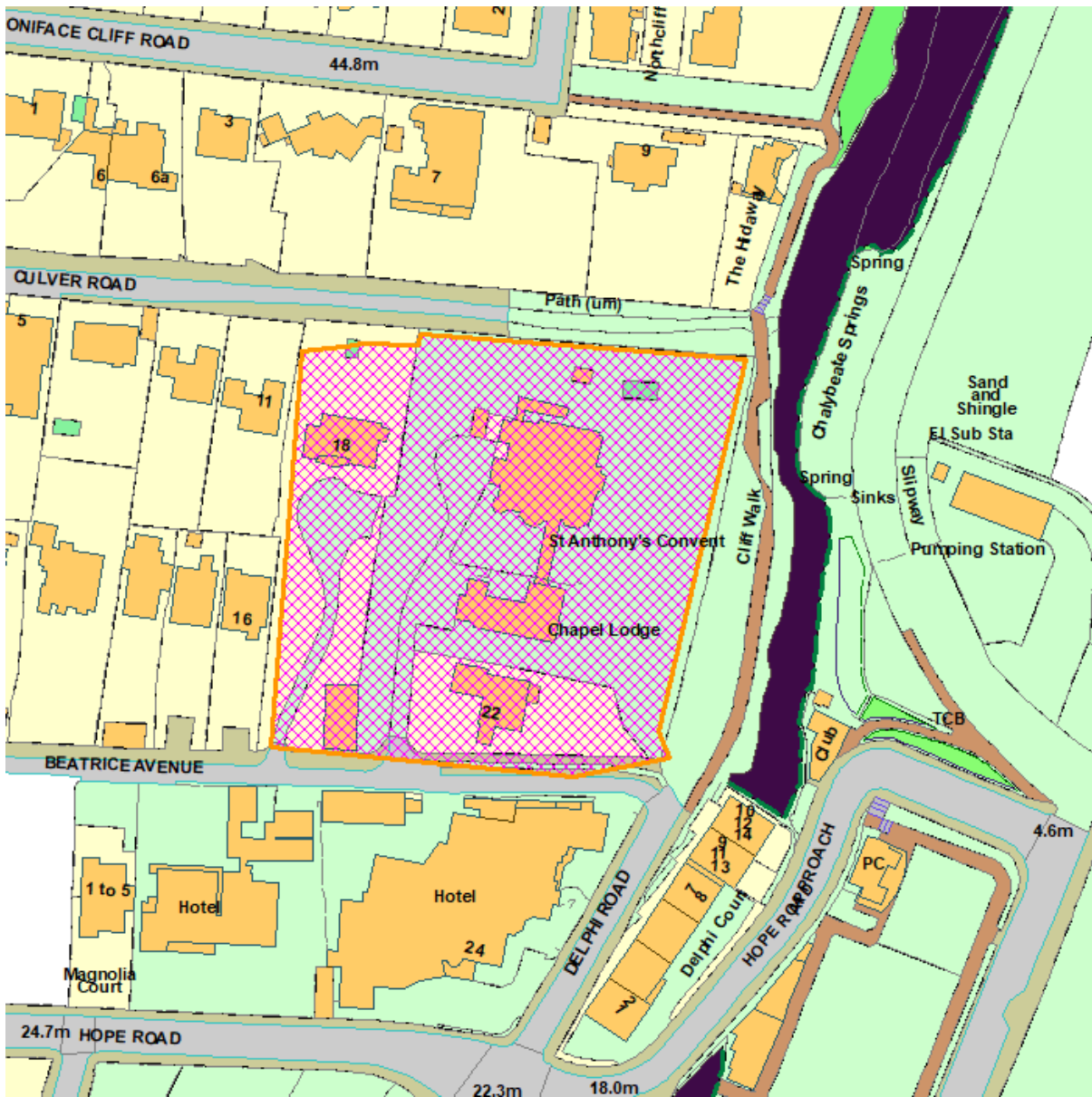


**BFR146**

20/02235/FUL

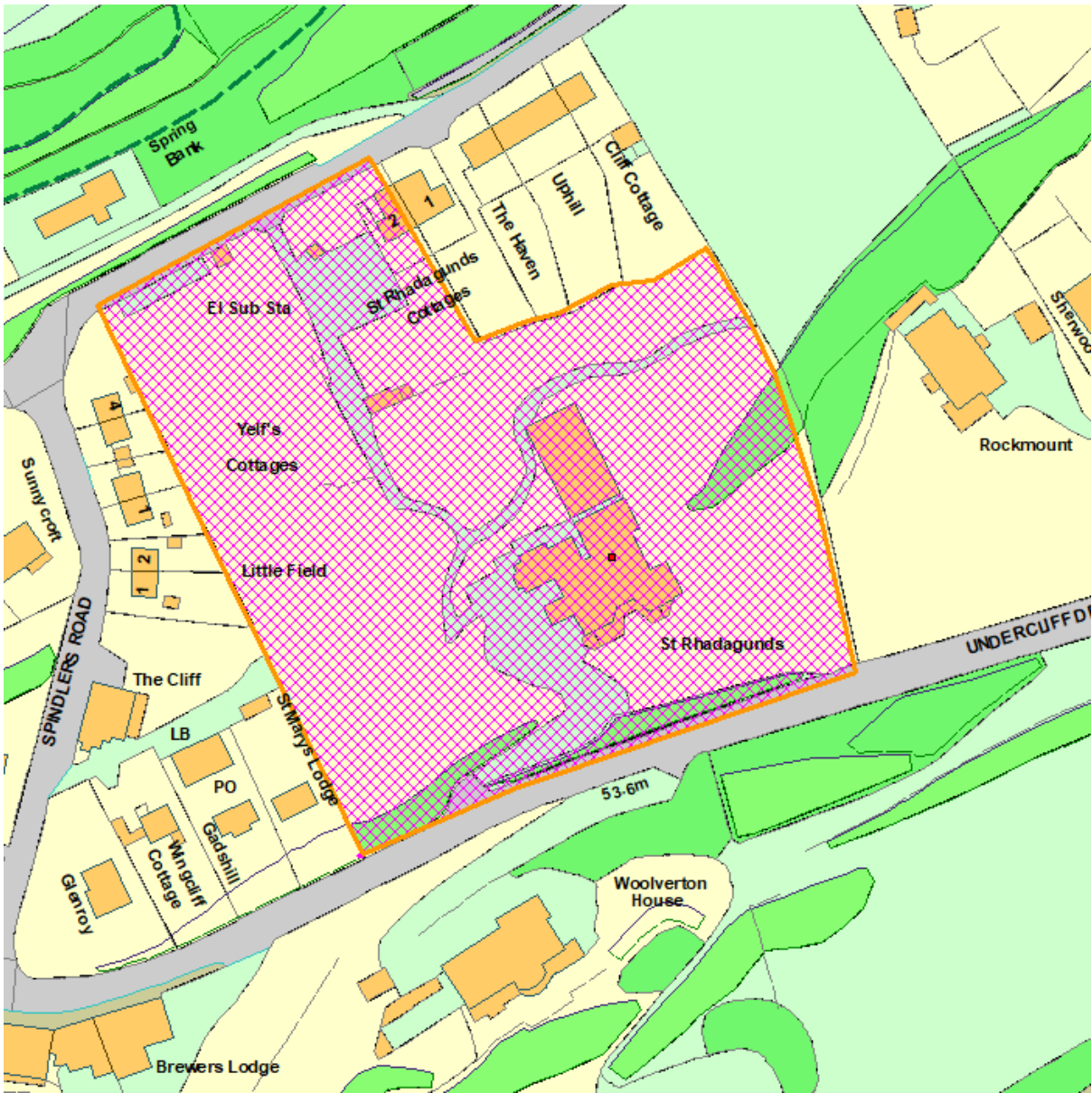
Plots 6 & 7, Hunters Moon Close, Wootton, Ryde, Isle Of Wight





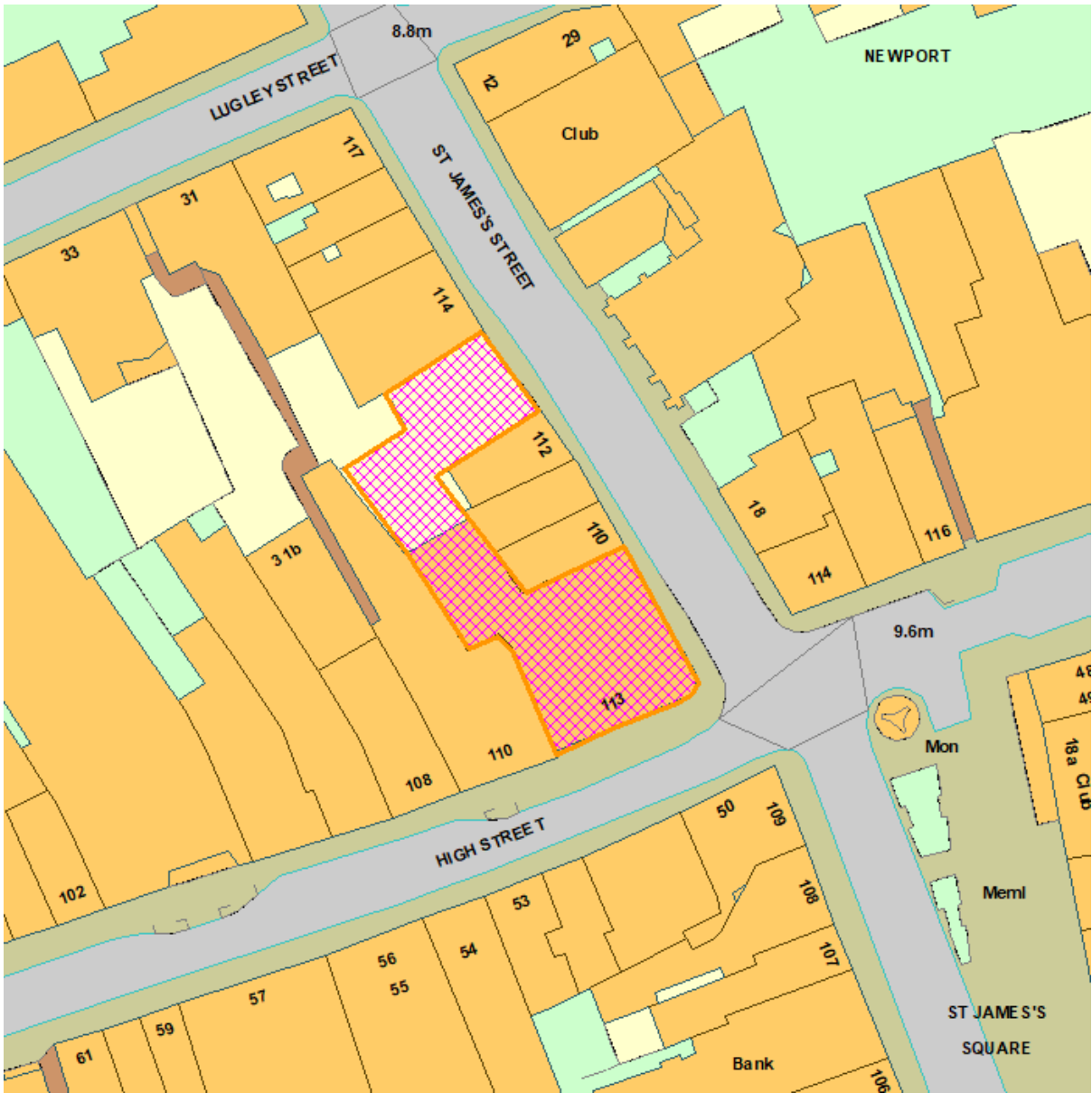
**BFR147**

21/00671/FUL St Anthons Convent, 20 Beatrice Avenue, Shanklin, Isle Of Wight, PO37 6EN



**BFR148**

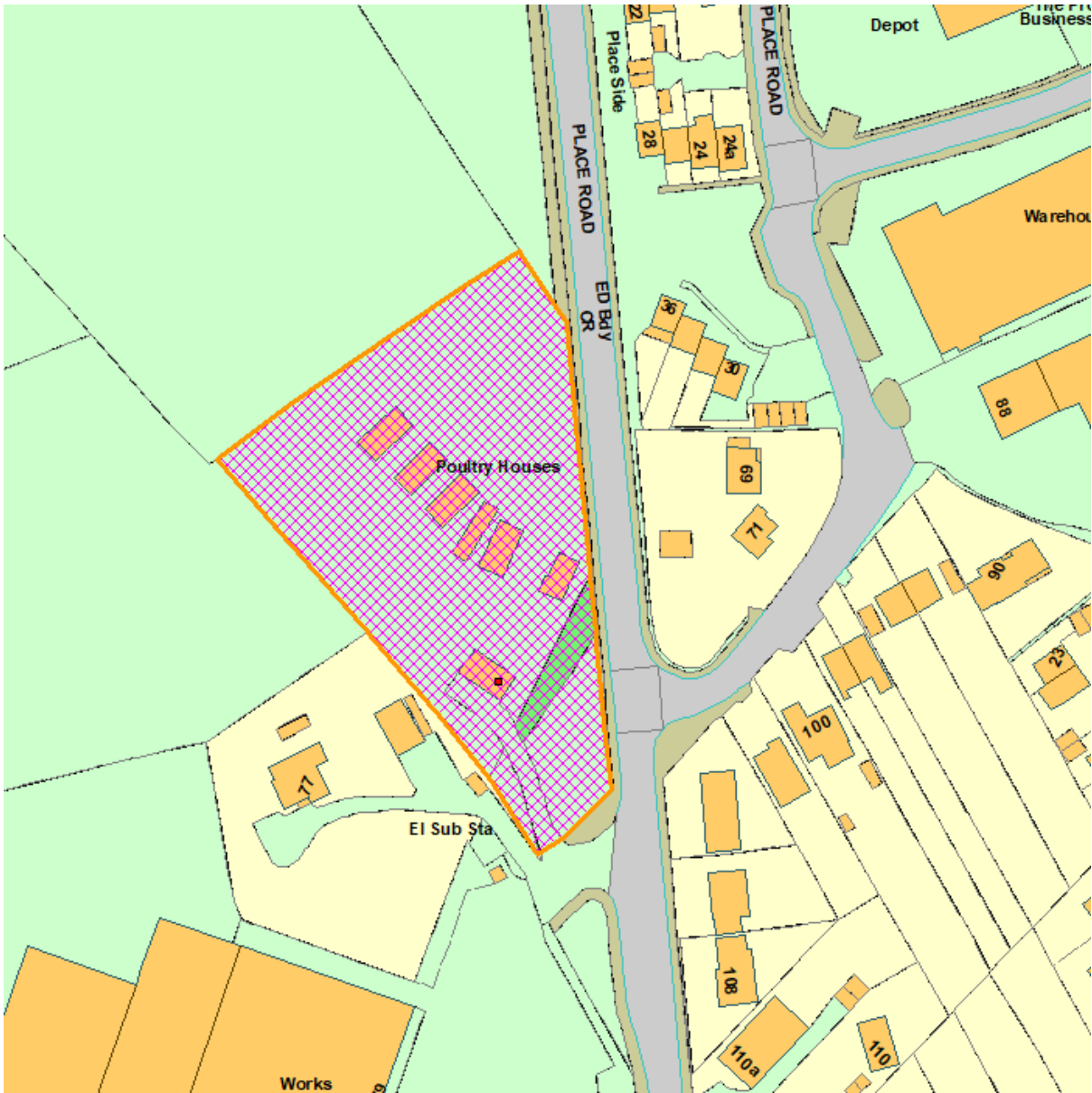
21/00905/FUL St Rhadagunds, Undercliff Drive, St Lawrence, Ventnor, Isle Of Wight



**BFR149**

21/00533/FUL

113 High Street, Newport, Isle Of Wight, PO30 1TJ,



**BFR150**

20/02229/OUT

Land Adjacent To 77 Place Road, Cowes, Isle Of Wight, PO31 7AE,



**BFR151**

21/01941/OUT

Curraghmore, 22 Hope Road, Shanklin, Isle Of Wight, PO37 6EA



**BFR152**

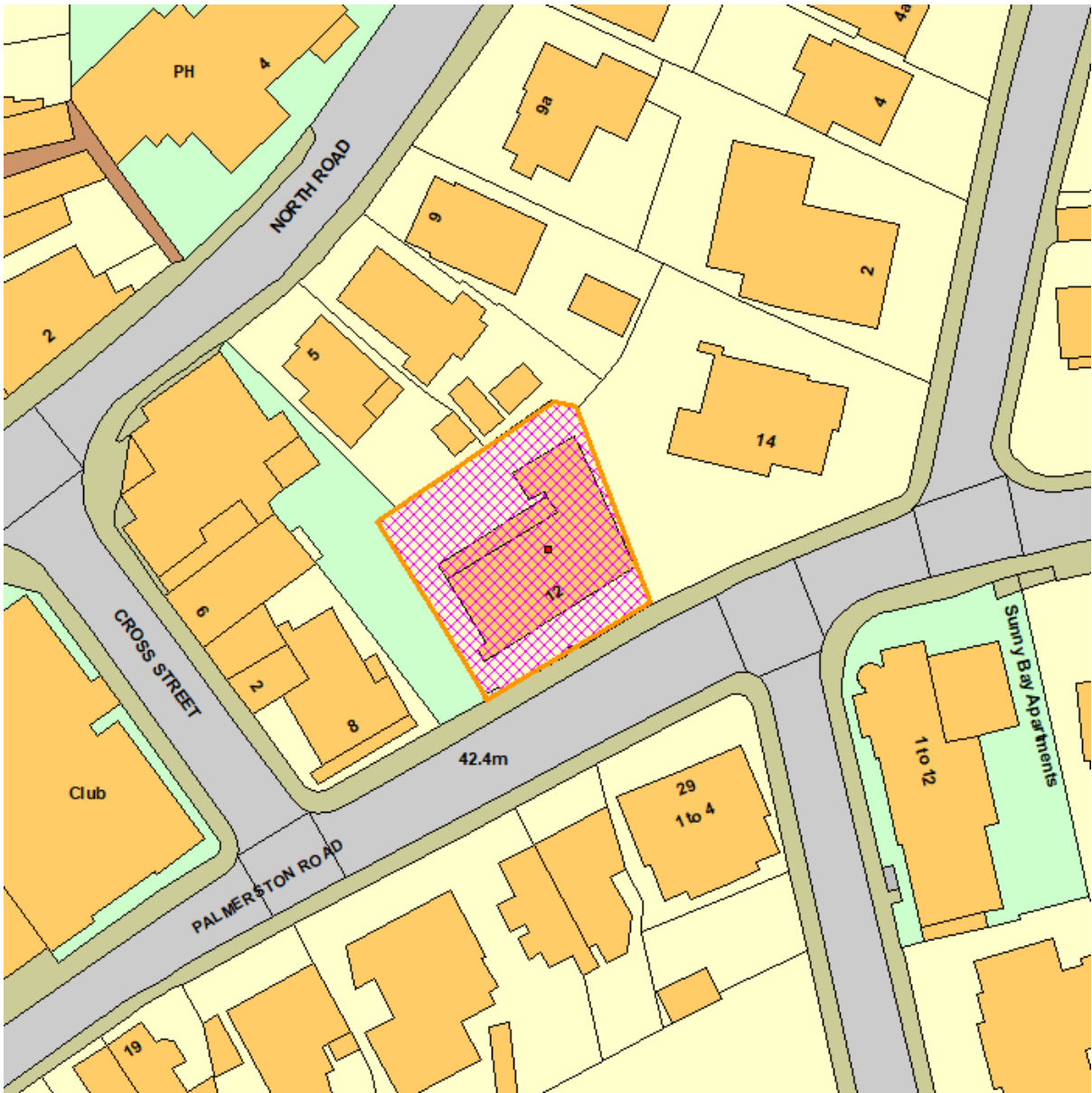
21/00358/FUL F H Winter and Sons Ltd, Havenstreet Main Road, Havenstreet, Ryde, Isle Of Wight



**BFR153**

21/01570/FUL

Reynards Boarding Kennels, Palmers Road, Wootton, Ryde, Isle Of Wight



**BFR154**

21/01967/FUL

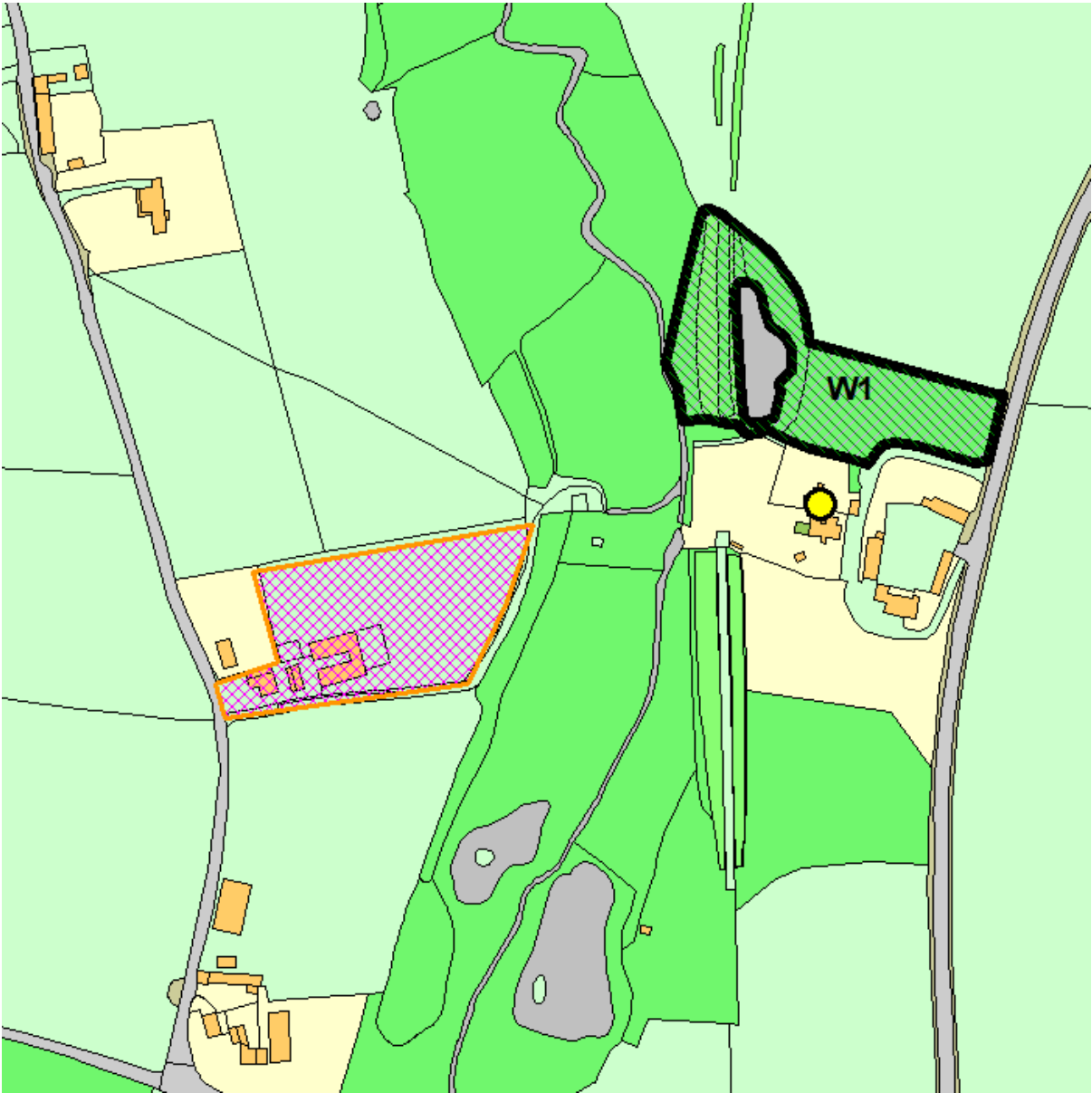
Roseglen , 12 Palmerston Road, Shanklin, Isle Of Wight, PO37 6AS





**BFR155**

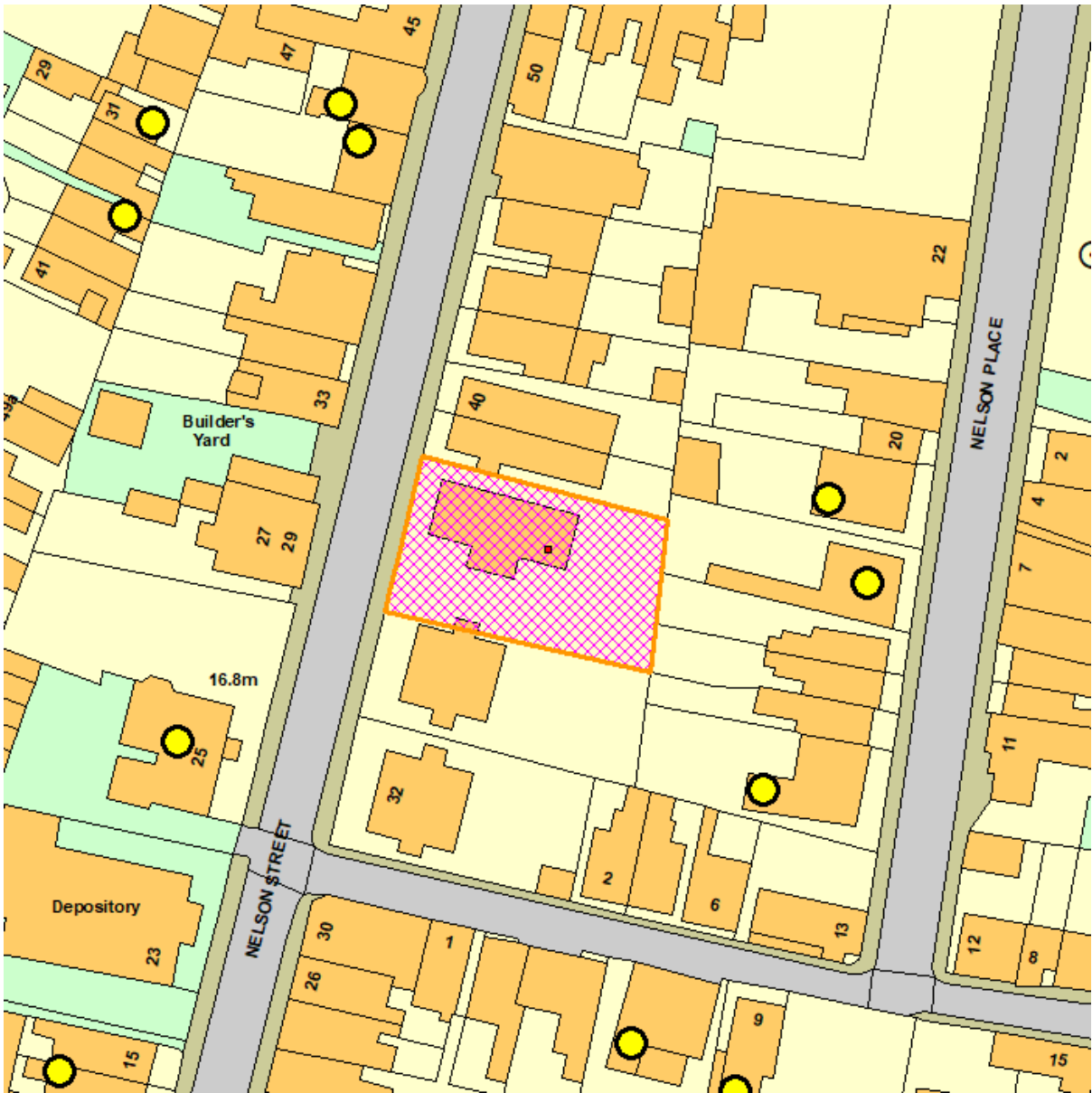
21/02041/FUL Fairview Residential Care Home, 37 Clatterford Road, Newport, Isle Of Wight, PO30 1PA



**BFR156**

21/02333/FUL

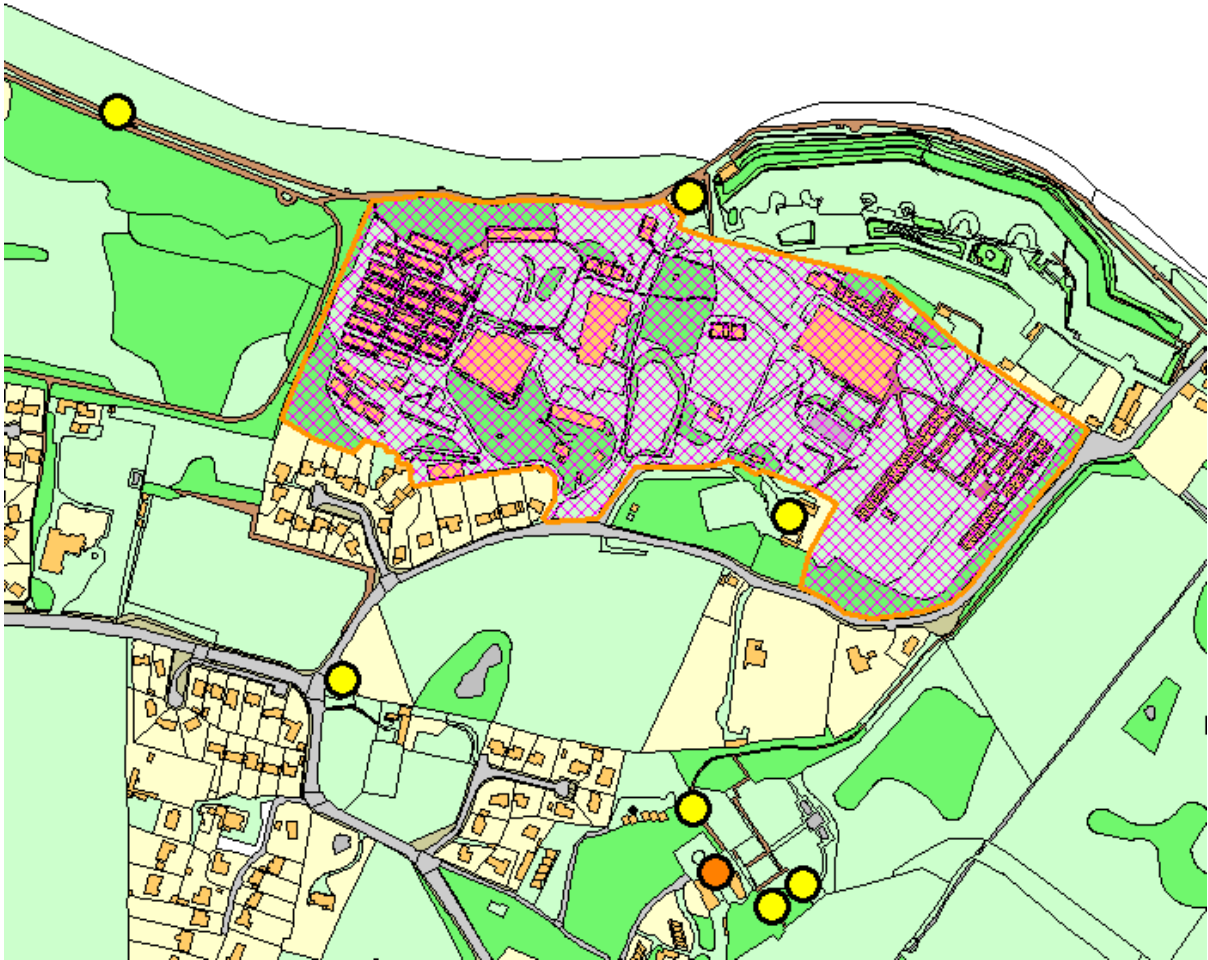
Kennels, Mill Cottage, Bagwich Lane, Godshill, Ventnor



**BFR157**

21/02054/FUL

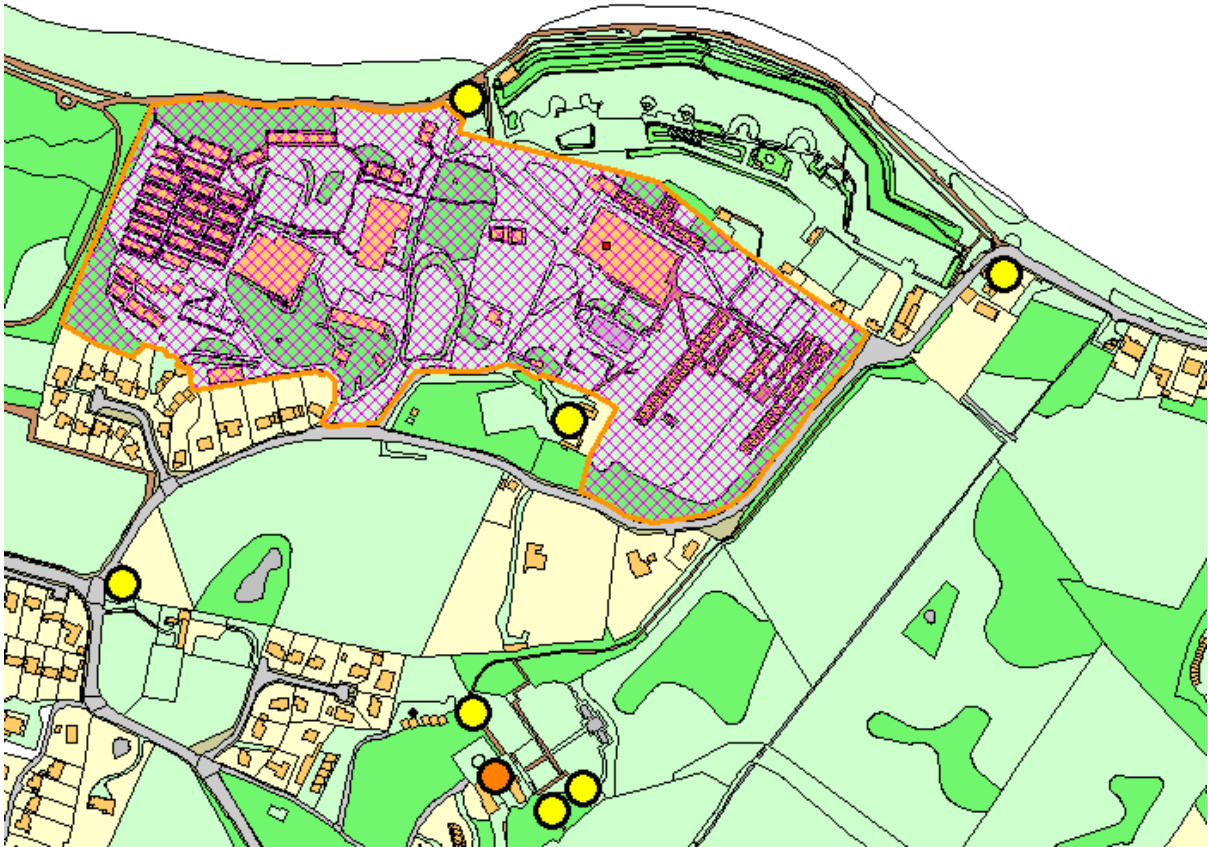
36 Nelson Street, Ryde, Isle Of Wight, PO33 2EY,



**BFR158**

21/00031/ARM

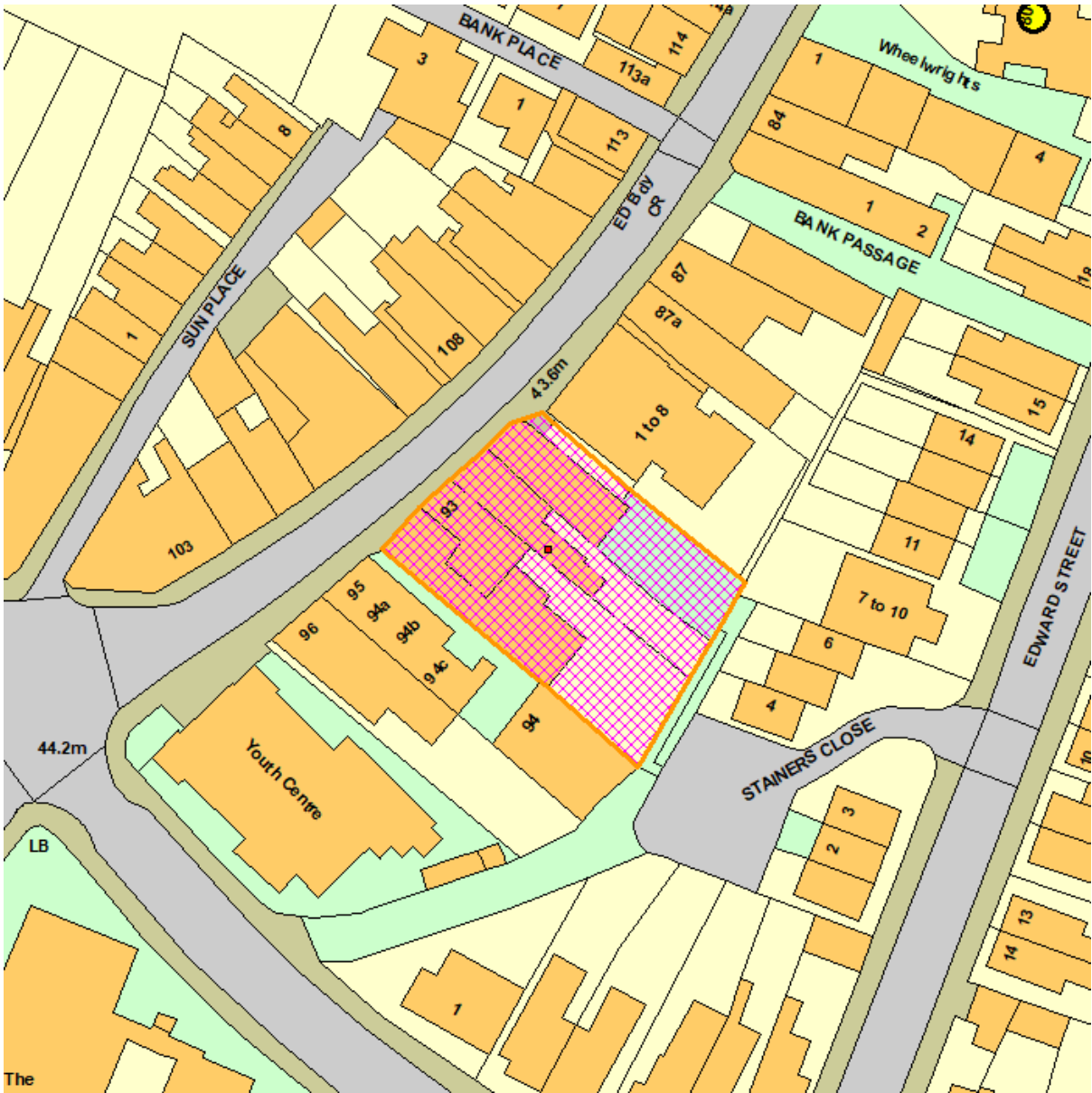
Former Harcourt Sands Holiday Park, Puckpool Hill, Seaview, Ryde, Isle Of Wight



**BFR159**

21/00699/ARM

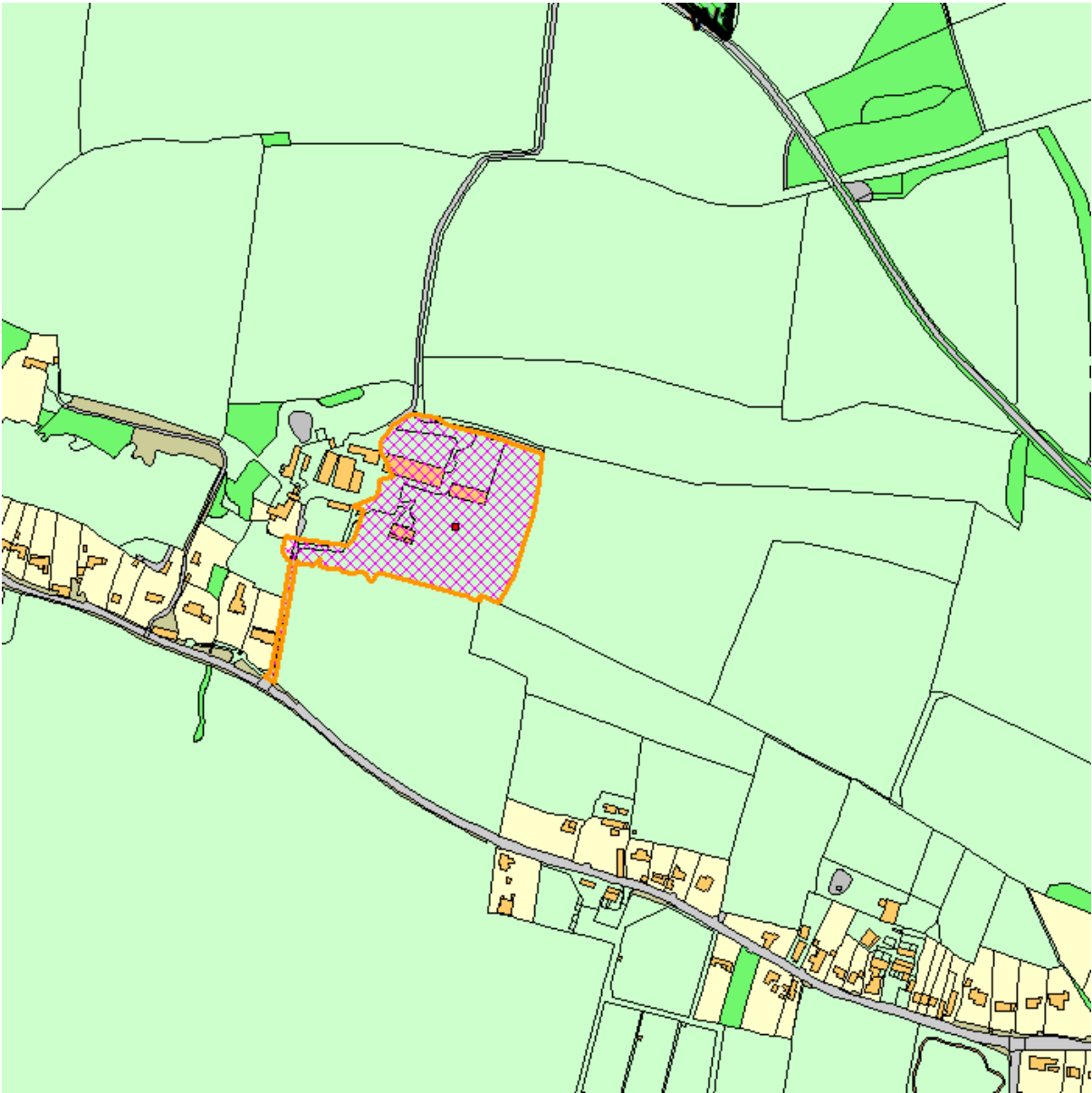
Former Harcourt Sands Holiday Park, Puckpool Hill, Seaview, Ryde, Isle Of Wight



**BFR160**

P/00910/1

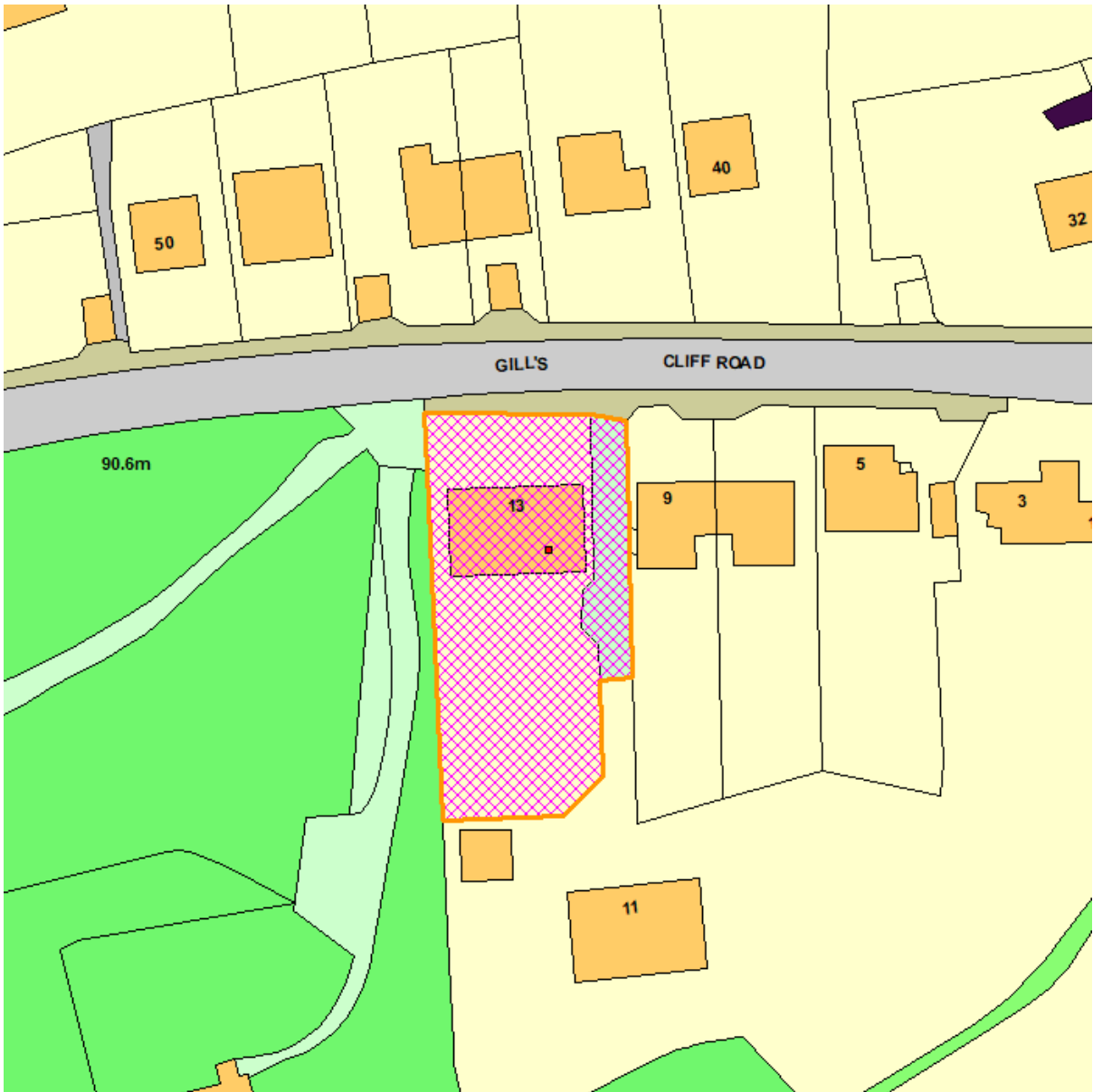
91-93B High Street, Ryde, Isle Of Wight, PO33,



**BFR161**

21/00684/FUL

Land At Lee Farm, Main Road, Wellow, Isle Of Wight,

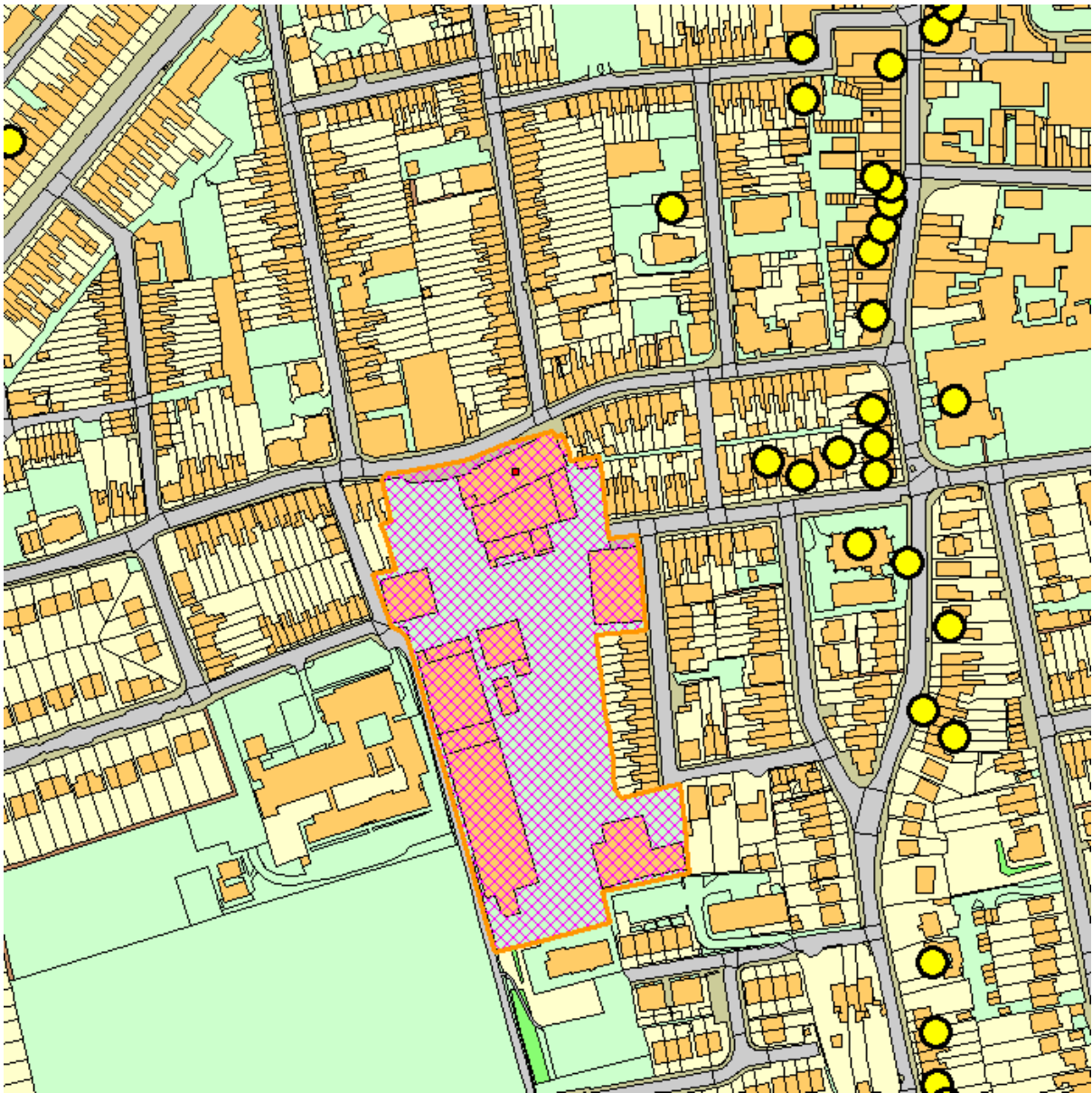


**BFR162**

20/01227/ARM

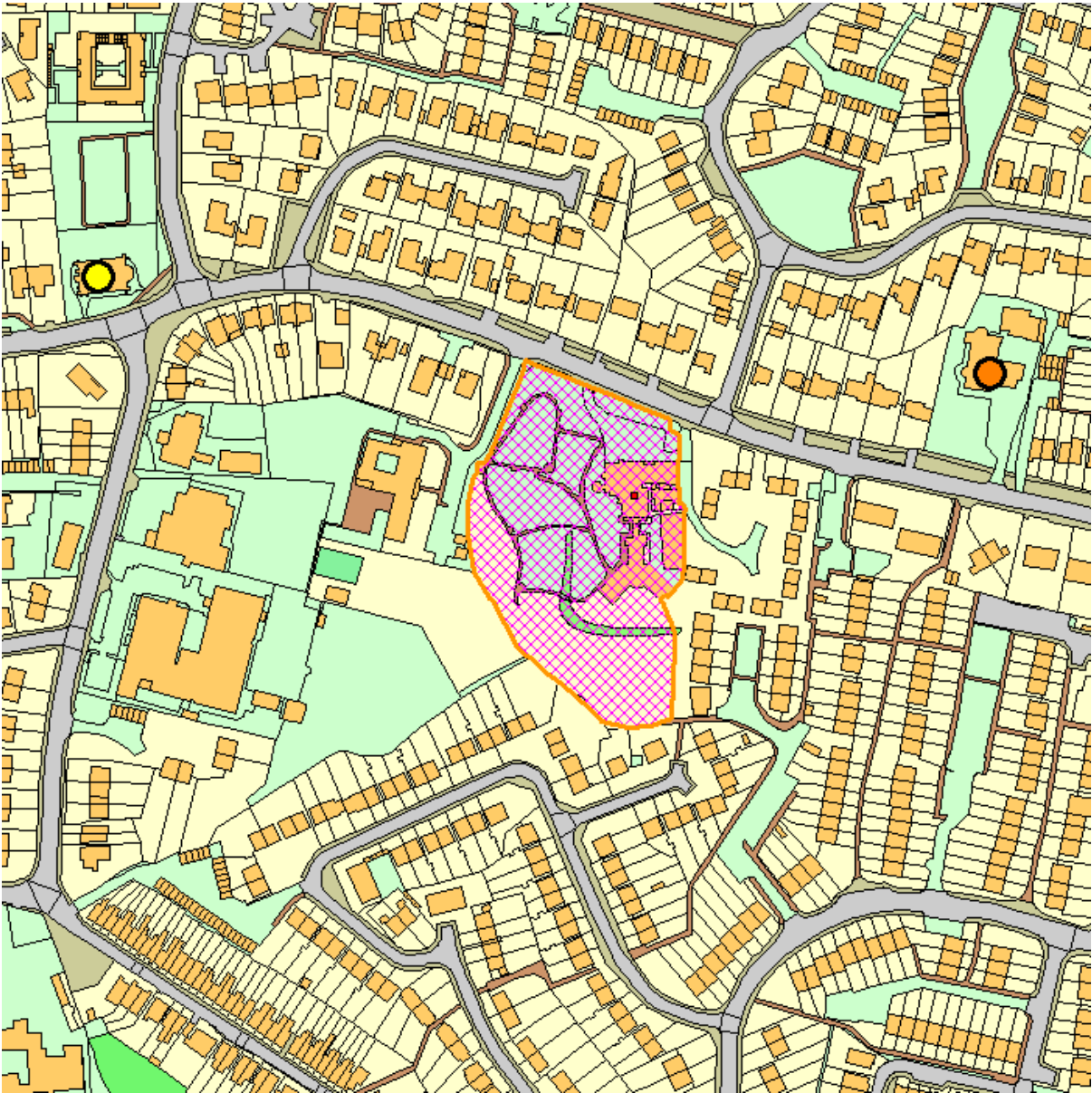
13 Gills Cliff Road, Ventnor, Isle Of Wight, PO38 1LH,





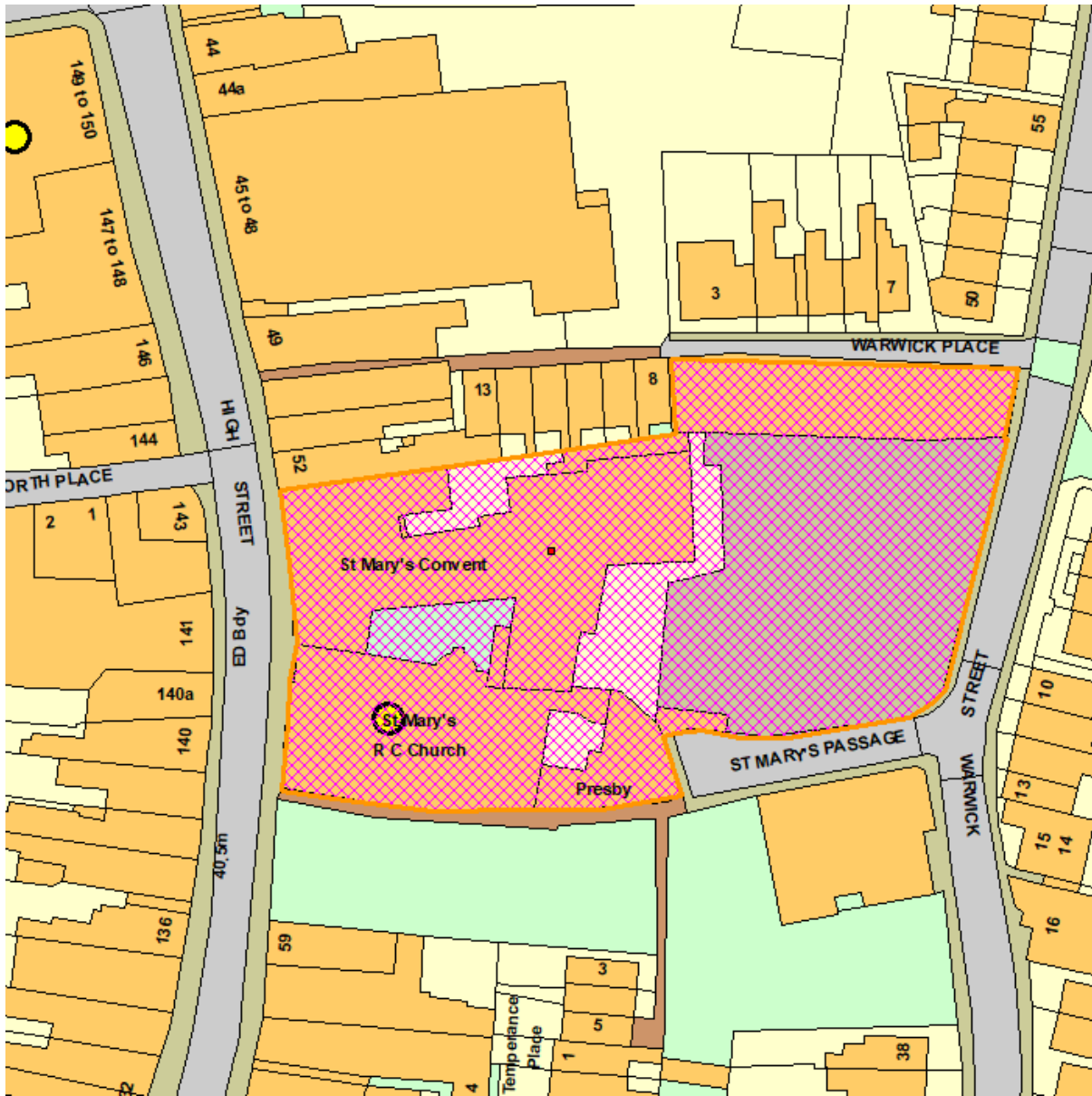
**BFR164**

Land at Moreys Timber Yard Trafalgar Road, Newport, Isle Of Wight



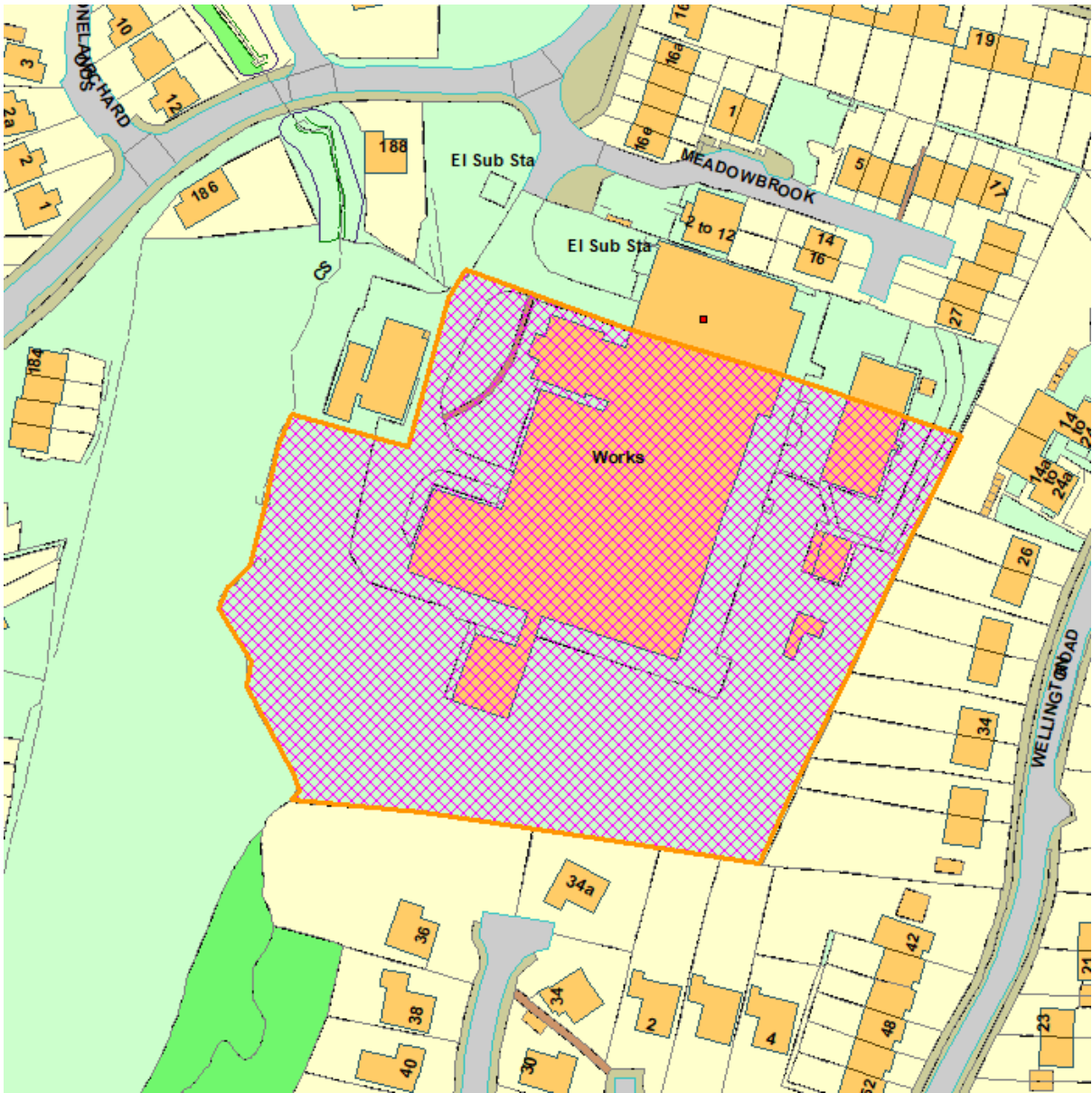
**BFR165**

Polars Guest House & Blind Home, Staplers Road, Newport, Isle Of Wight, PO302DE



**BFR166**

St Mary's RC Church, 55 High Street, Ryde, Isle Of Wight, PO332RE



**BFR167**

21/02489/FUL

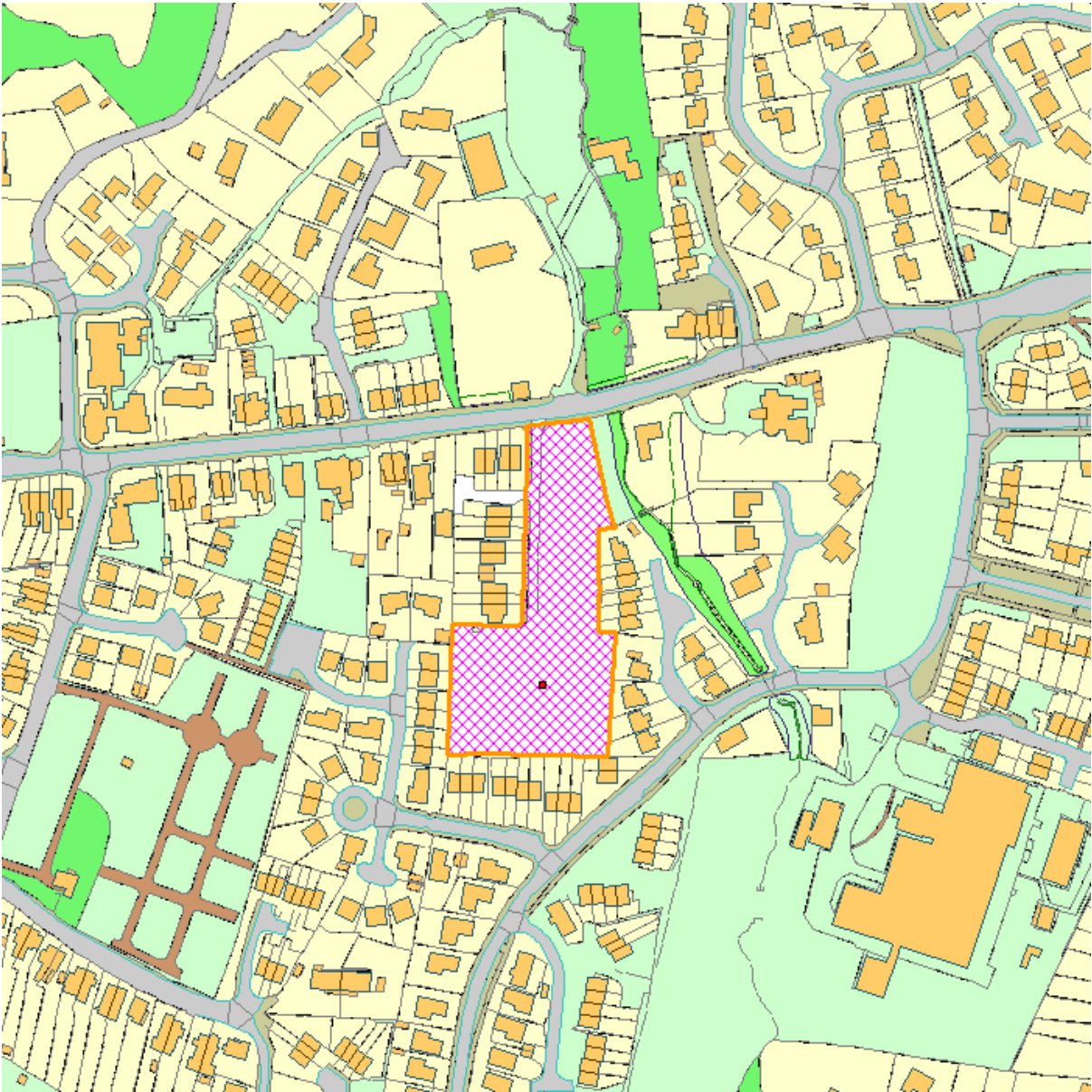
Clark Masts Teksam Ltd, 18 Ringwood Road, Binstead, Ryde, Isle Of Wight



**BFR168**

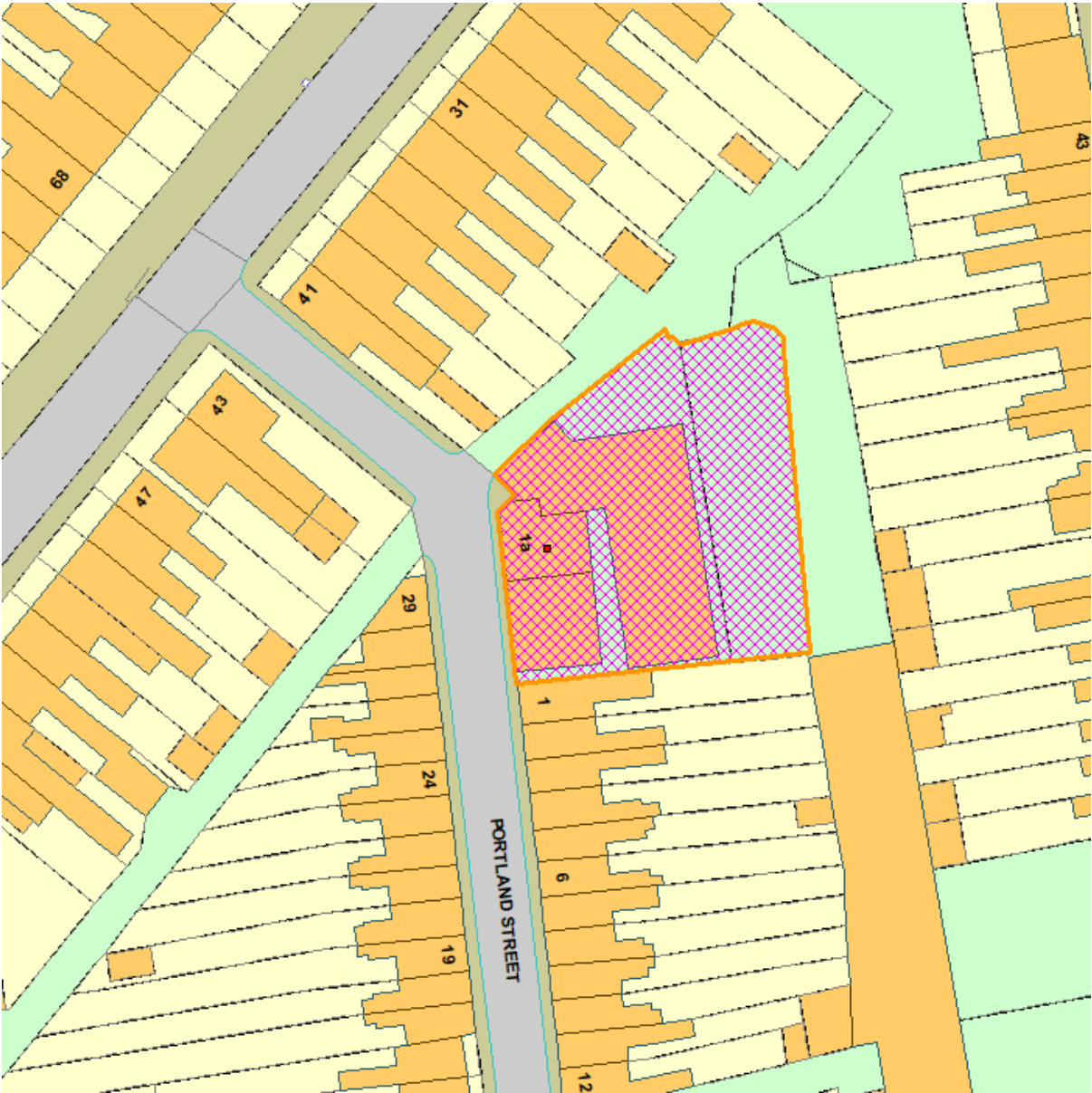
21/02514/FUL

Ponda Rosa, Ashey Road, Ryde, Isle Of Wight, PO33 4BB



**BFR169**

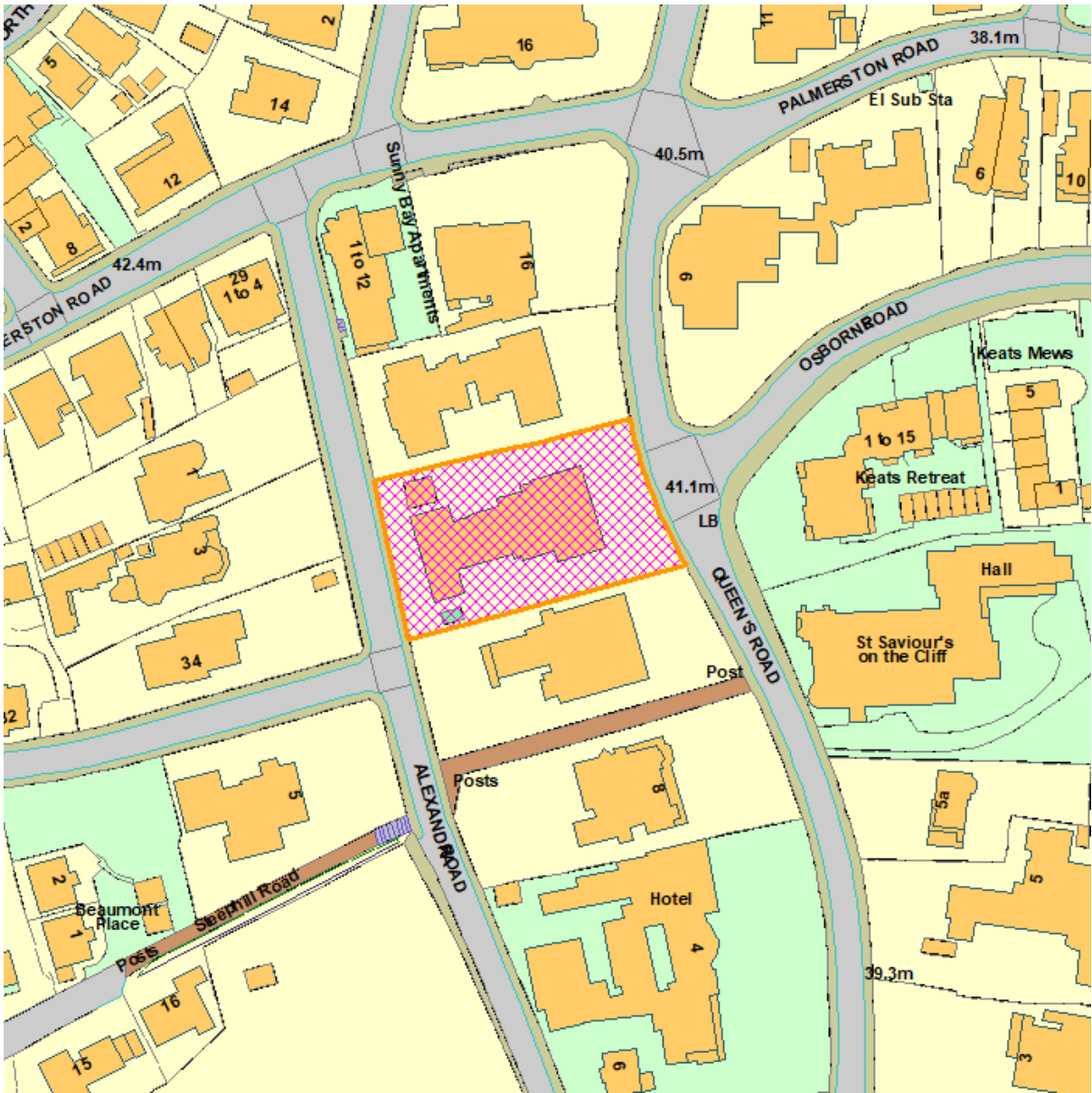
21/02564/OUT Former Hosiden Besson, Binstead Road, Ryde, Isle Of Wight, PO333NL



**BFR170**

22/00054/OUT

Fitness Factory, 1A Portland Street, Newport, Isle Of Wight, PO30 1QQ

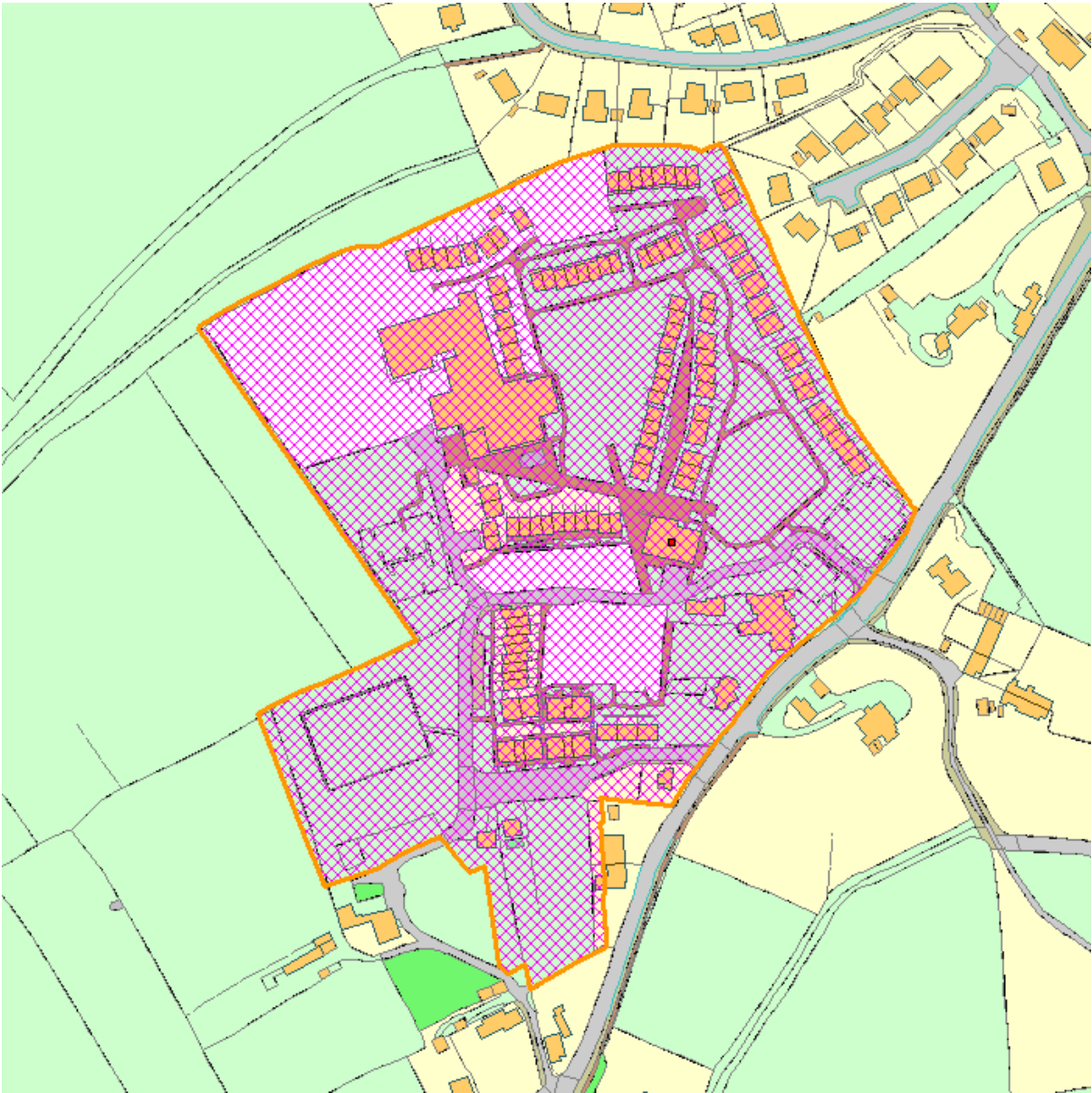


**BFR171**

22/00283/FUL

Queensmead, 12 Queens Road, Shanklin, Isle Of Wight, PO37 6AN

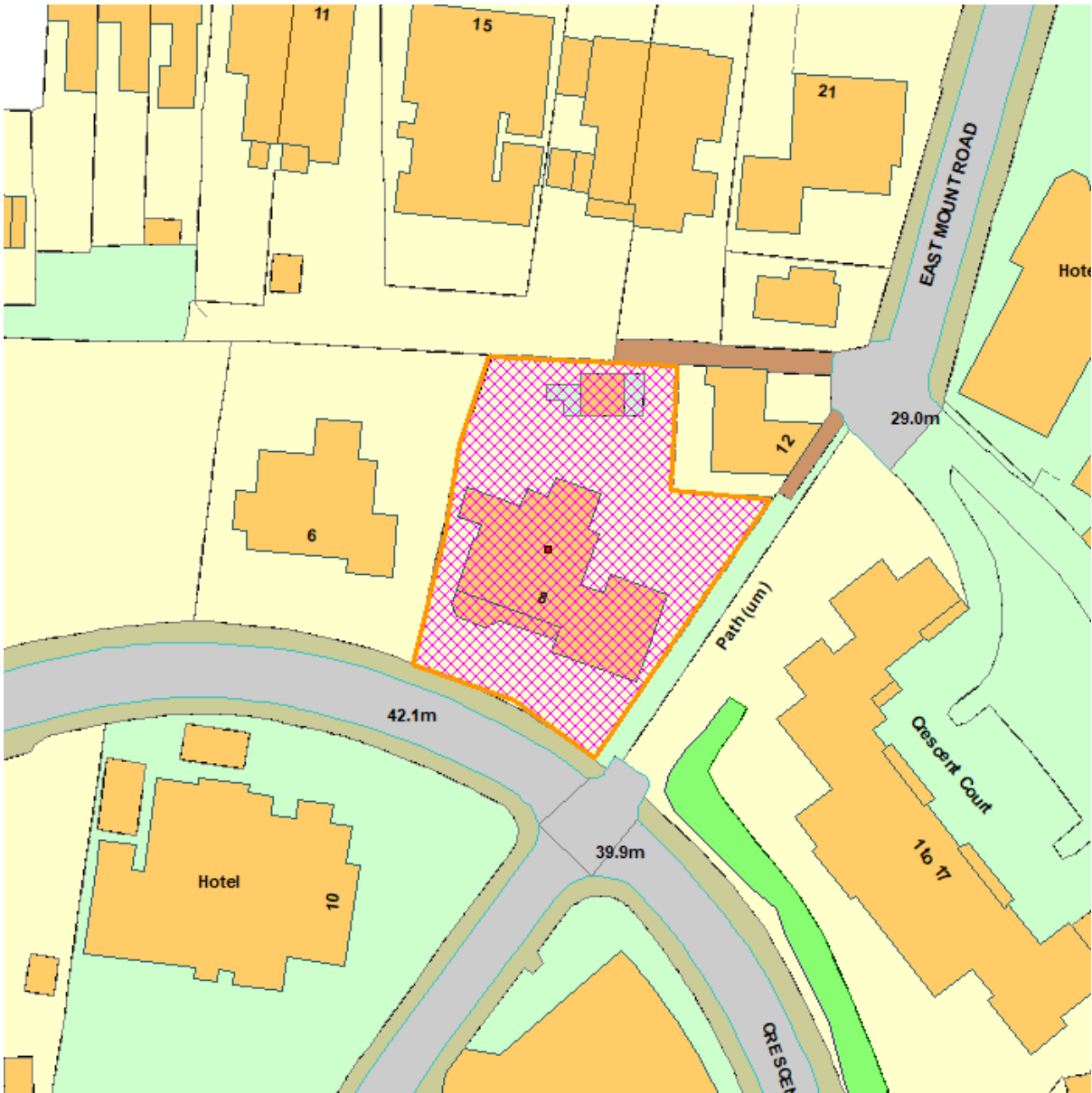




**BFR172**

22/00291/FUL

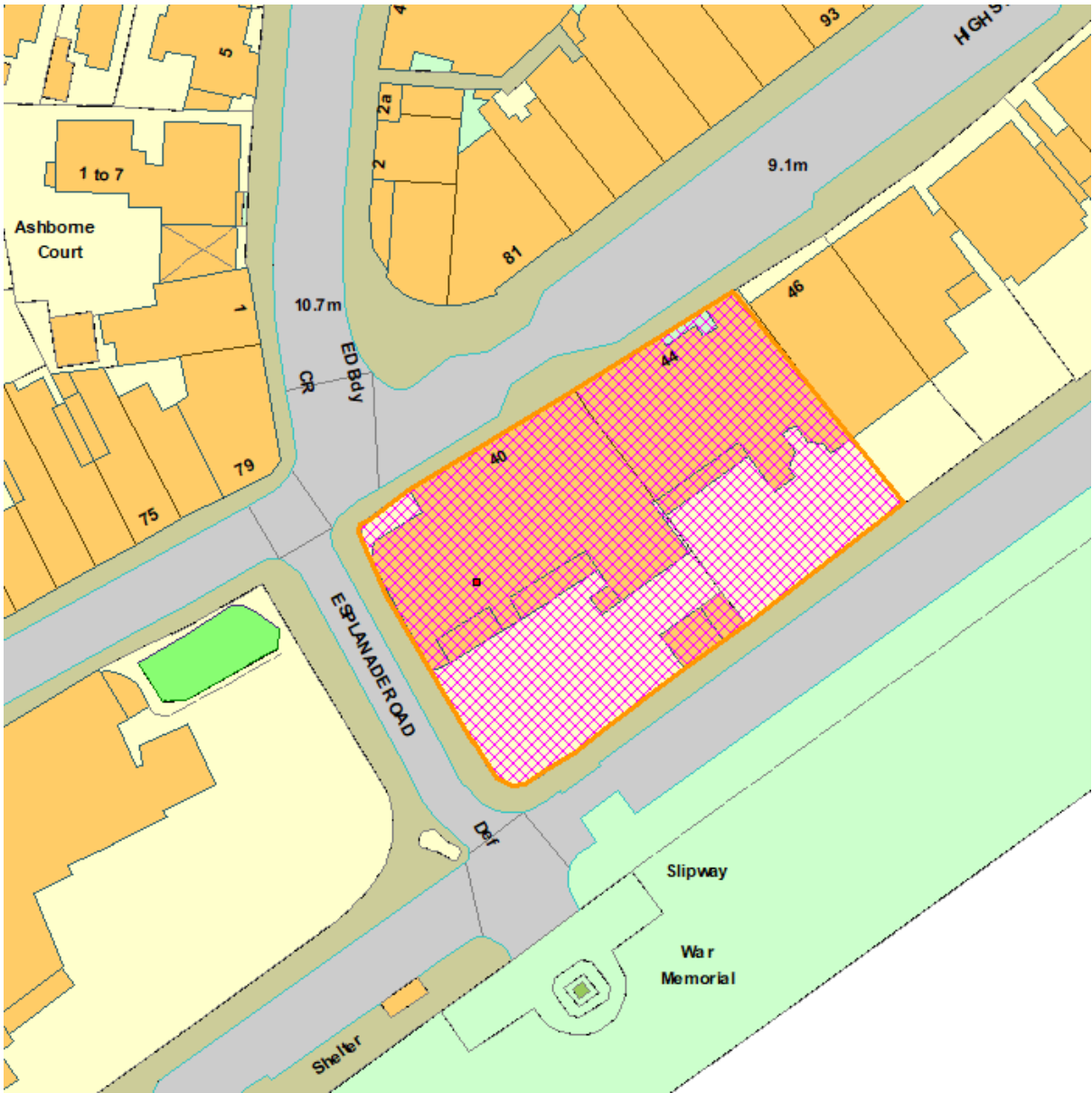
The West Bay Club , Halletts Shute, Yarmouth, Isle Of Wight, PO41 0RJ



**BFR173**

22/00317/FUL

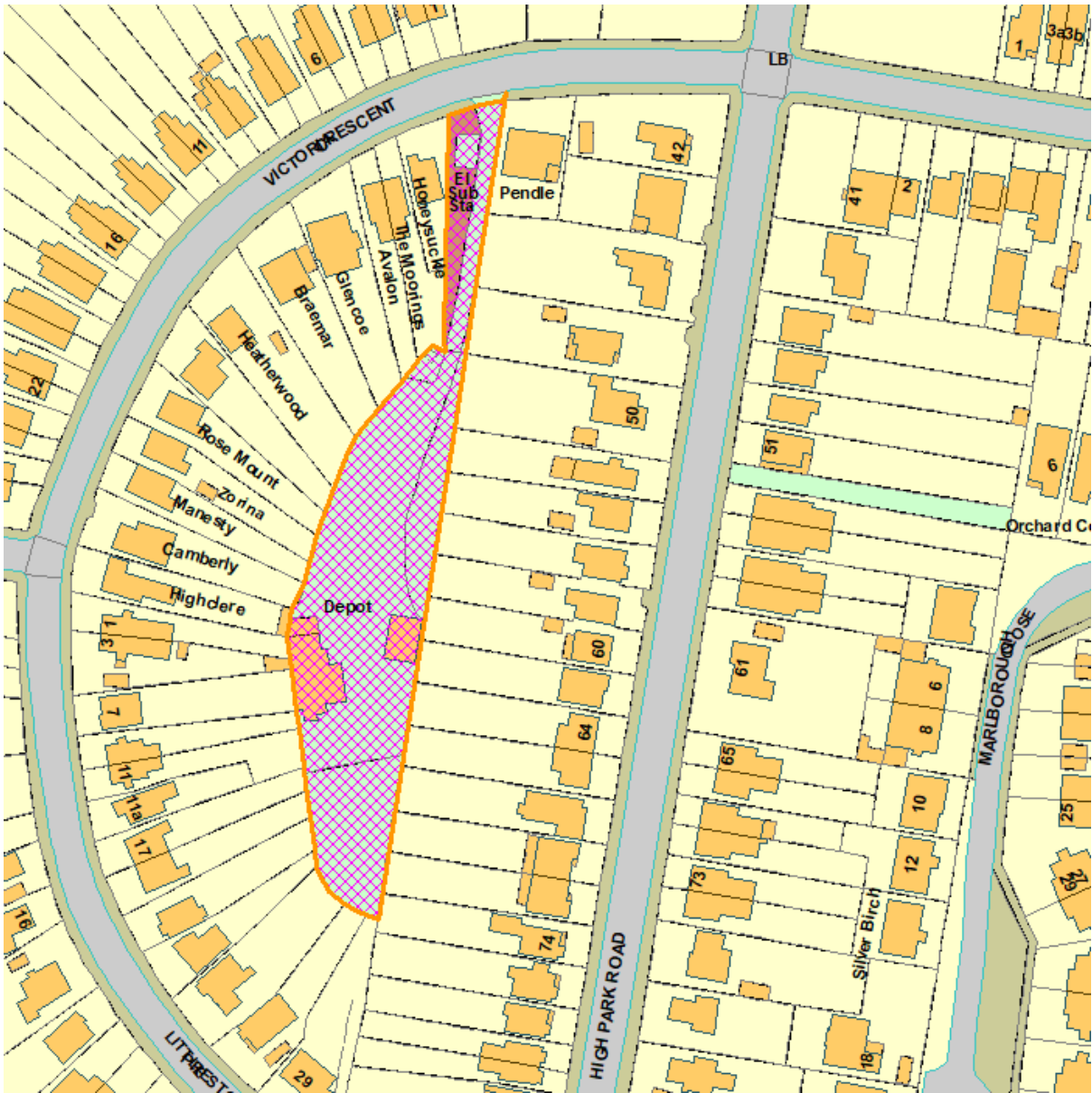
Firbank , 8 Crescent Road, Shanklin, Isle Of Wight, PO37 6DH



**BFR174**

22/00660/FUL

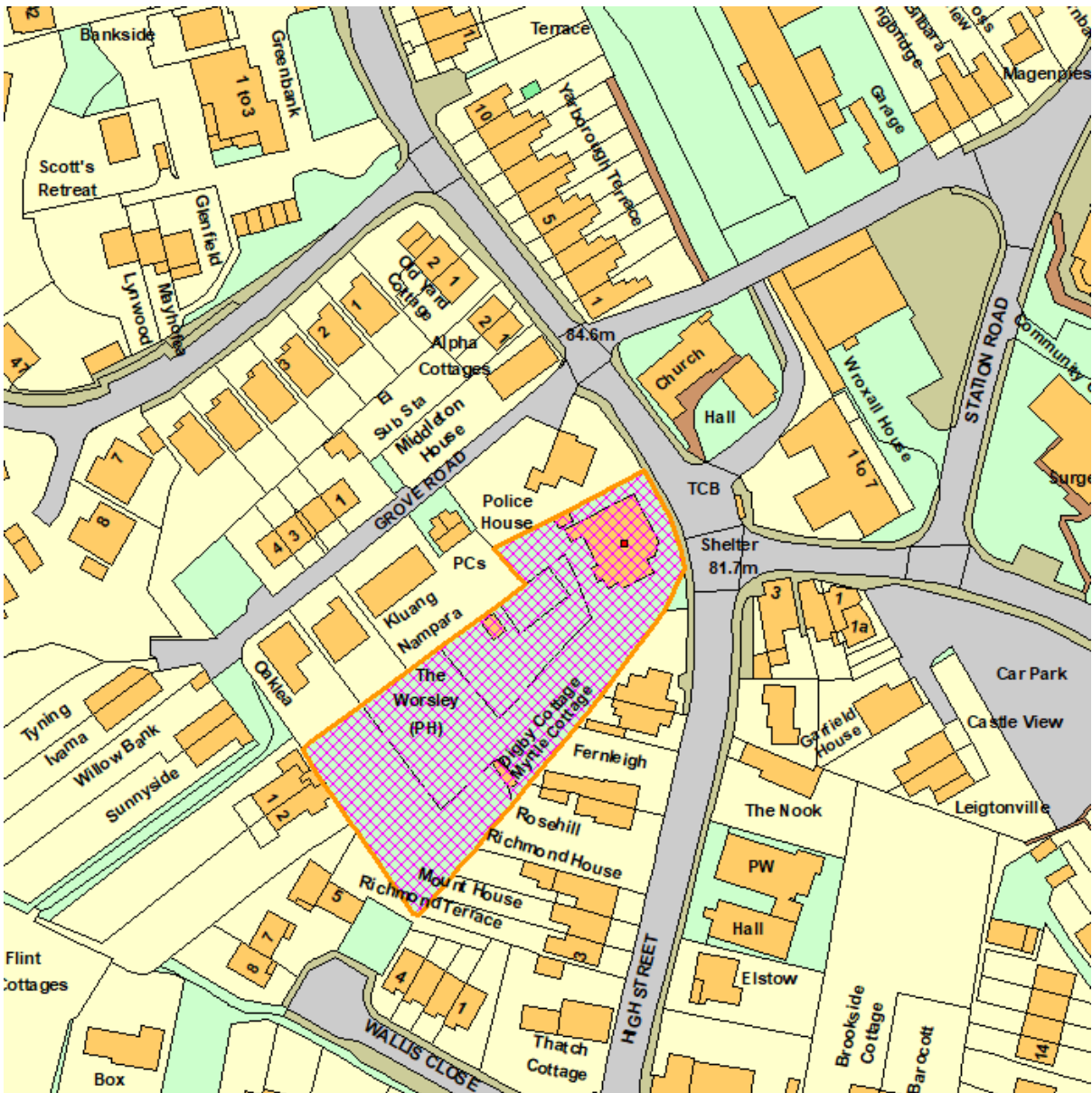
The Esplanade Hotel, 40 - 44 High Street, Sandown, Isle Of Wight, PO36 8AE



**BFR175**

22/01030/FUL

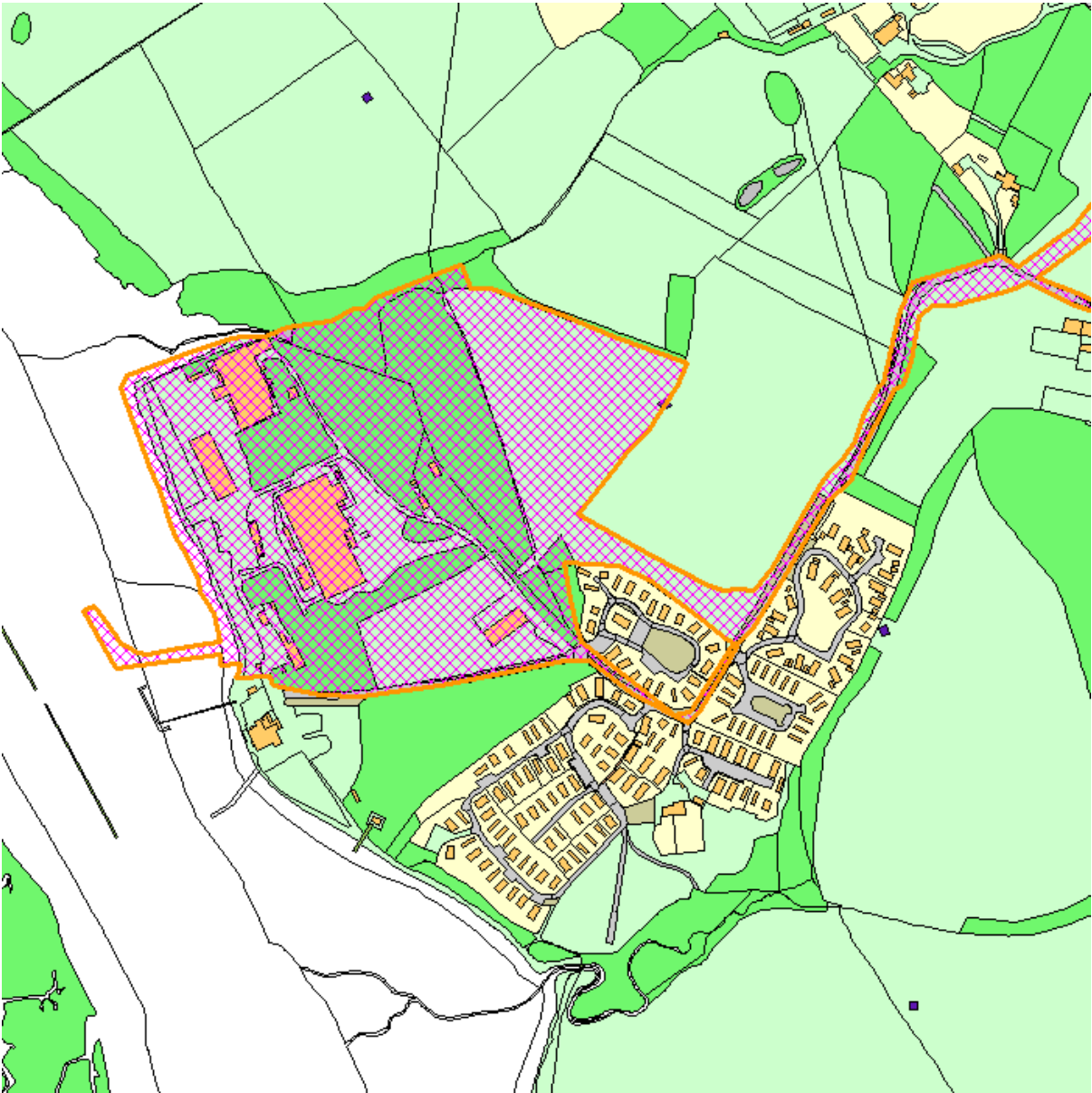
Former Council Depot, Victoria Crescent, Ryde, Isle Of Wight, PO33 1DG



**BFR176**

19/01512/FUL

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



**BFR177**

P/00102/14

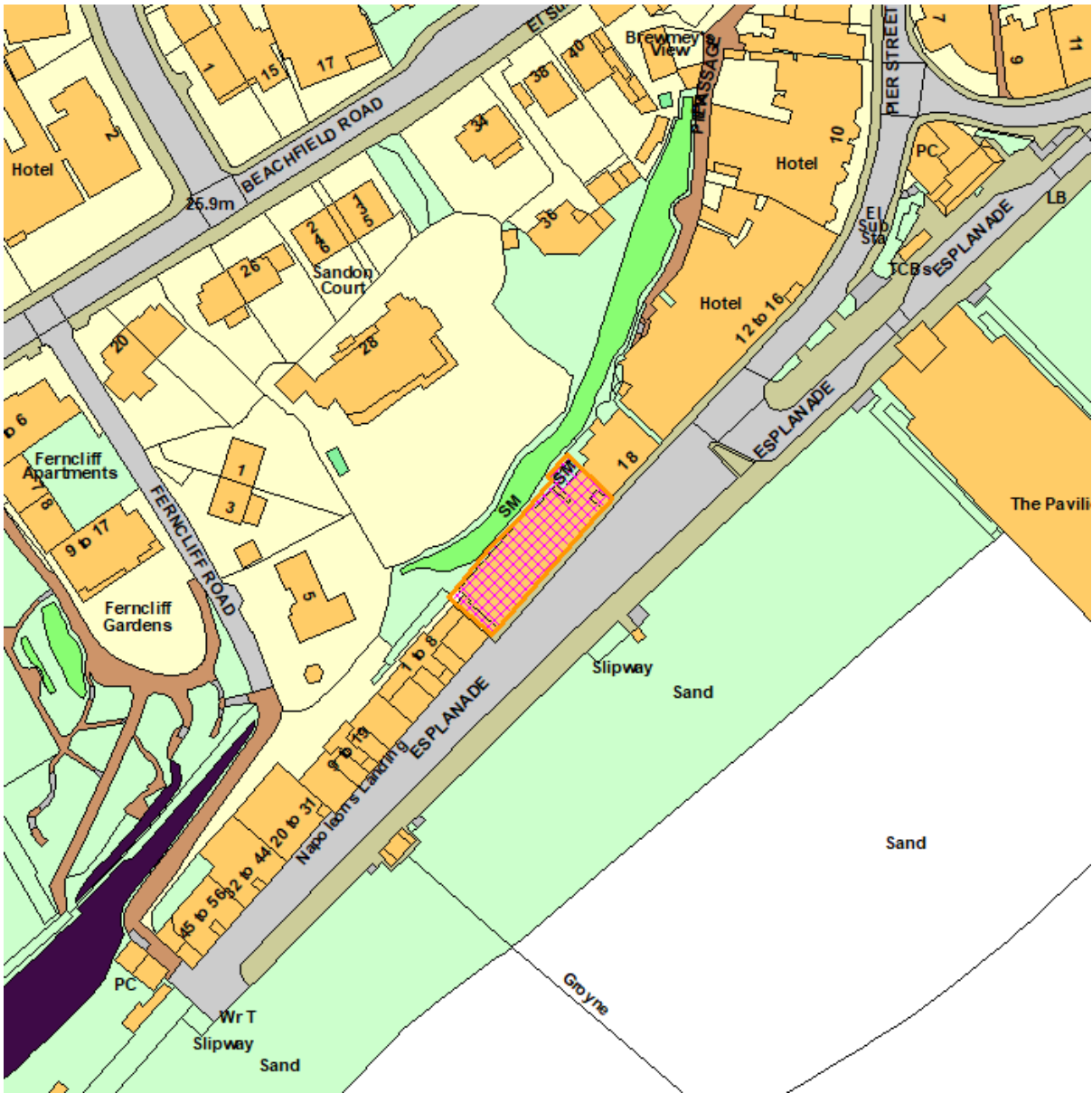
Folly Works, Folly Lane, East Cowes, Isle Of Wight, PO32



**BFR178**

22/01334/FUL

Raffles , 58 Steyne Road, Bembridge, Isle Of Wight, PO35 5SL

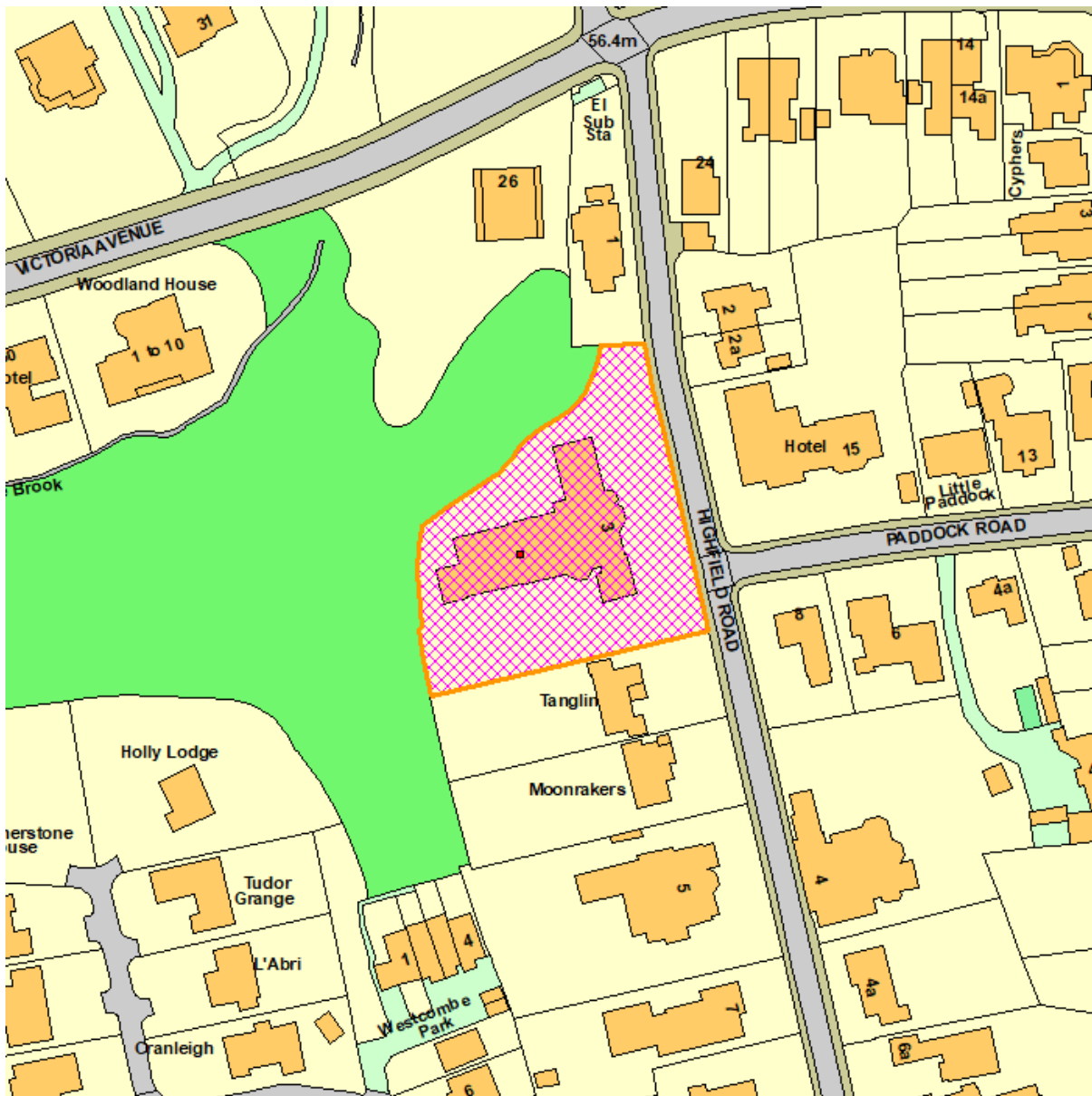


**BFR179**

22/01416/FUL

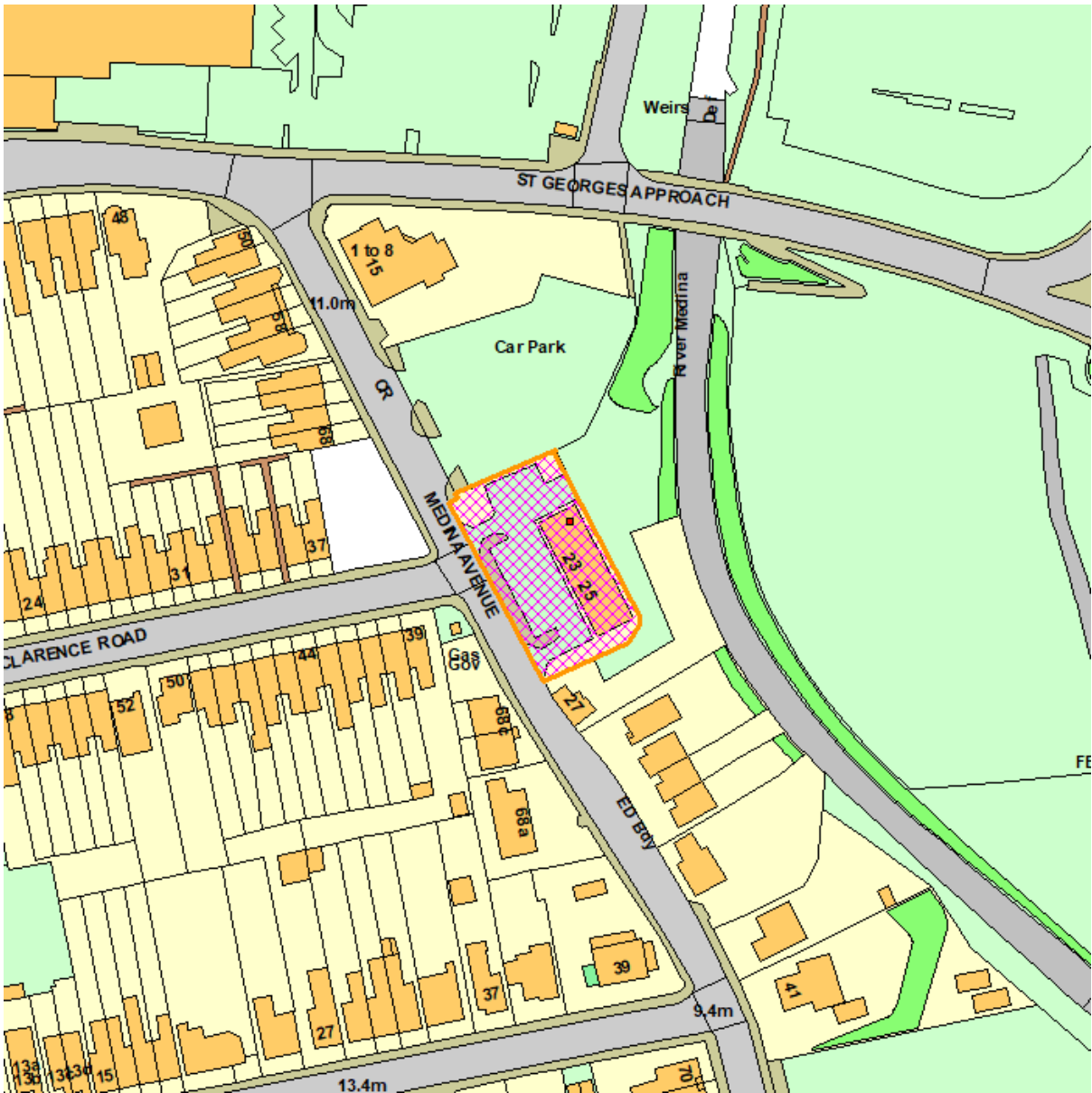
Former Zanies Nightclub, Esplanade, Sandown, Isle Of Wight,





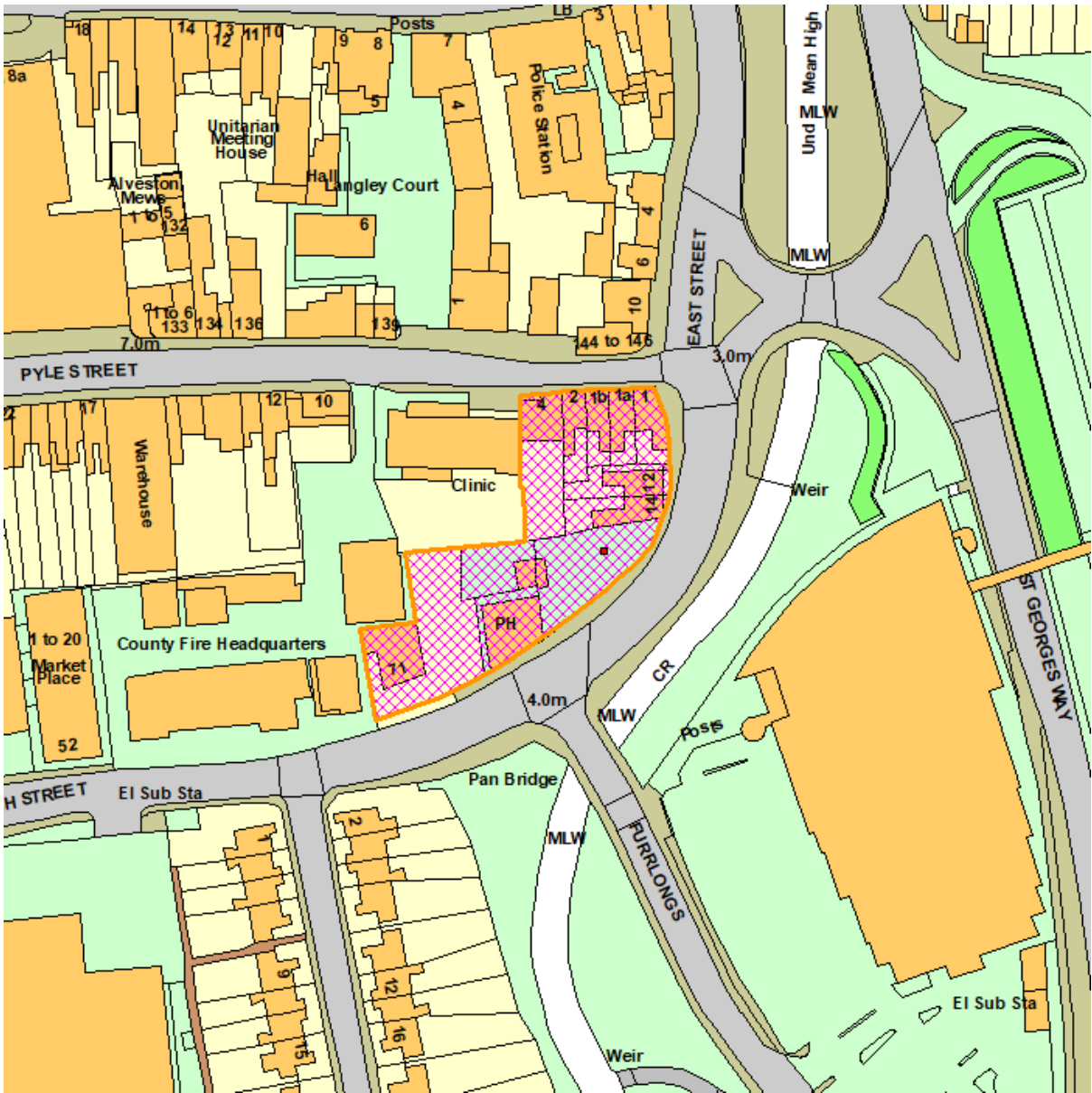
**BFR180**

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



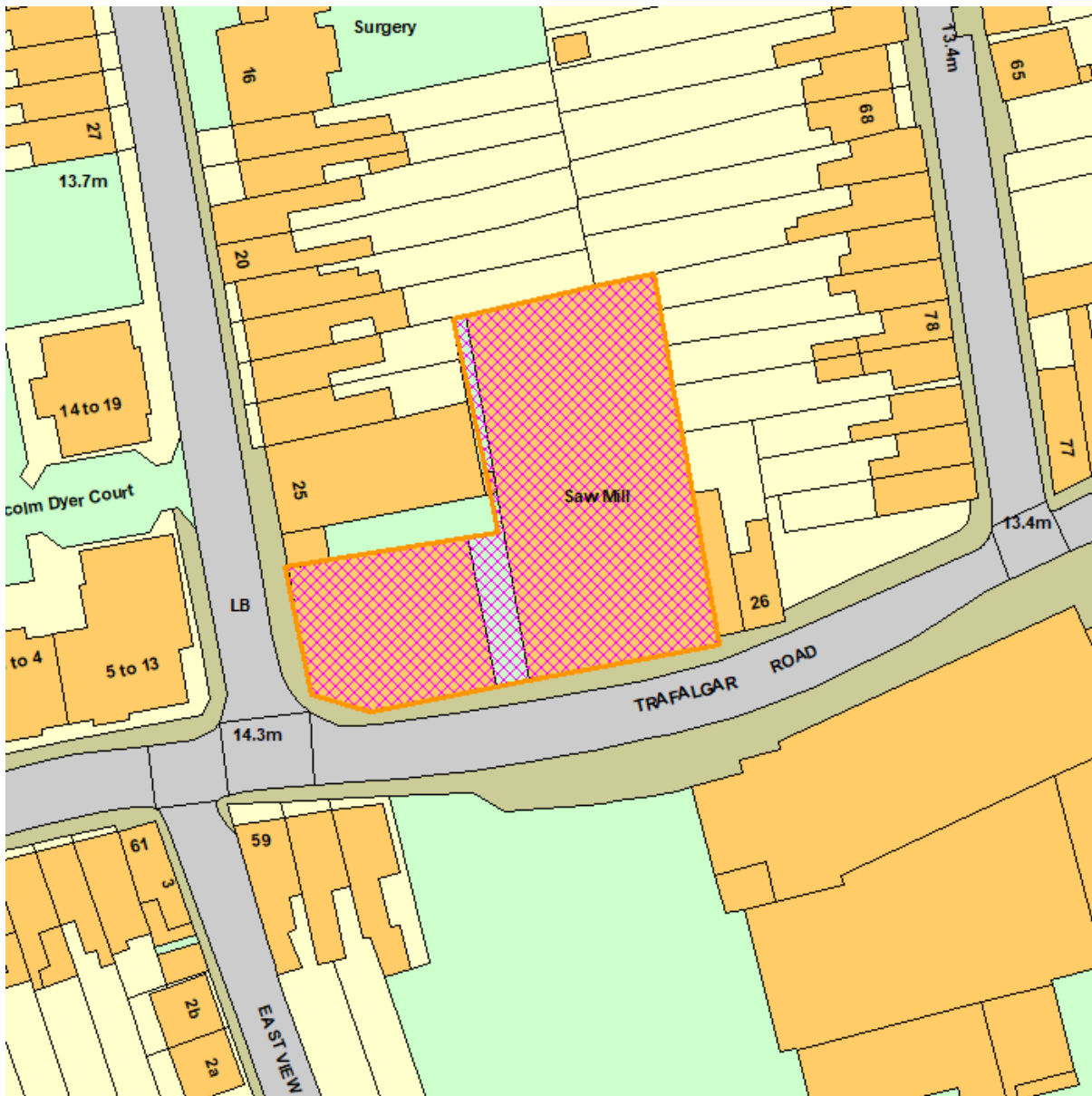
**BFR181**

23 Medina Avenue, Newport, Isle Of Wight, PO30 1EL



**BFR182**

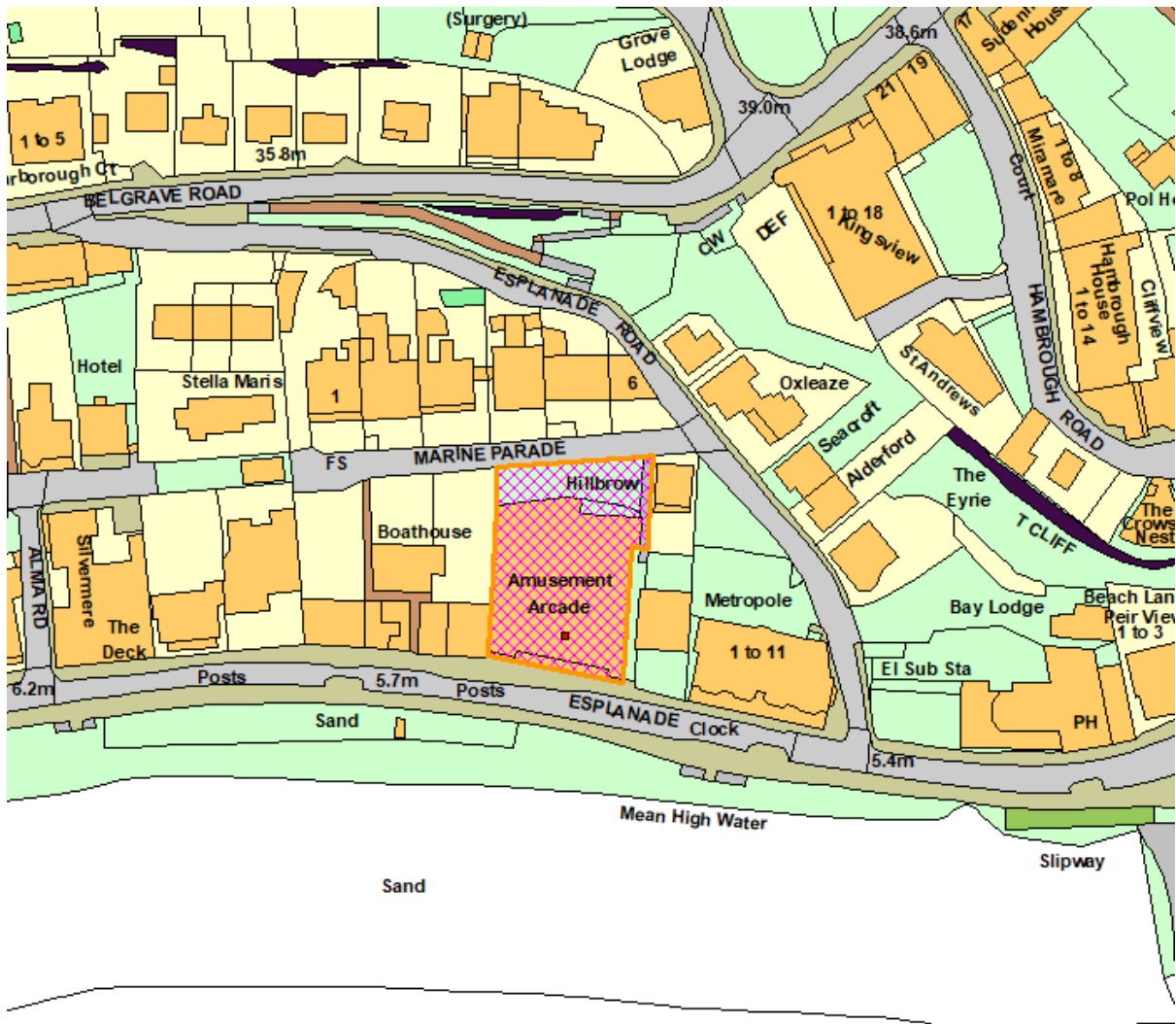
Leg of Mutton, Coppins Bridge



**BFR183**

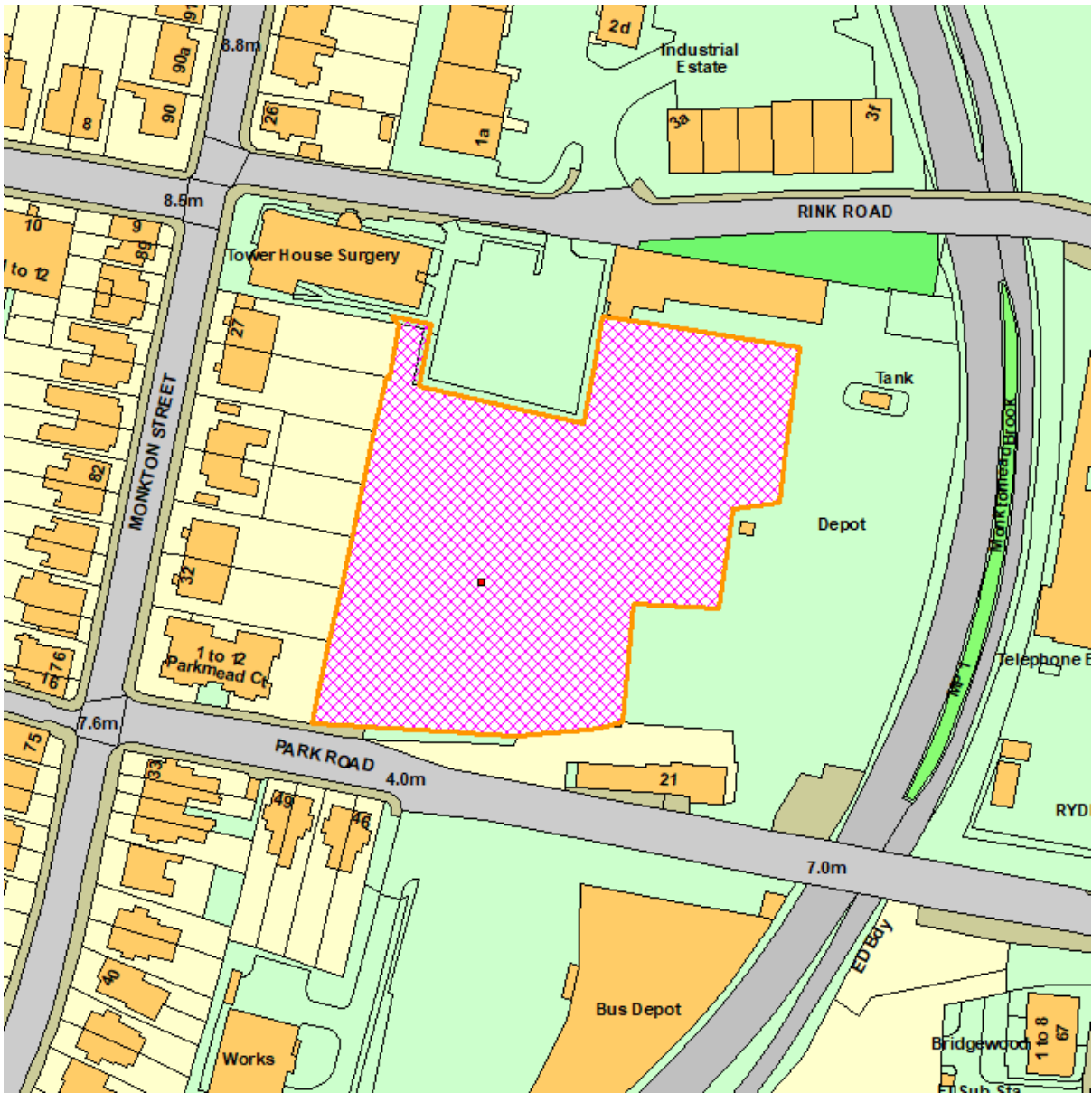
Former Timber Works/Saw Mill Building, Corner of Trafalgar Road and West Street, Newport.





**BFR184**

Marine Parade - Old amusement arcade Ventnor Sea front



**BFR185**

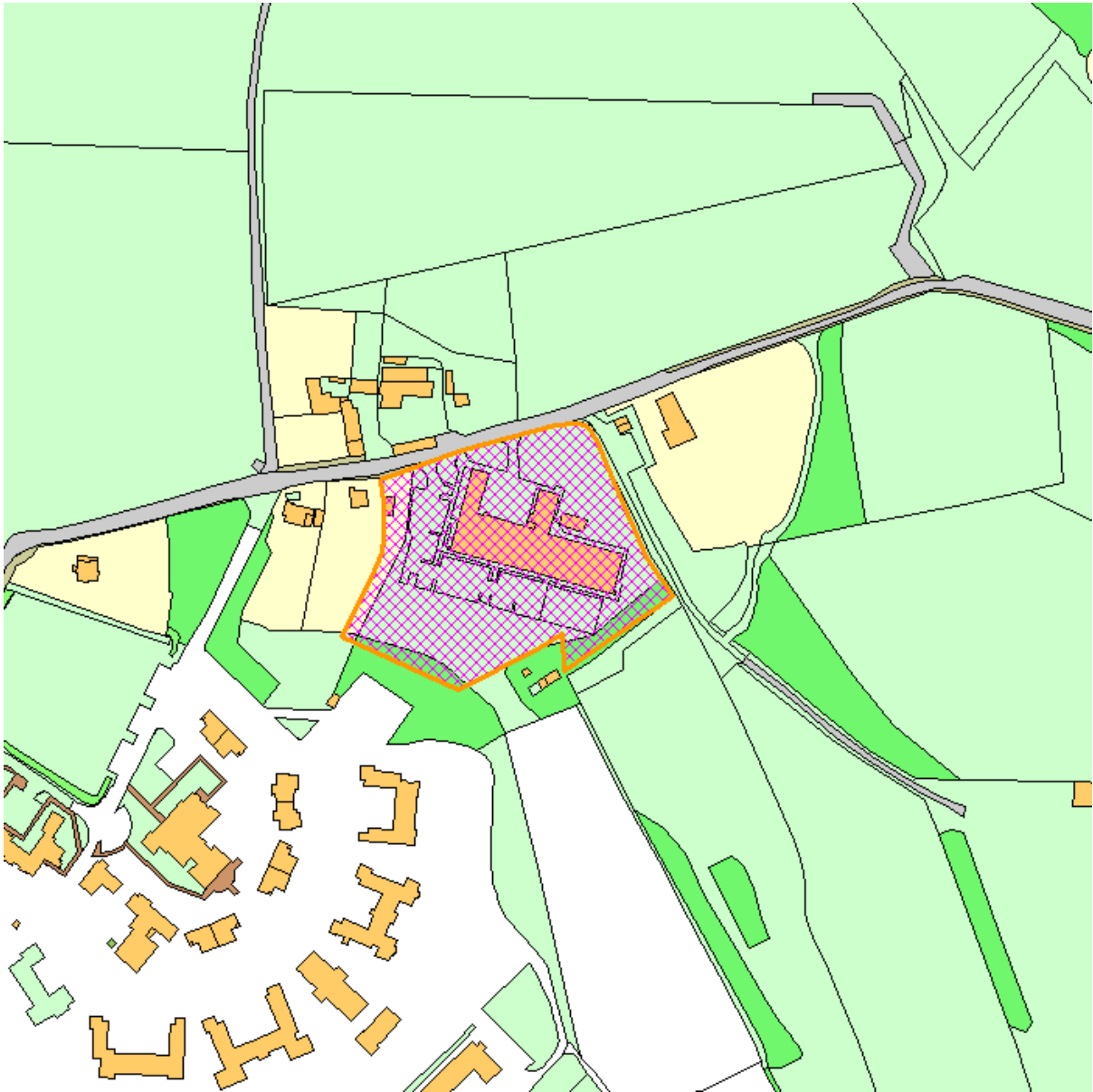
Land between Rink Road and Park Road ( Opposite the IW bus Museum)



**BFR186**

20/00091/FUL Former Bus Depot, 22 Pier Street, Ventnor, Isle Of Wight, PO38 1ST





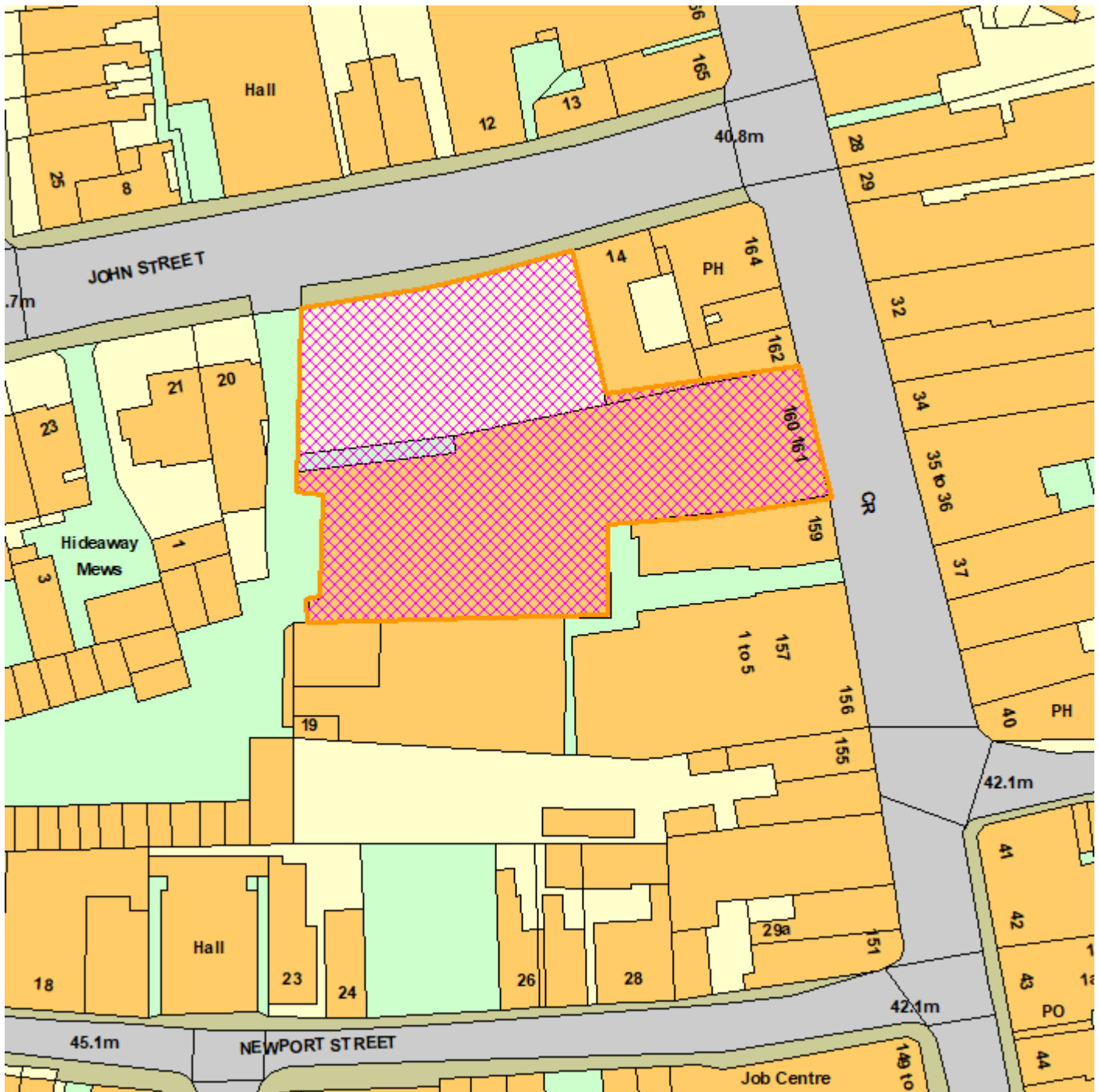
**BFR187**

Thompson House, Sandy Lane, Newport, Isle Of Wight, PO30



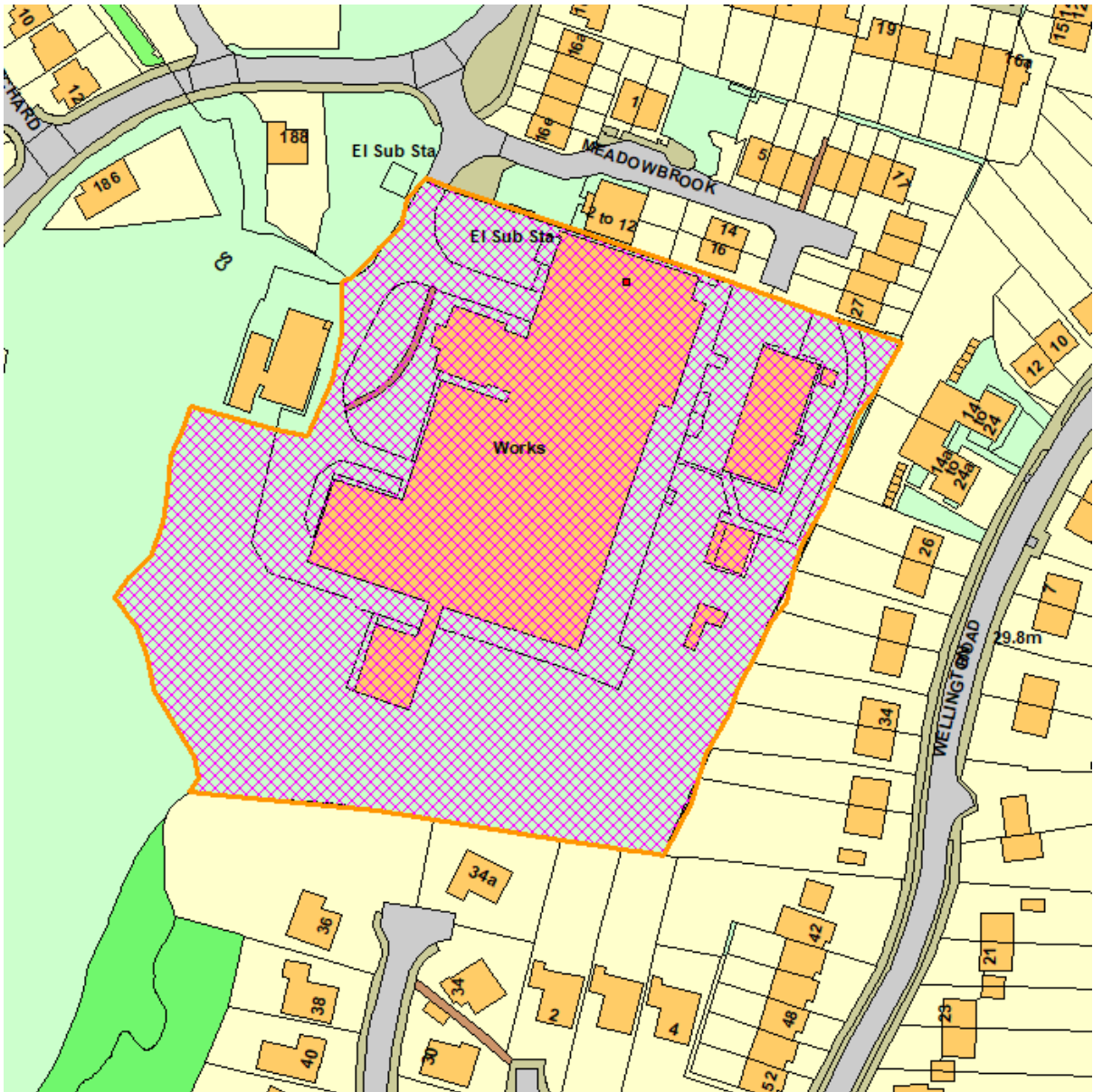
**BFR188**

Raffles , 58 Steyne Road, Bembridge, Isle Of Wight, PO35 5SL



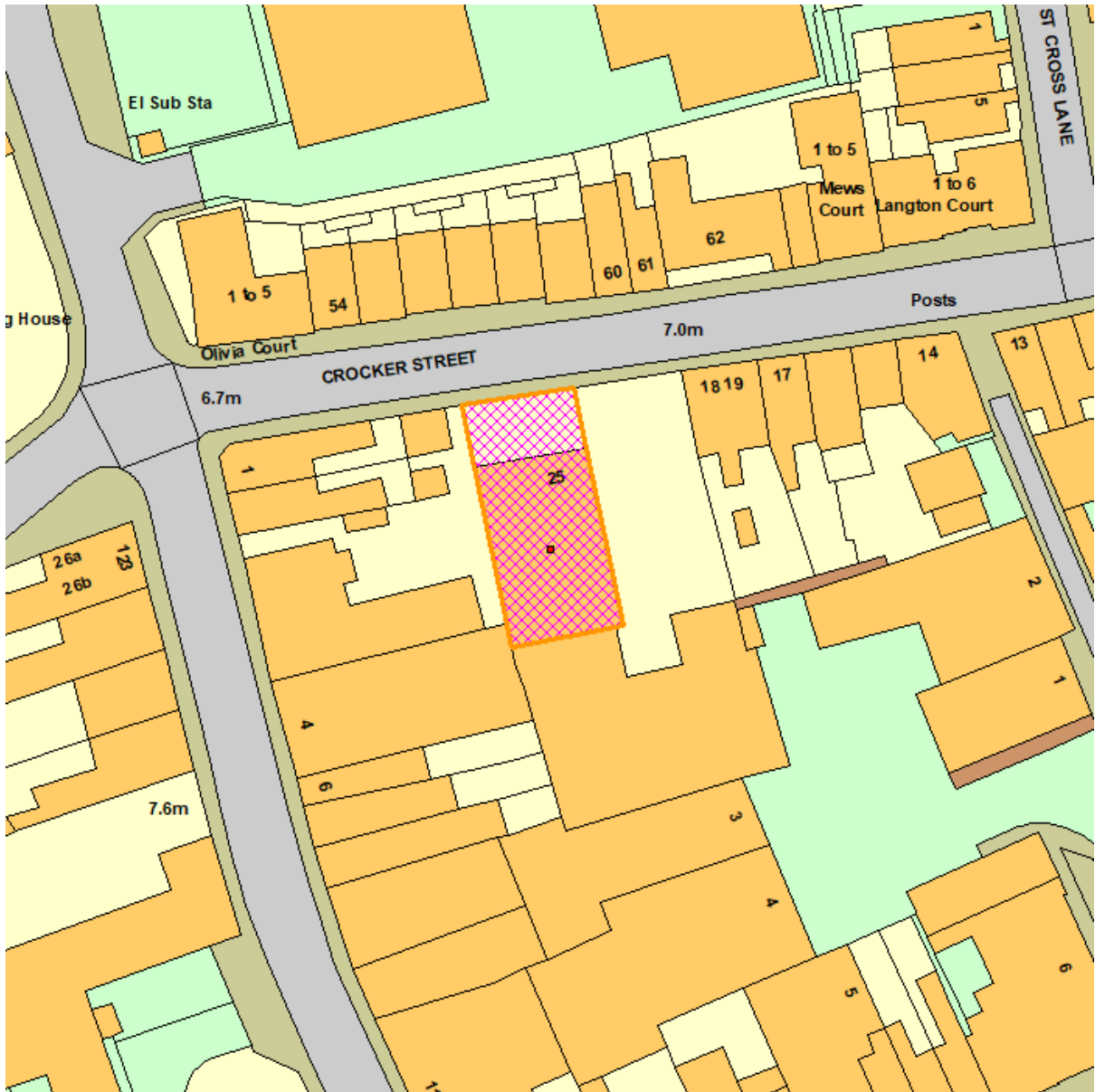
**BFR189**

22/02300/FUL M And CO, 160 - 161 High Street, Ryde, Isle Of Wight, PO33 2HU



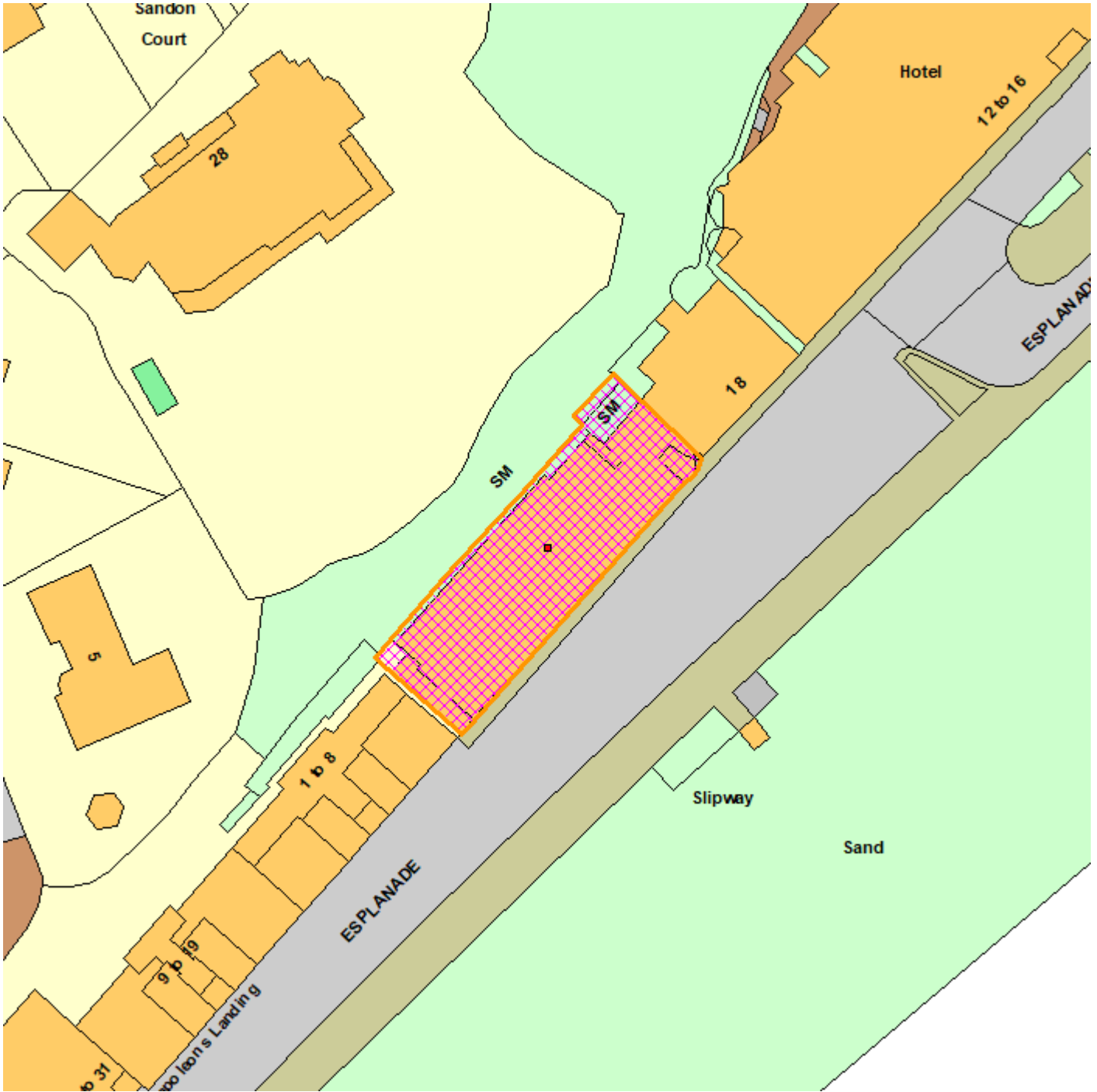
**BFR190**

23/00188/FUL Land Adjacent To Clark Masts 20, Ringwood Road, Binstead, Isle Of Wight,



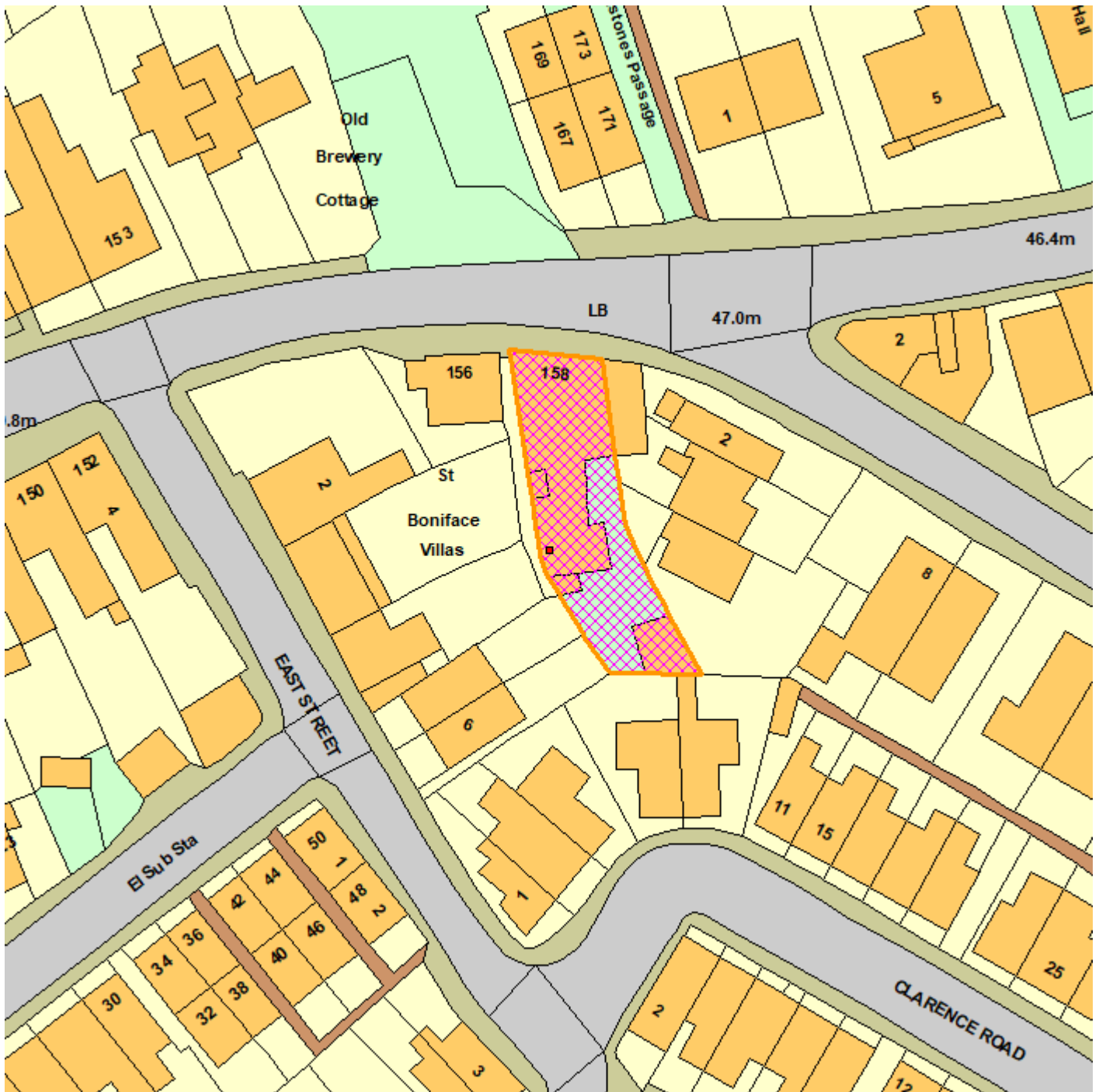
**BFR192**

23 - 25 Crocker Street, Newport, Isle Of Wight, PO30 5DA,



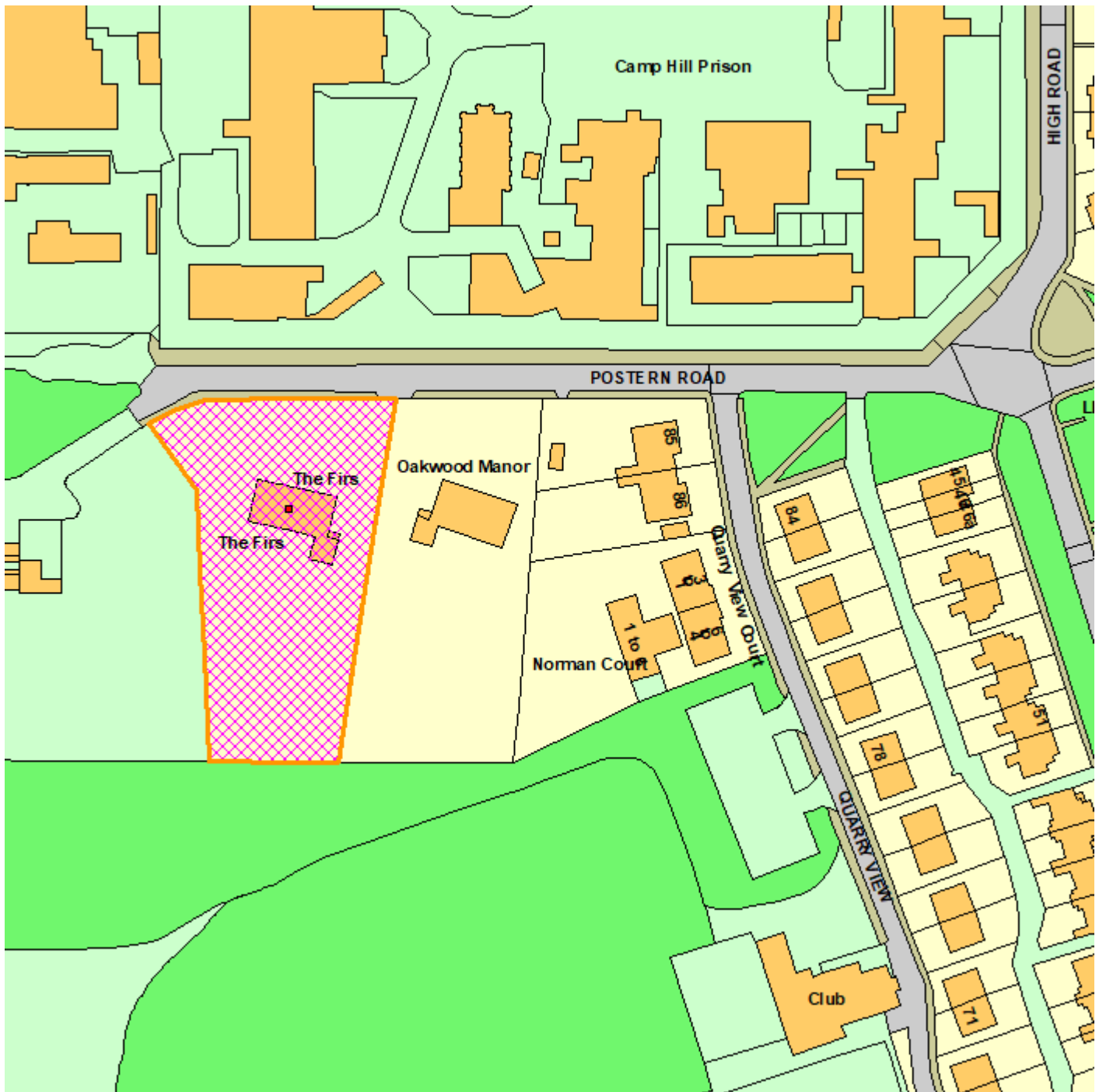
**BFR193**

23/01361/FUL Former Zanies Nightclub, Esplanade, Sandown, Isle Of Wight



**BFR194**

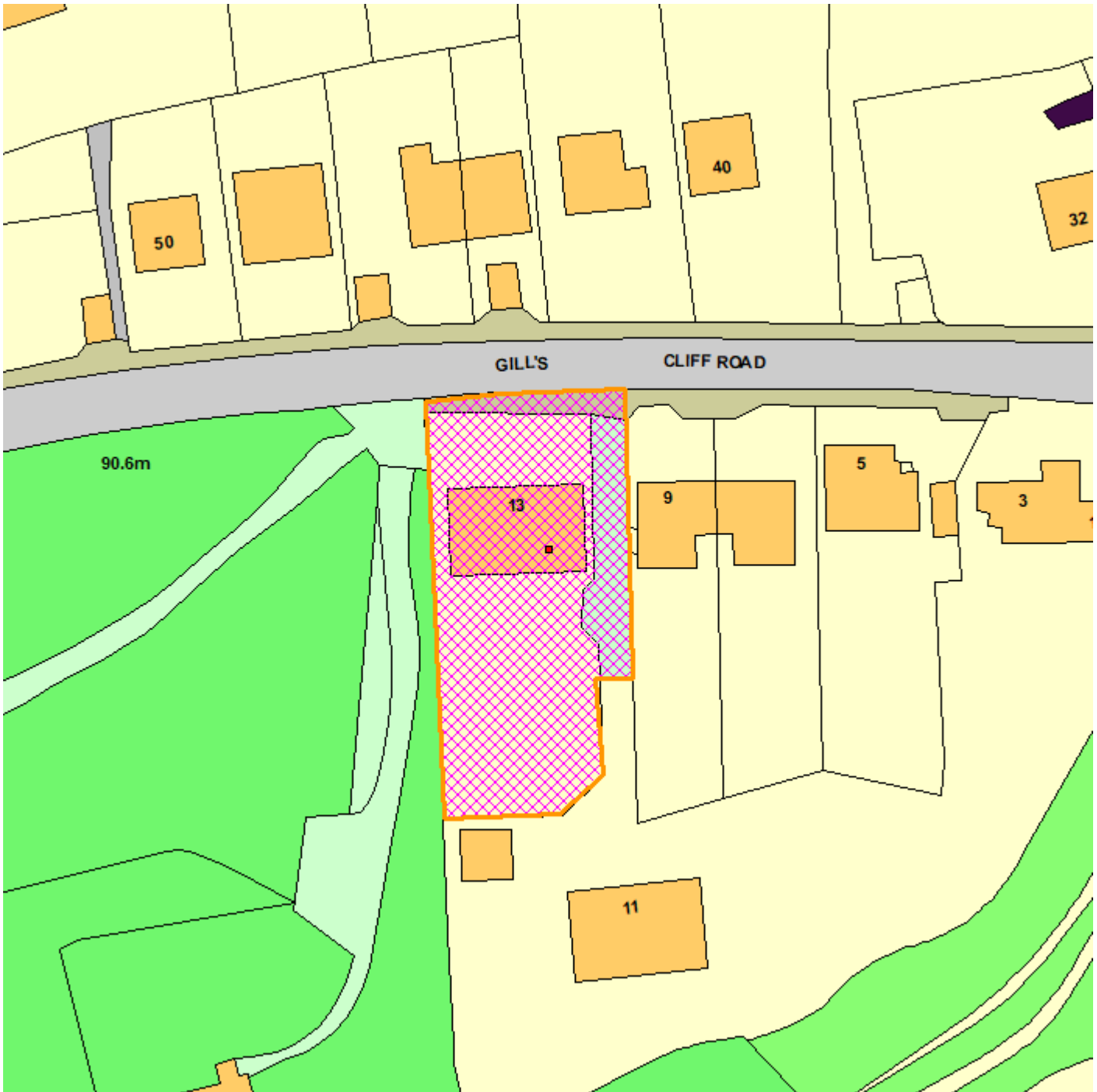
23/01845/FUL 158 High Street, Ventnor, Isle Of Wight, PO38 1QN



**BFR195**

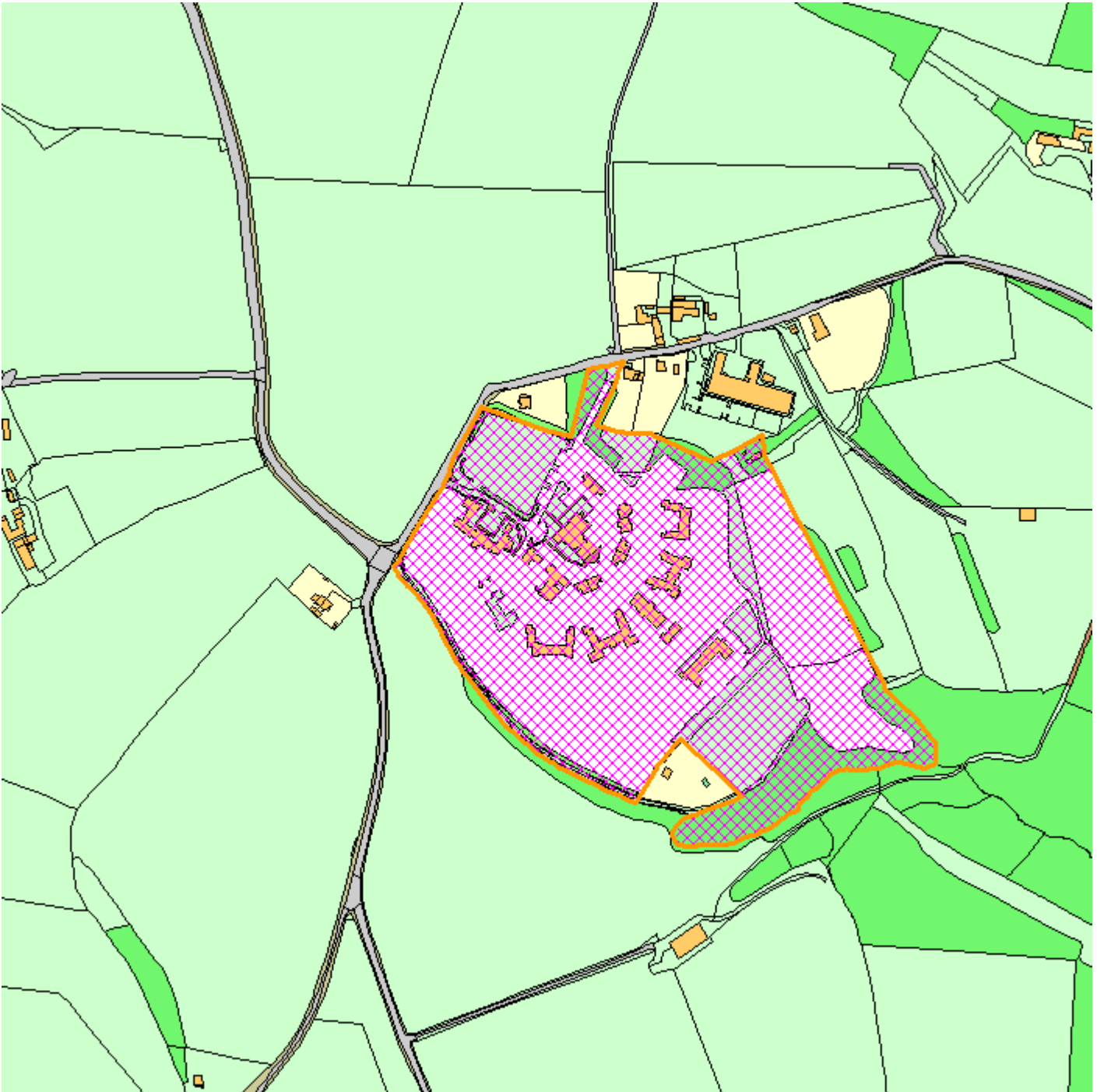
23/01924/FUL The Firs , Postern Road, Newport, Isle Of Wight, PO30 5PH





**BFR196**

22/01630/FUL 13 Gills Cliff Road, Ventnor, Isle Of Wight, PO38 1LH



**BFR197**

22/02272/FUL Land At And Adjacent Whitecroft Park (former Whitecroft Hospital), Sandy Lane, Newport