

**Isle of Wight Council**

**Brownfield Land Register – Part 1 Maps - December 2017**



## 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 must be published by 31 December 2017 and 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:
  - Part 1 will include all sites which meet the definition of previously developed land, and
  - Are 0.25 hectares or more in size or capable of accommodating at least 5 dwellings, and

Meet the Government's criteria, set out in paragraph (1) of Regulation 4<sup>1</sup> setting out that sites must be suitable, available and achievable for residential development.

- 1.4. 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.
- 1.5. Part 2 allows us 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](#).

## 2. Isle of Wight's Brownfield Land Register

- 2.1 A call for potential brownfield sites was launched by the Council on 20 October 2017 and closed 4 December 2017. As a result council received a number of sites for potential inclusion.
- 2.2 As stated above all sites need to meet certain criteria which the Council will need to have regard to.
- 2.3 In assessing suitability the Council will also consider:
  - the development plan;
  - national policies and advice;

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<sup>1</sup> Town and Country Planning (Brownfield Land Register) Regulations 2017

- any guidance issued by the Secretary of State.

This also includes development plan documents, the London Plan and Spatial Development Strategies any relevant neighbourhood plans, the National Planning Policy Framework, Planning Practice Guidance, any other guidance published by the Secretary of State including Strategic Environmental Assessments, Environmental Impact Assessments and Habitat Regulation Assessments (where/when appropriate) and any other relevant statutory requirements and guidance.

2.4 At this time we have not selected sites for Part 2 stage. We have instead concentrated on publishing Part 1 in time to meet the 31st December 2017 deadline and will consider Part 2 in due course.

2.5 As such our register comprises of a number of the following:

- 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.

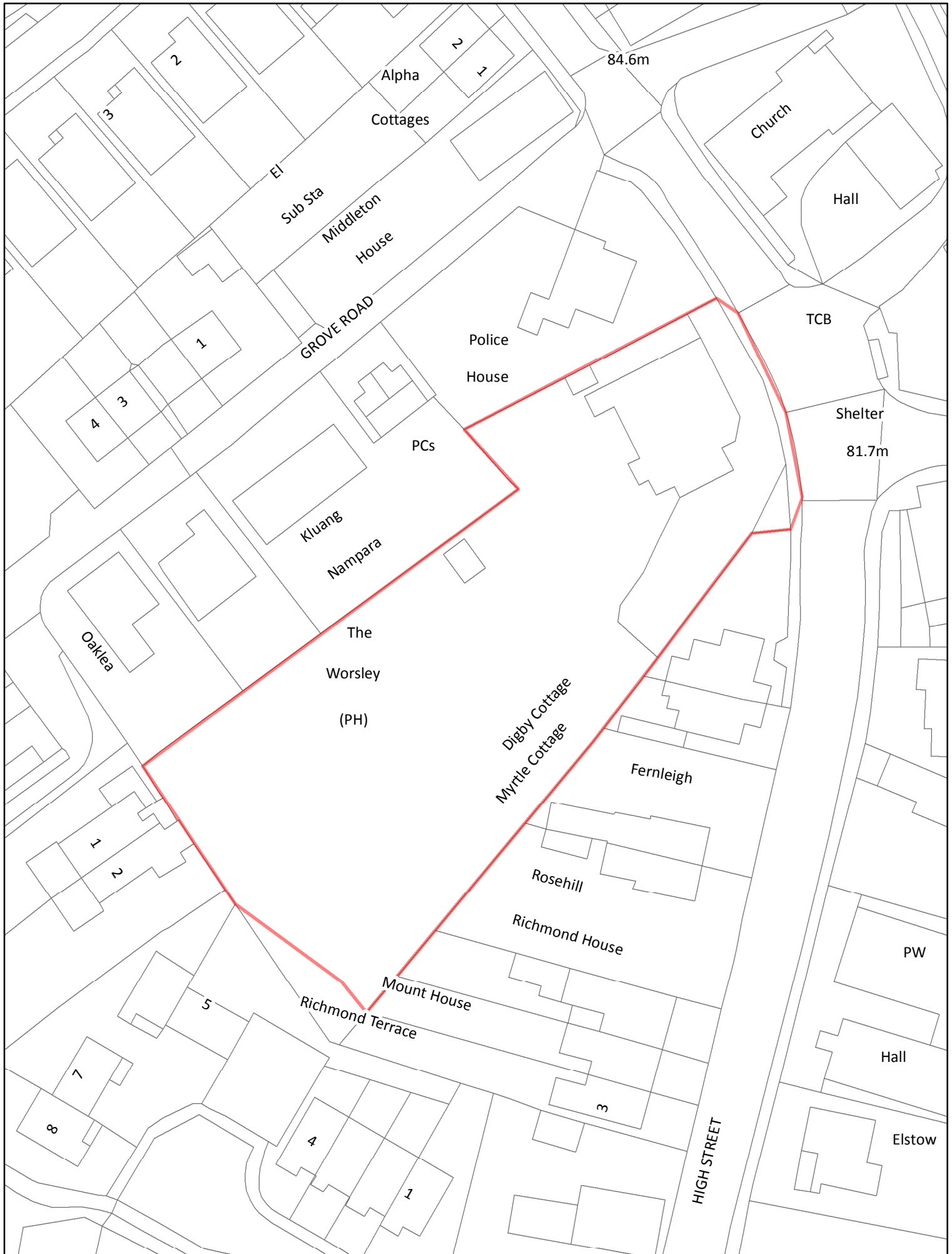
2.6 Due to the number of sites put forward following the Council's 'call for sites', not all have been able to be fully assessed in line with the required criteria within the timeframe. Therefore the council is likely to undertake an early review of the Register.

### 3. Brownfield Land Register Maps

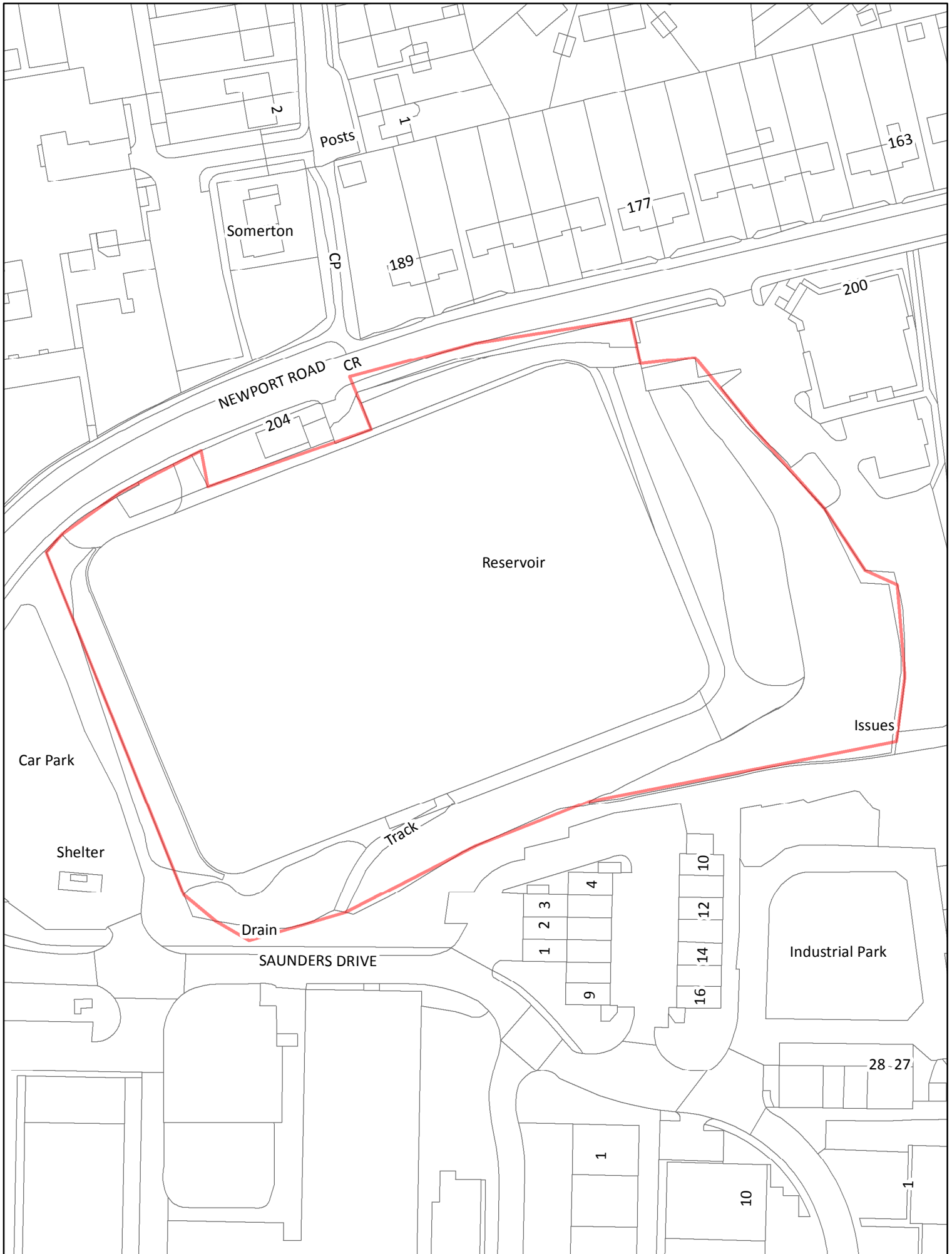
- 3.1 The following section includes maps of those sites currently included in the Council's Brownfield Land Register. Further details can also be found on the council's website, - [www.iwight.com/brownfieldlandregister](http://www.iwight.com/brownfieldlandregister) :

The Brownfield Land Register can be viewed in a csv file format (contains OS data © Crown copyright and database right 2017).

You can find the register by searching for '**Brownfield Land Register**' in our document library located at <https://www.iwight.com/documentlibrary>.



BFR008  
Former Worsley Inn, High Street, Wroxall

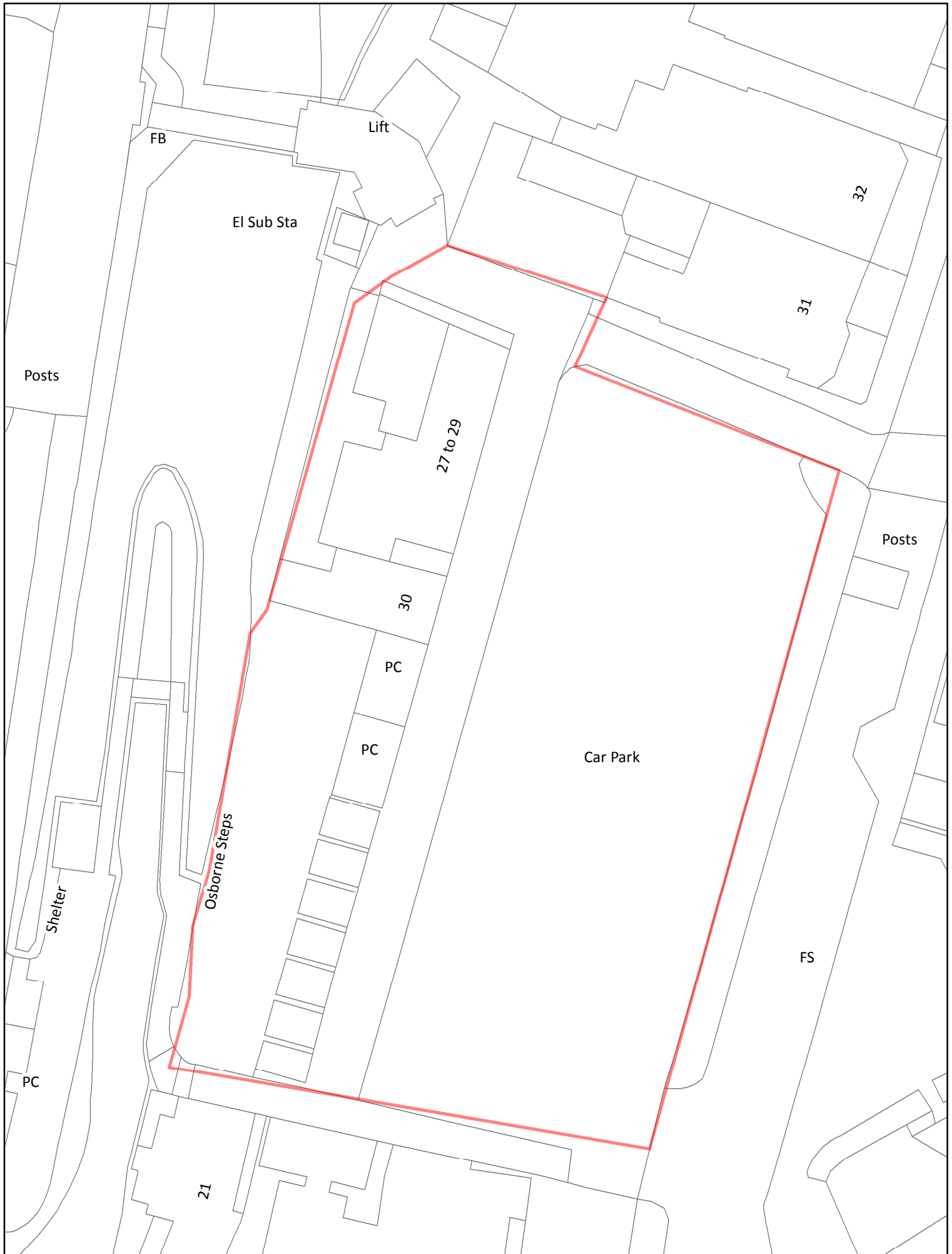


BFR026  
Somerton Reservoir, Newport Road, Cowes

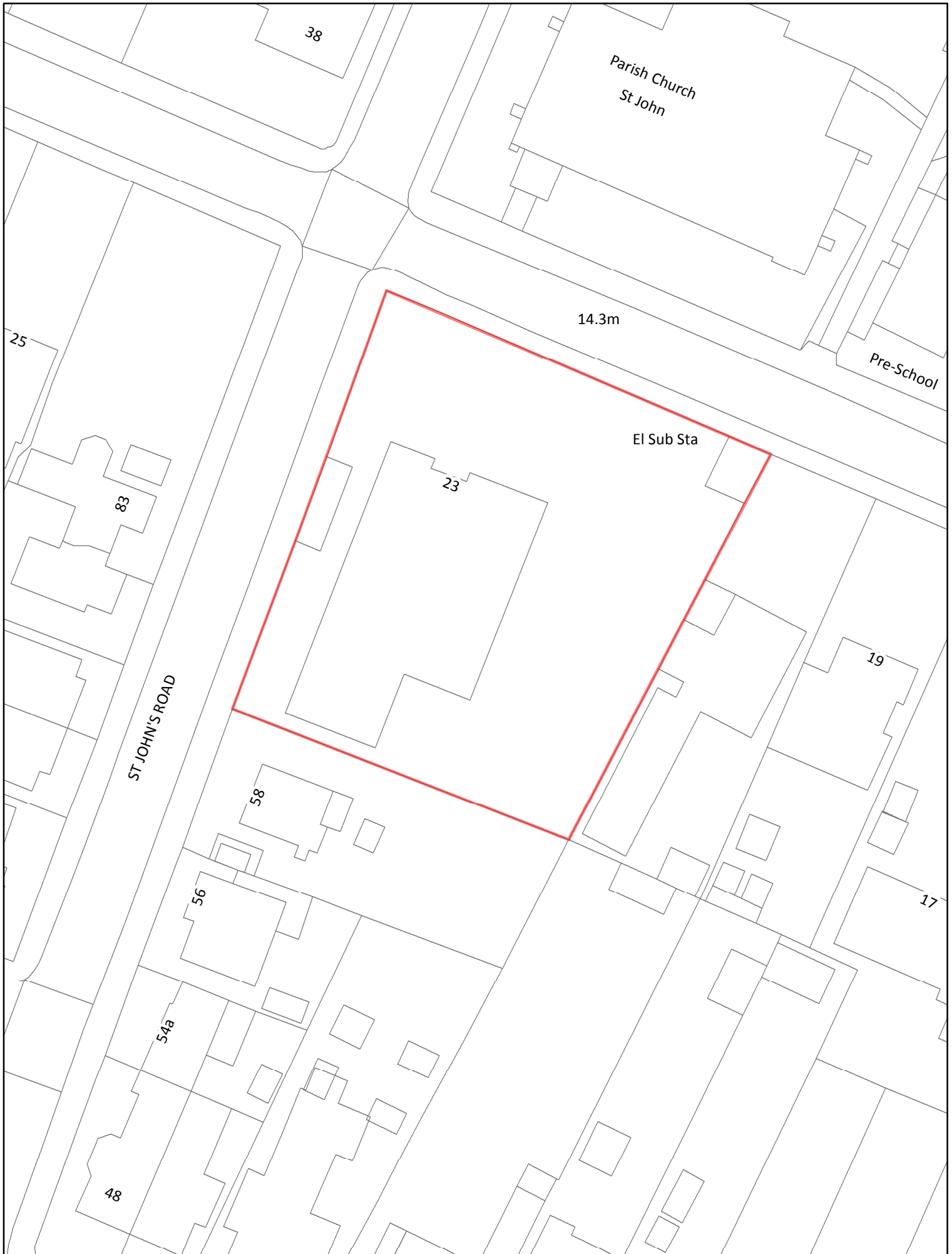


BFR038a and 038b  
6-8 and 9-11 Georges Street, Ryde

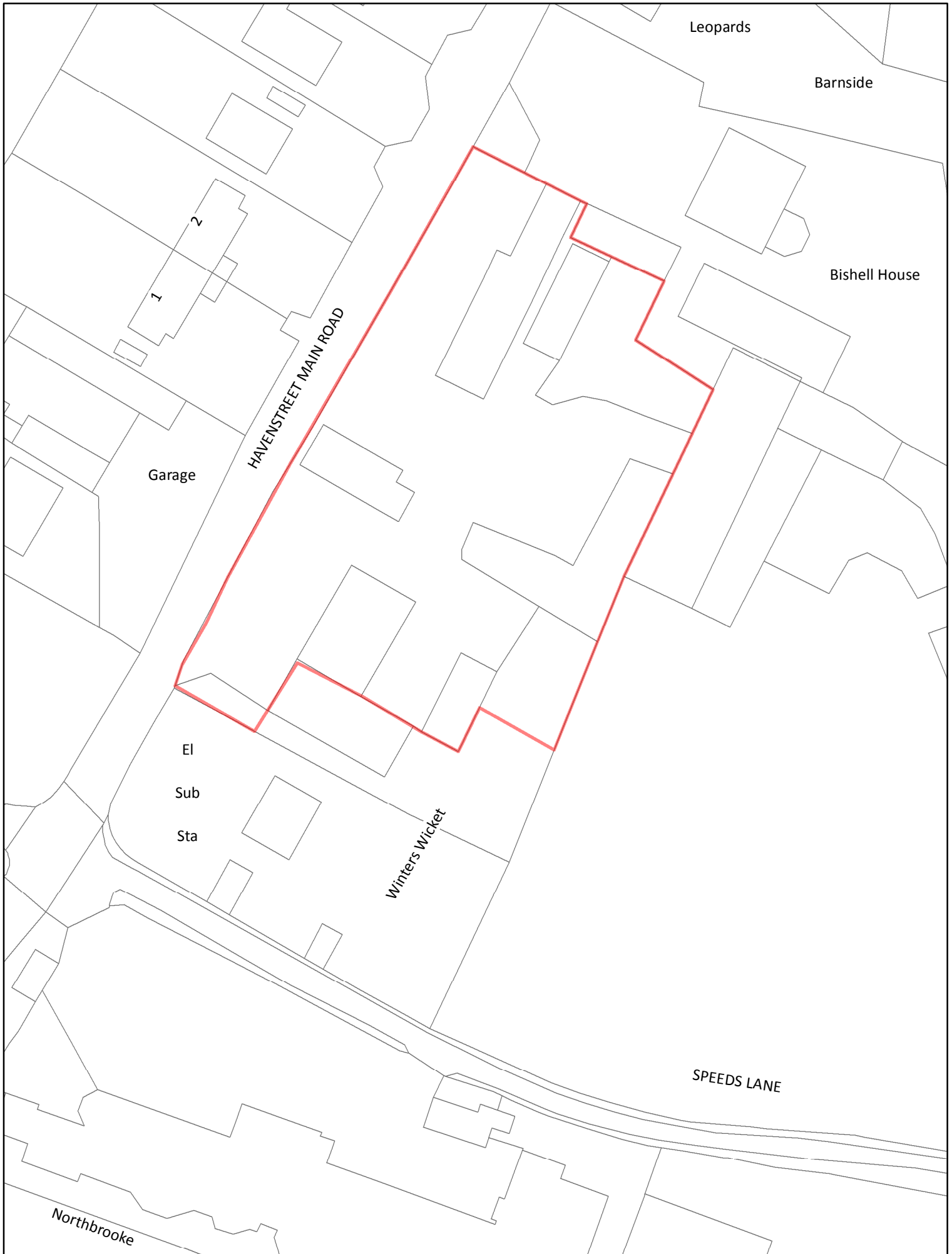




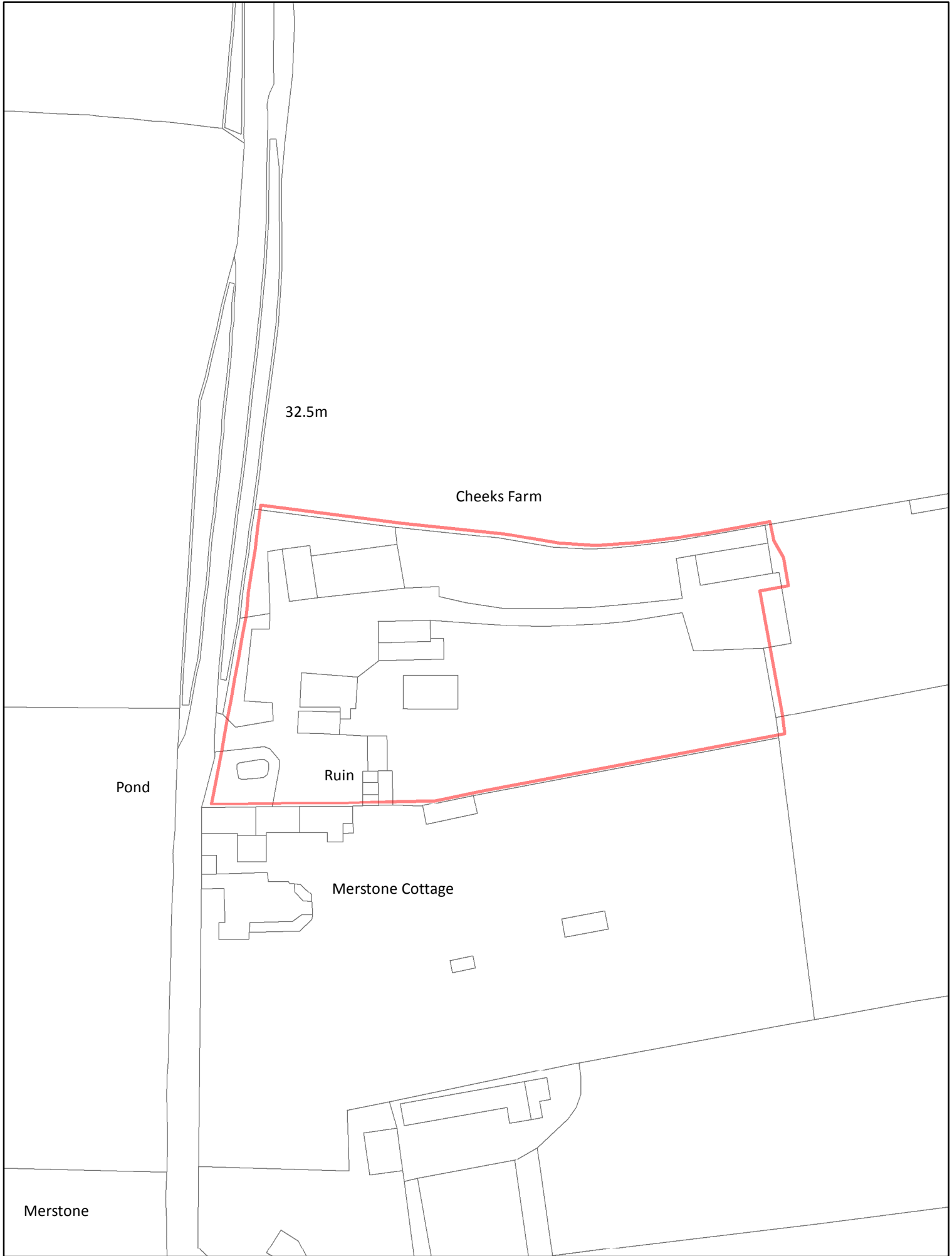
BFR047  
SPA site, Shanklin Esplanade



BFR050  
23, Carter Street, Sandown



BFR053  
Havenstreet Garage, Main Road, Havenstreet



BFR073  
Cheeks Farm, Merstone lane, Merstone



Scale 1:1250

**Brownfield Register Reference - BFR080**  
**P/01675/10 & P/01194/12 & P/00164/16**  
**Shanklin**

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 Ordnance Survey 100019229







Scale 1:1250

Brownfield Register Reference - BFR081  
 P/00659/15  
 Shanklin

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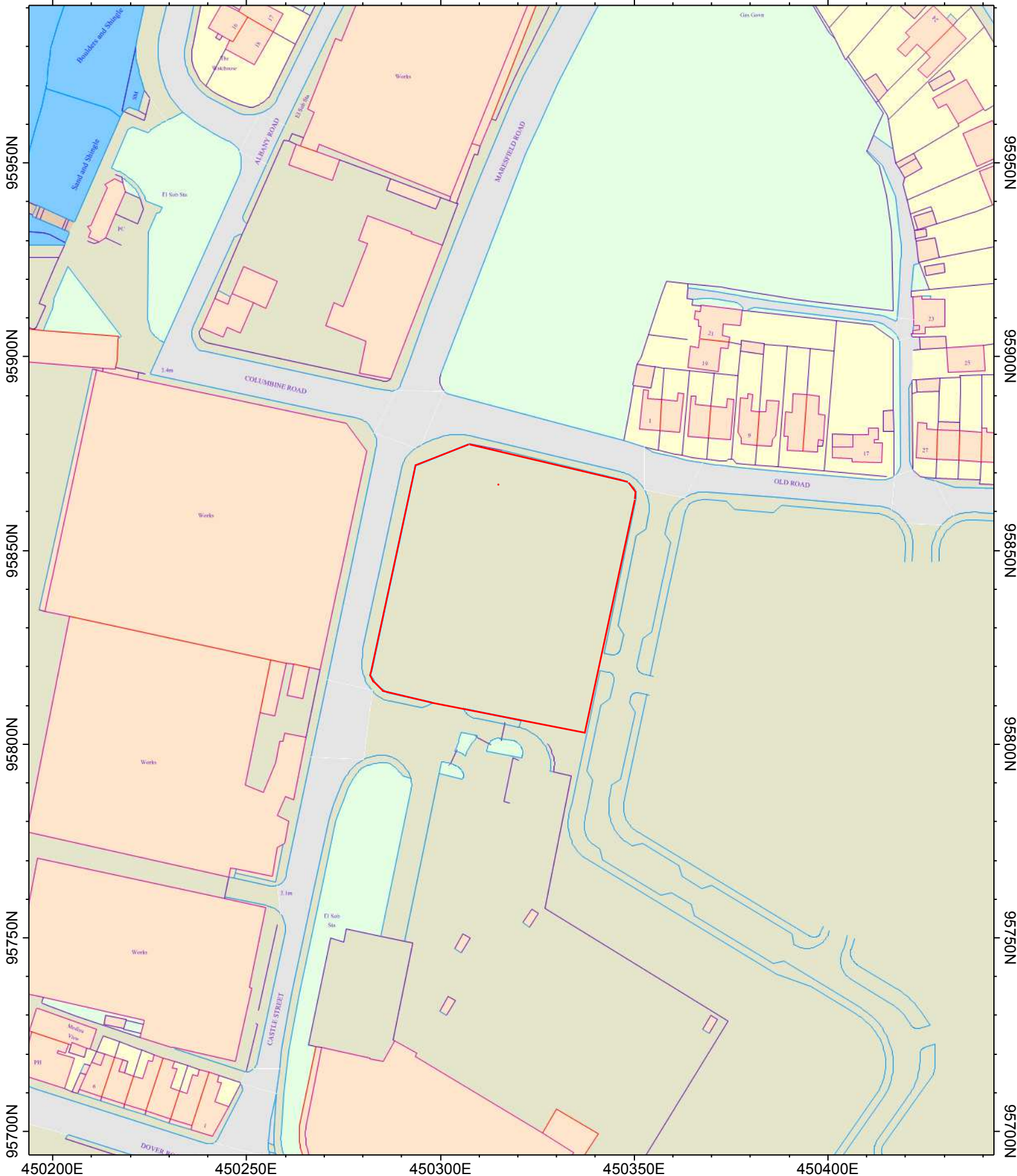
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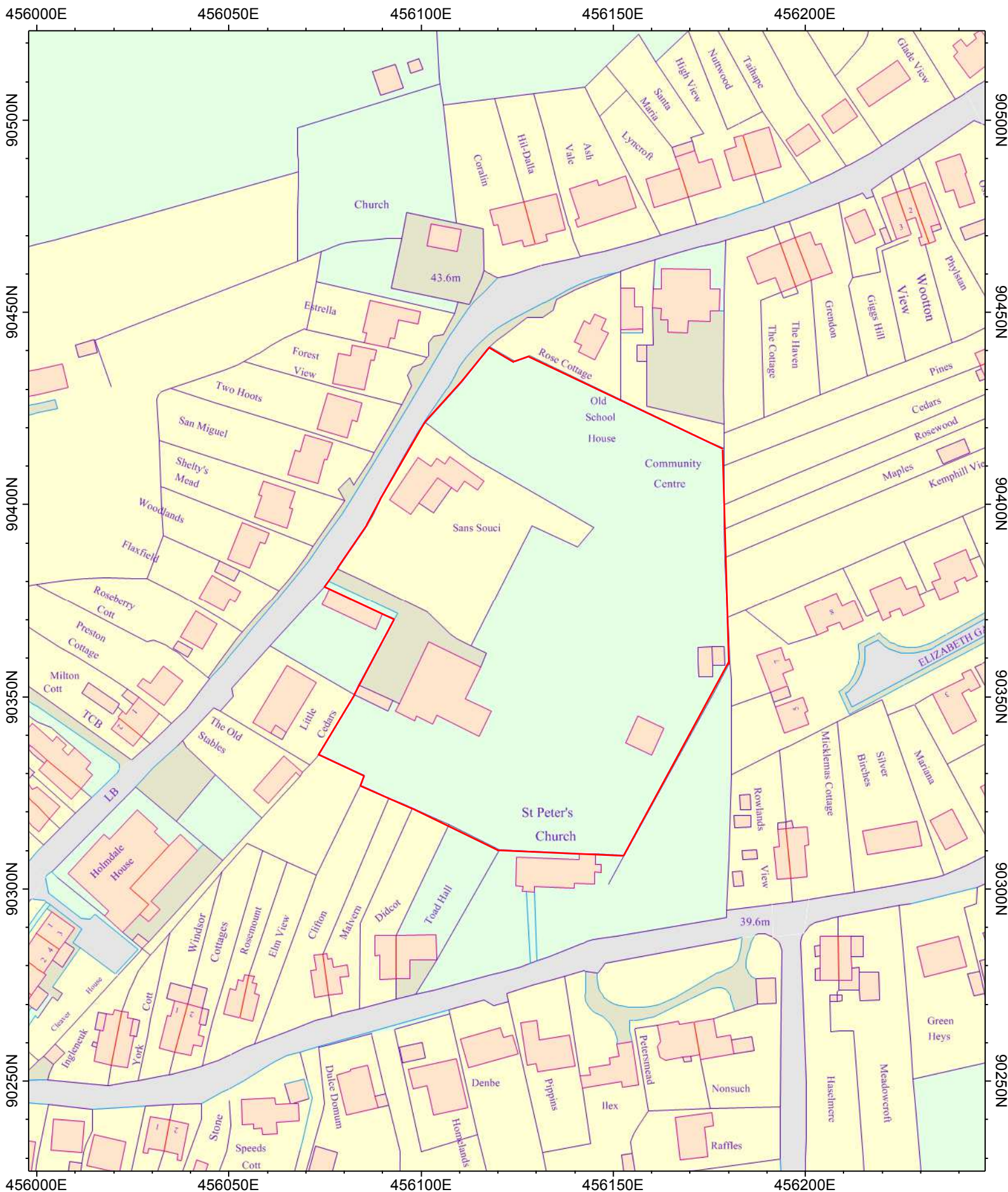
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Brownfield Register Reference - BFR082  
 P/01562/14  
 East Coves

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Scale 1:1250



**Brownfield Register Reference - BFR0803**  
**P/01263/14**  
**Havenstreet**

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460750E 461000E 461250E 461500E

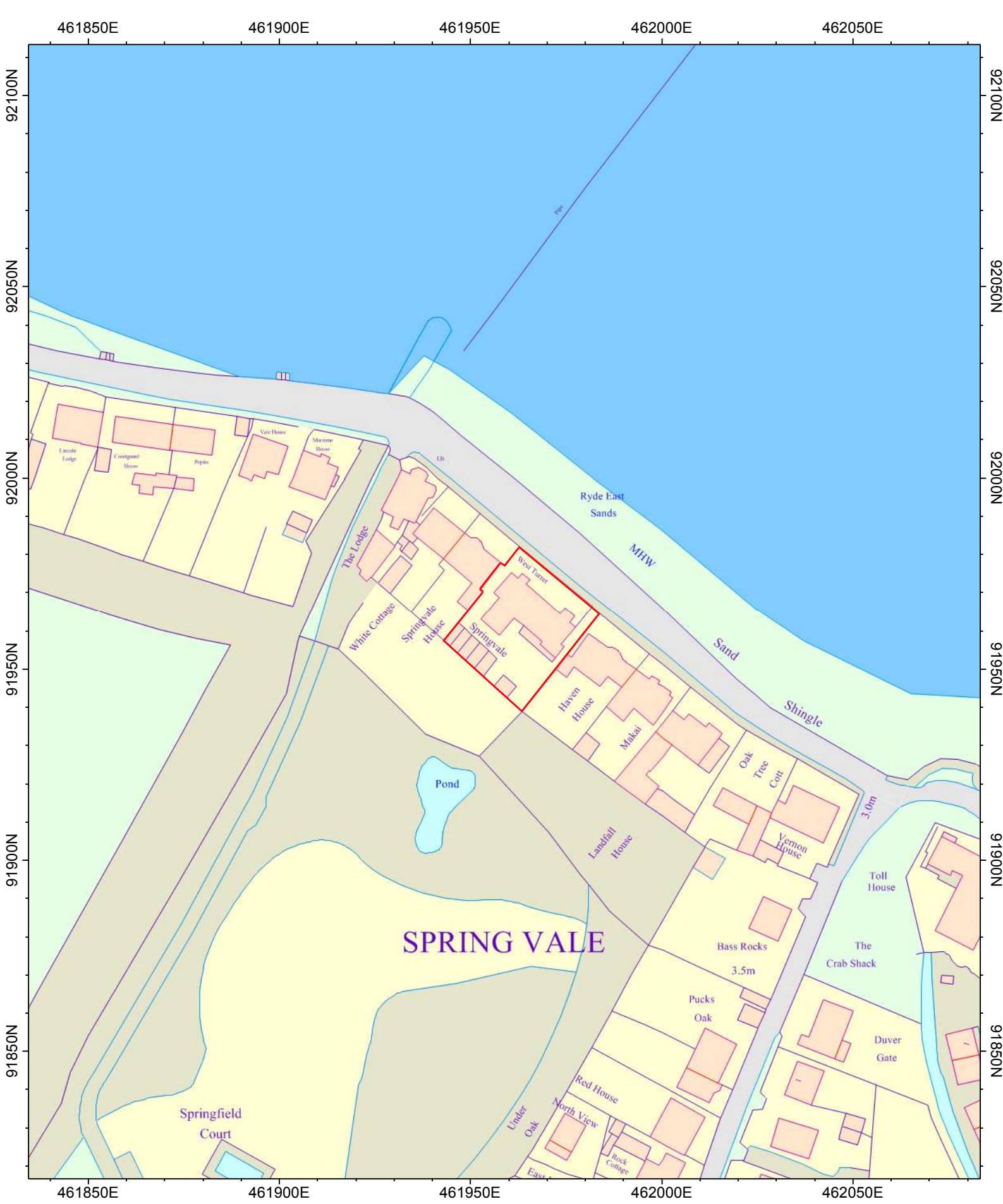


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Brownfield Register Reference - BFR085  
 P/00573/15  
 Ryde

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Scale 1:1250

Brownfield Register Reference - BFR086  
 P/00700/16  
 Seaview

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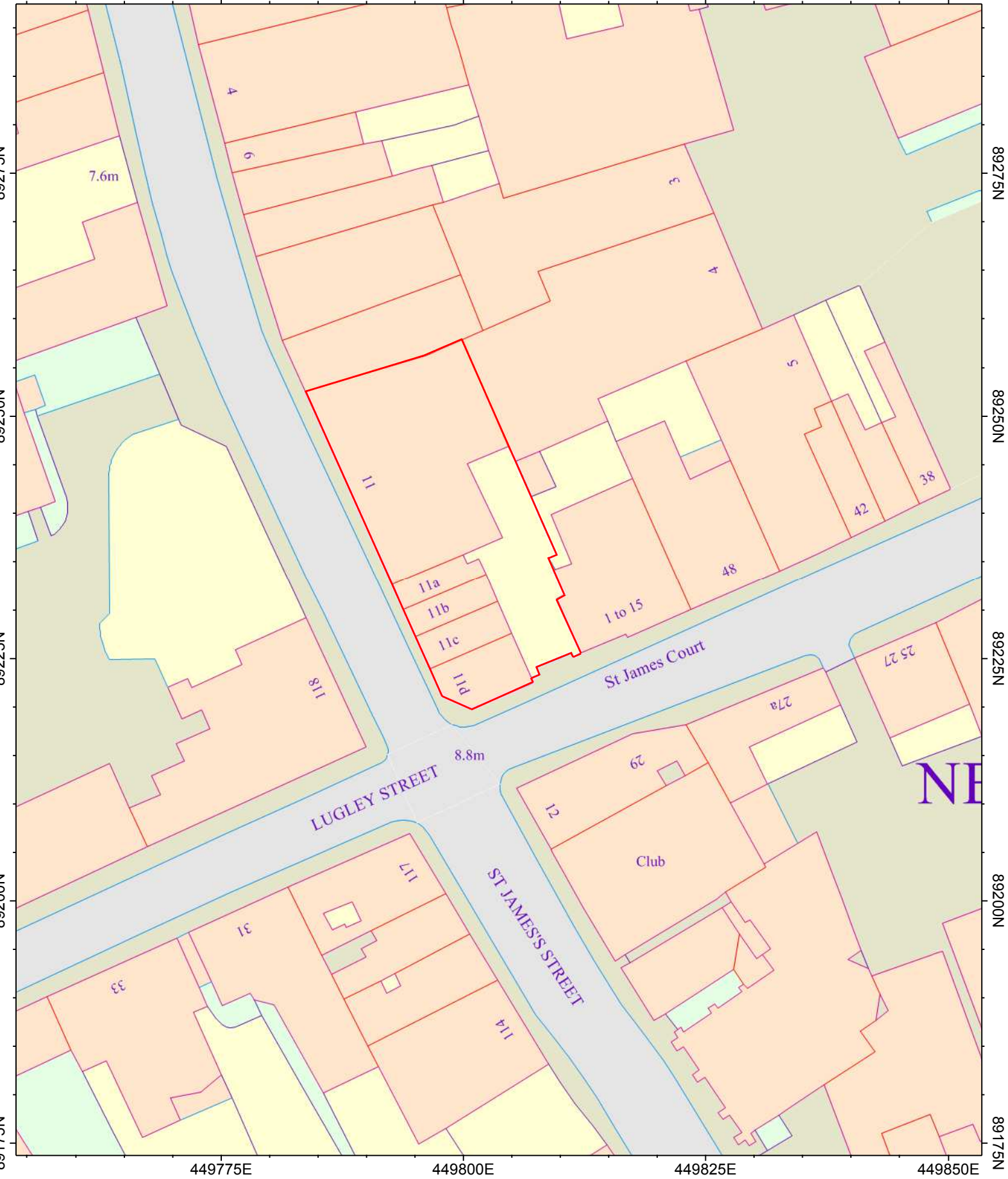


449775E

449800E

449825E

449850E



891750N

892000N

892250N

892500N

892750N

89275N

89250N

89225N

89200N

89175N

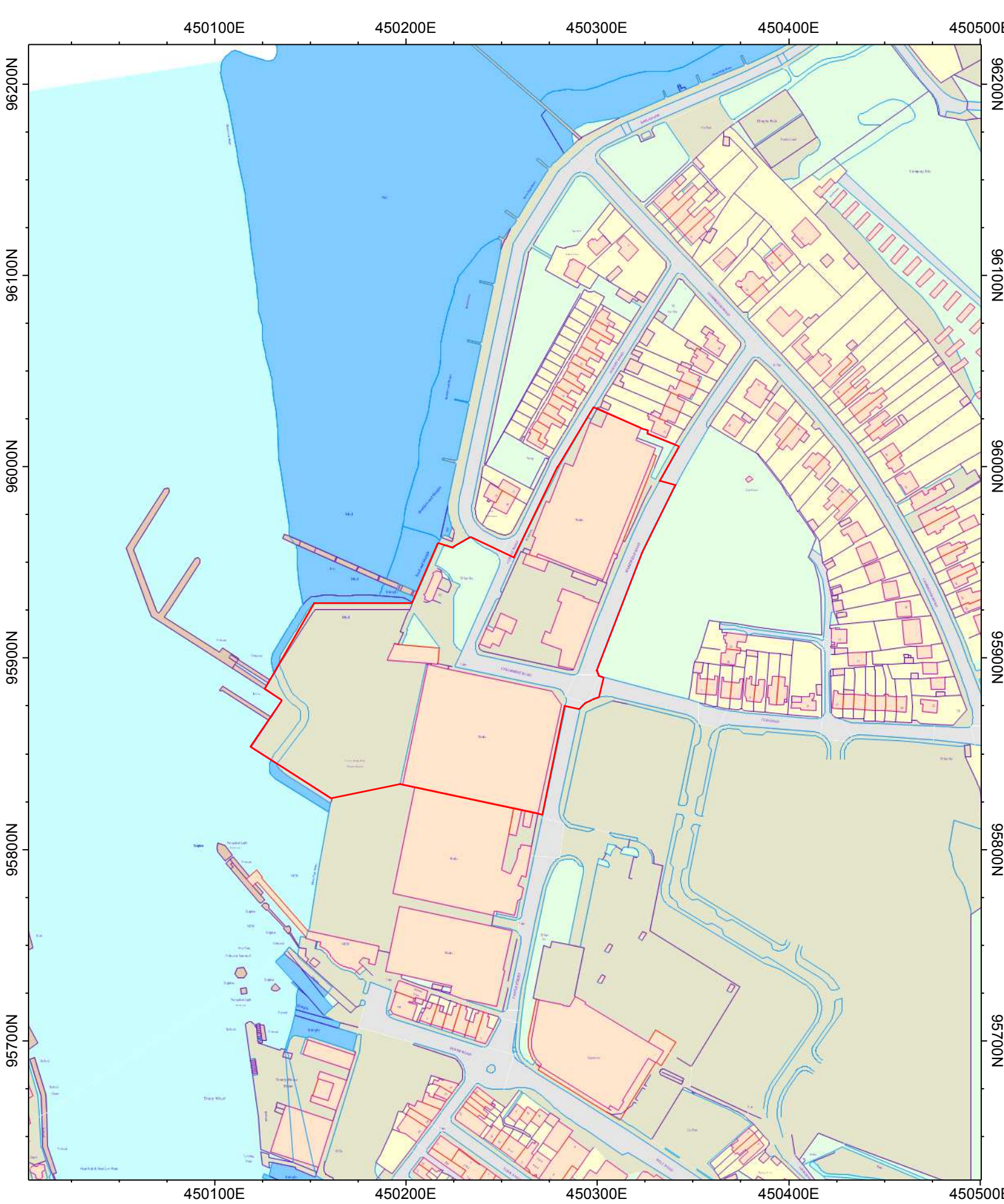
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Brownfield Register Reference - BFR087  
 P/00914/16  
 Newport

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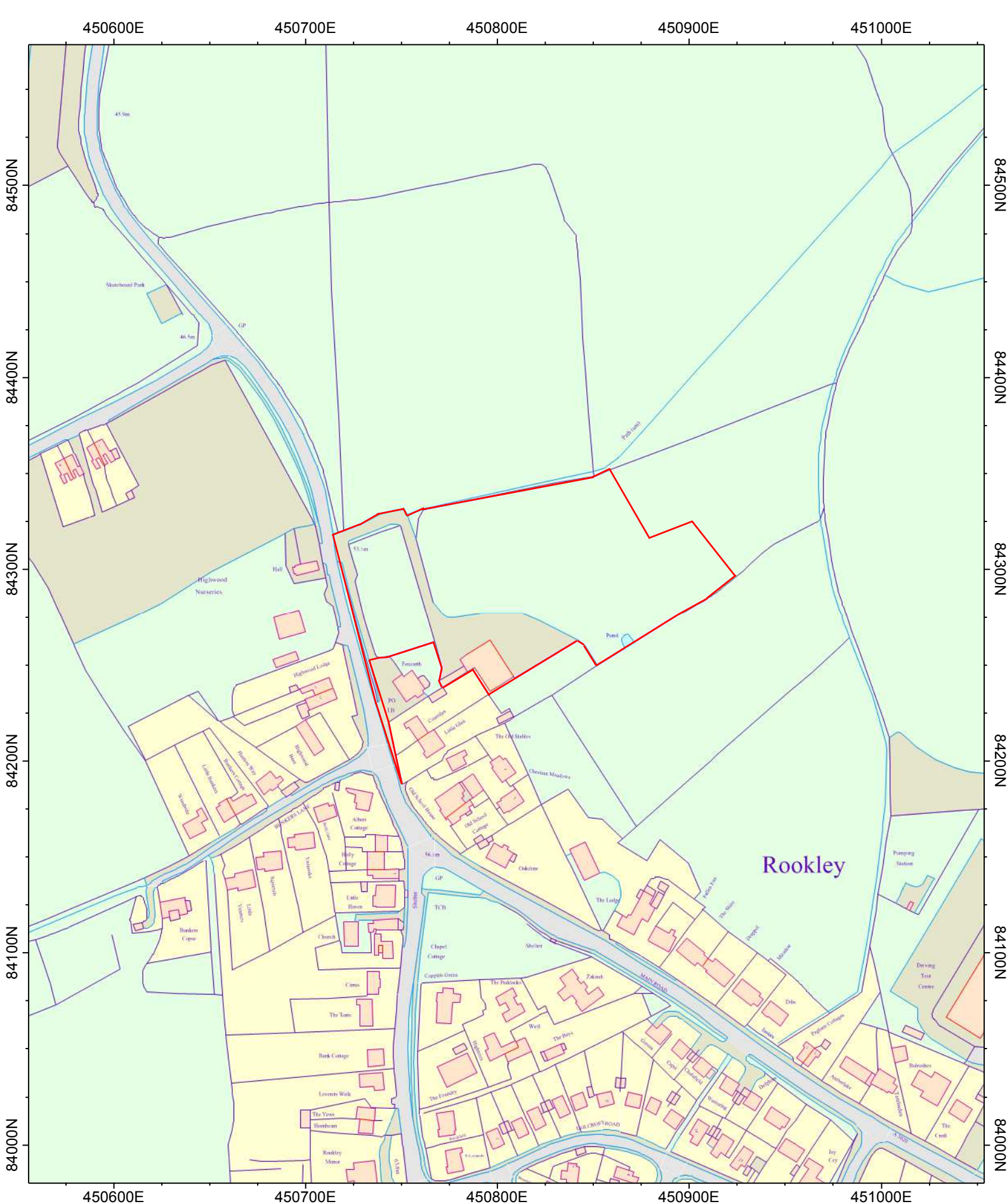
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Brownfield Register Reference - BFR088  
P/00941/16  
East Cowes

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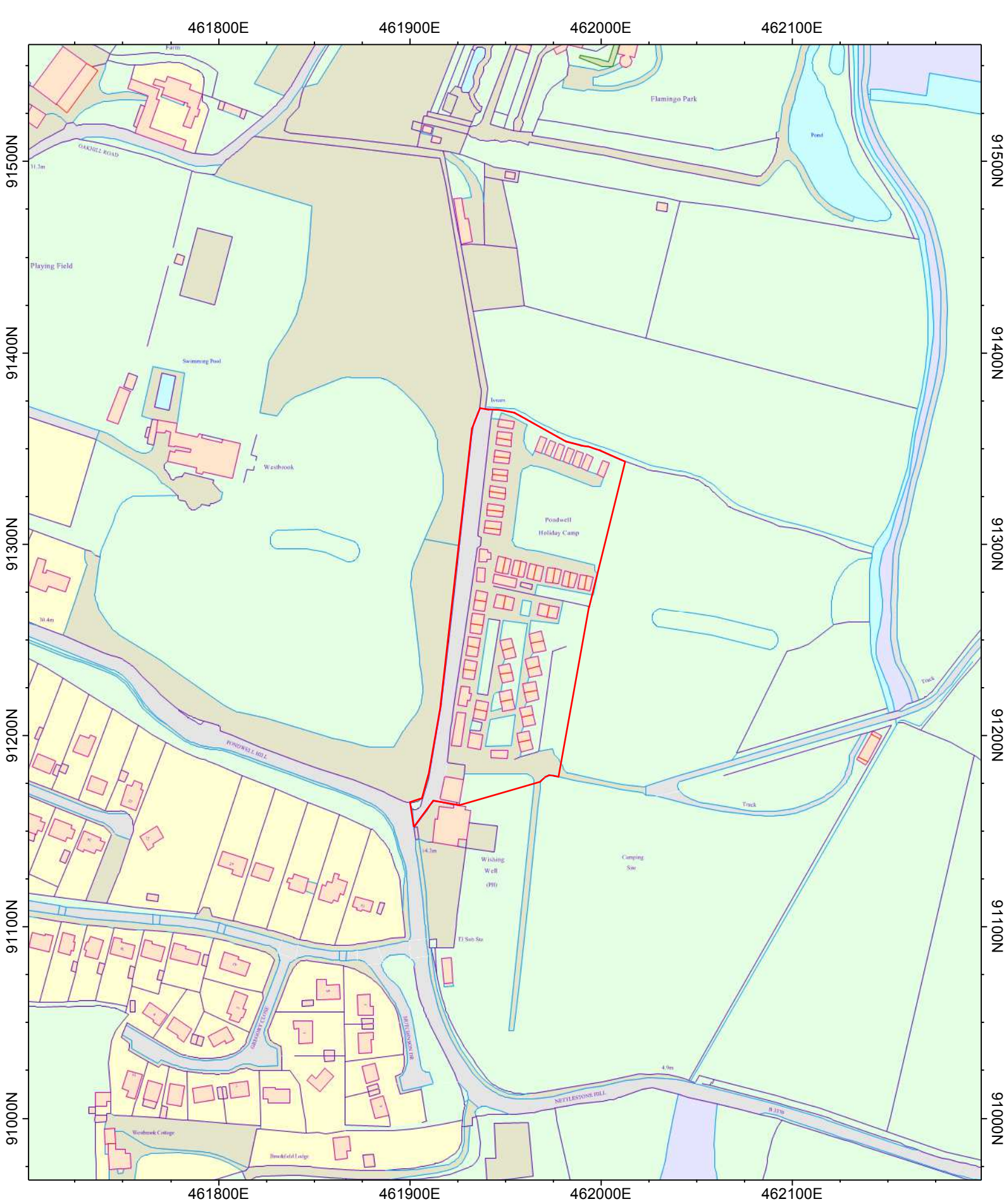


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**Brownfield Register Reference - BFR089**  
**P/01392/16**  
**Rookley**

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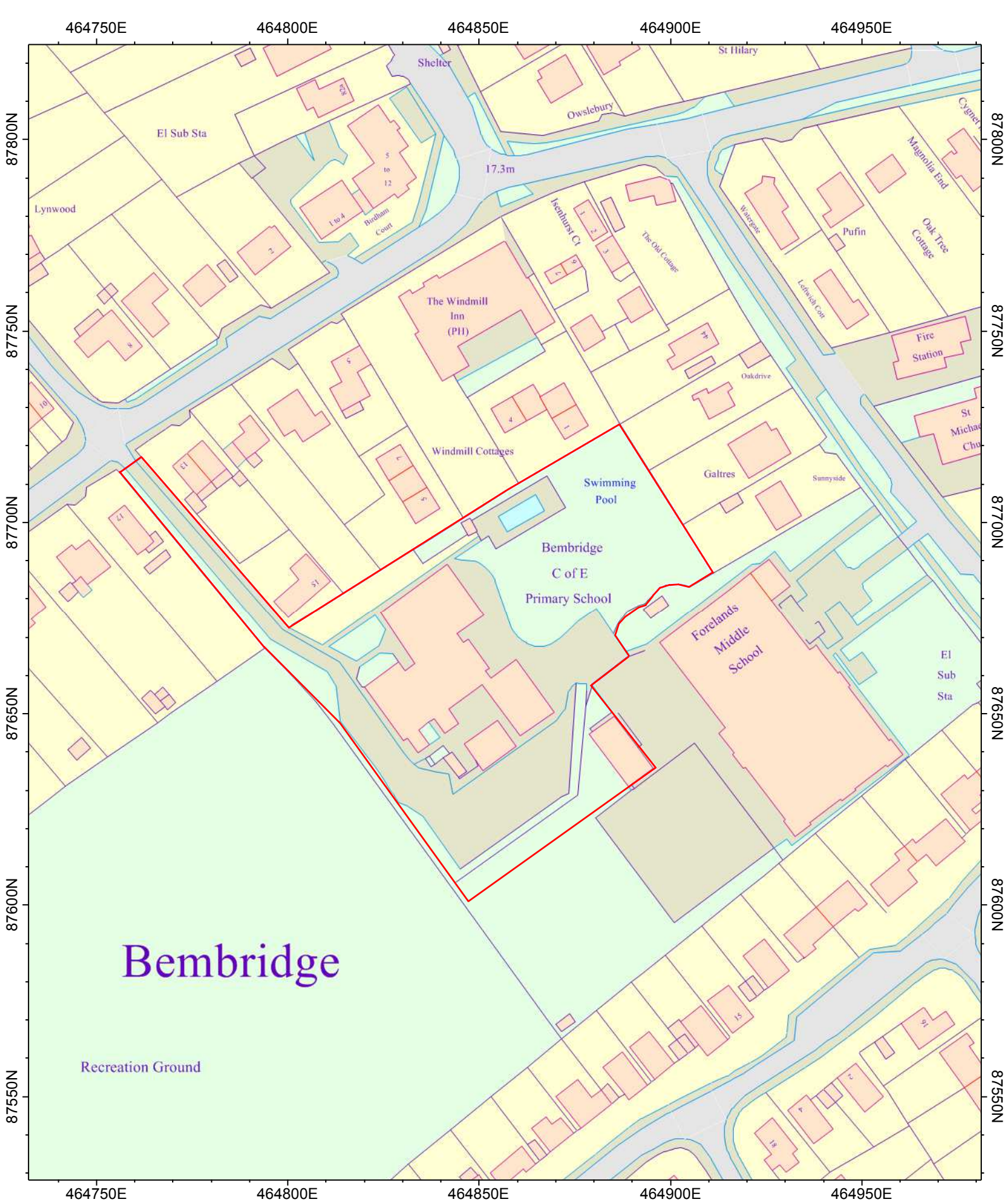
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Brownfield Register Reference - BFR090  
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 Pondwell

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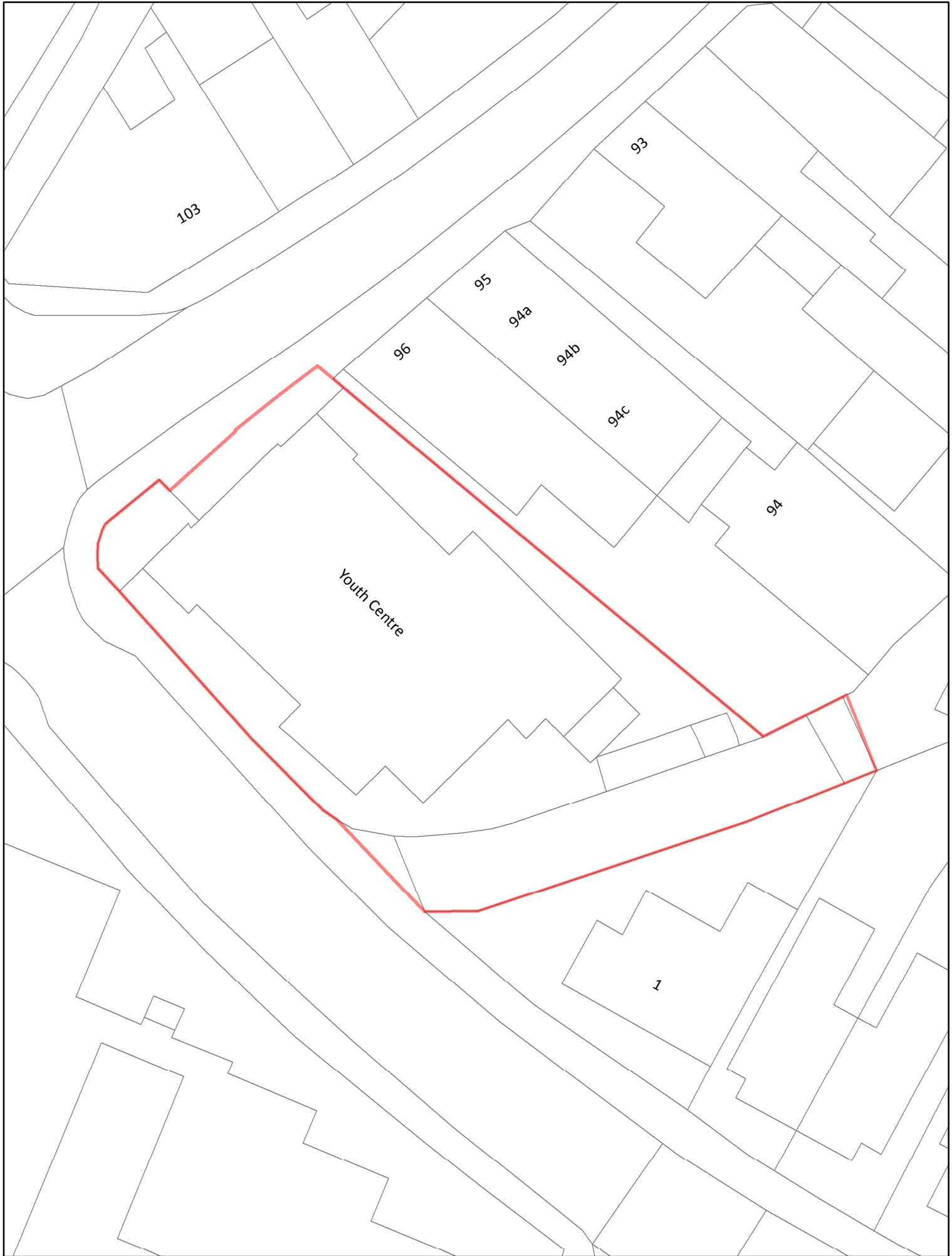
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Brownfield Register Reference - BFR091  
P/01479/14  
Bembridge

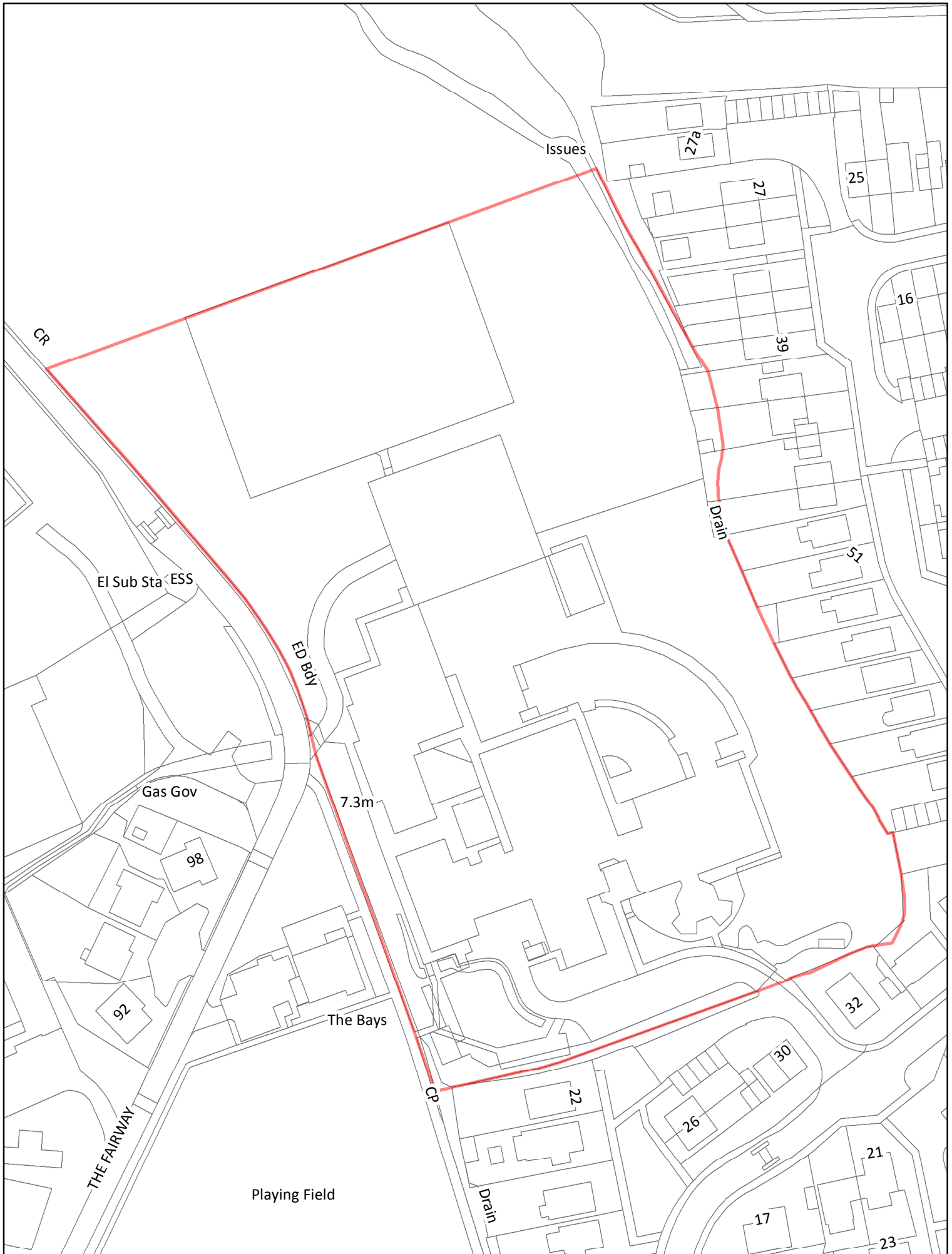
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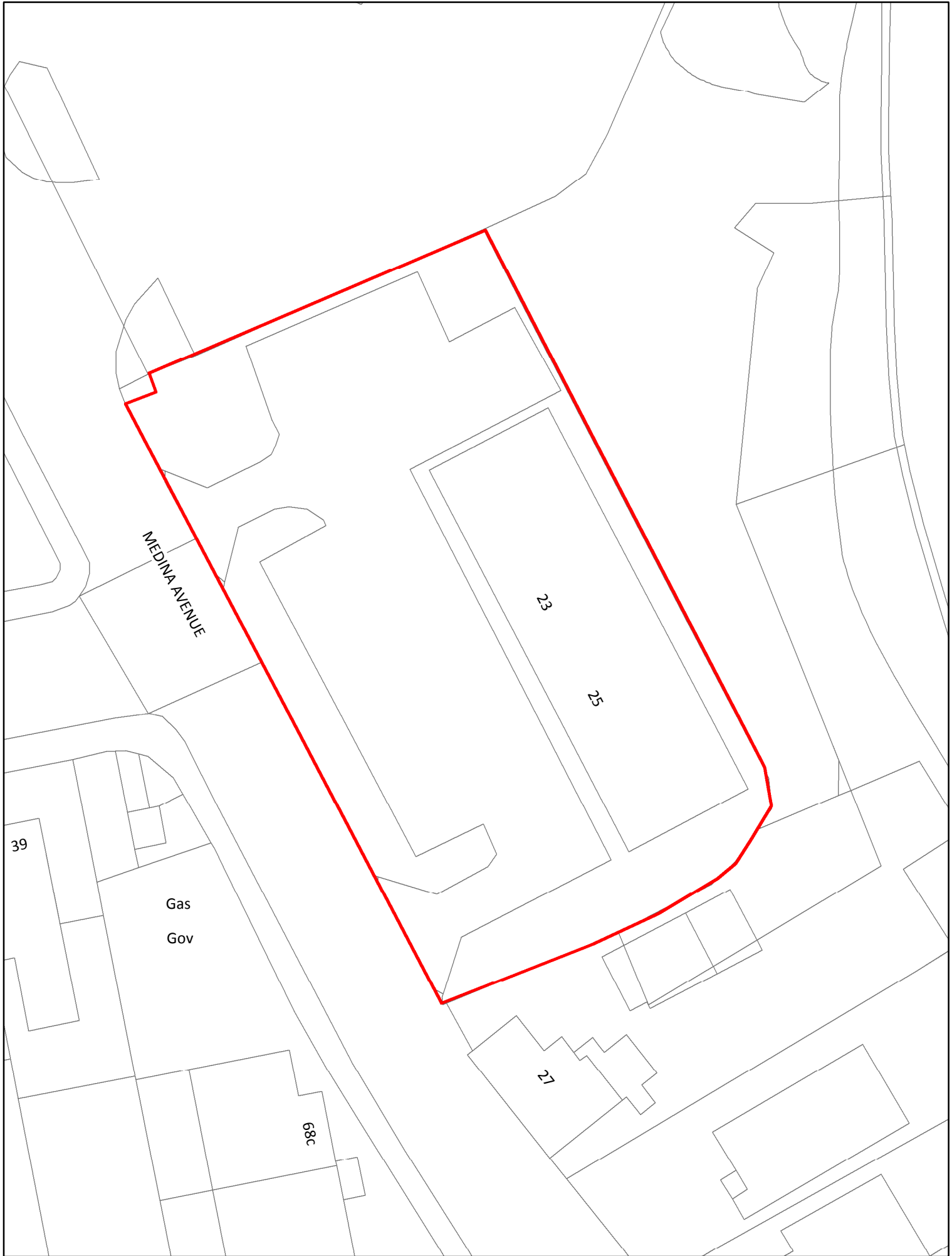




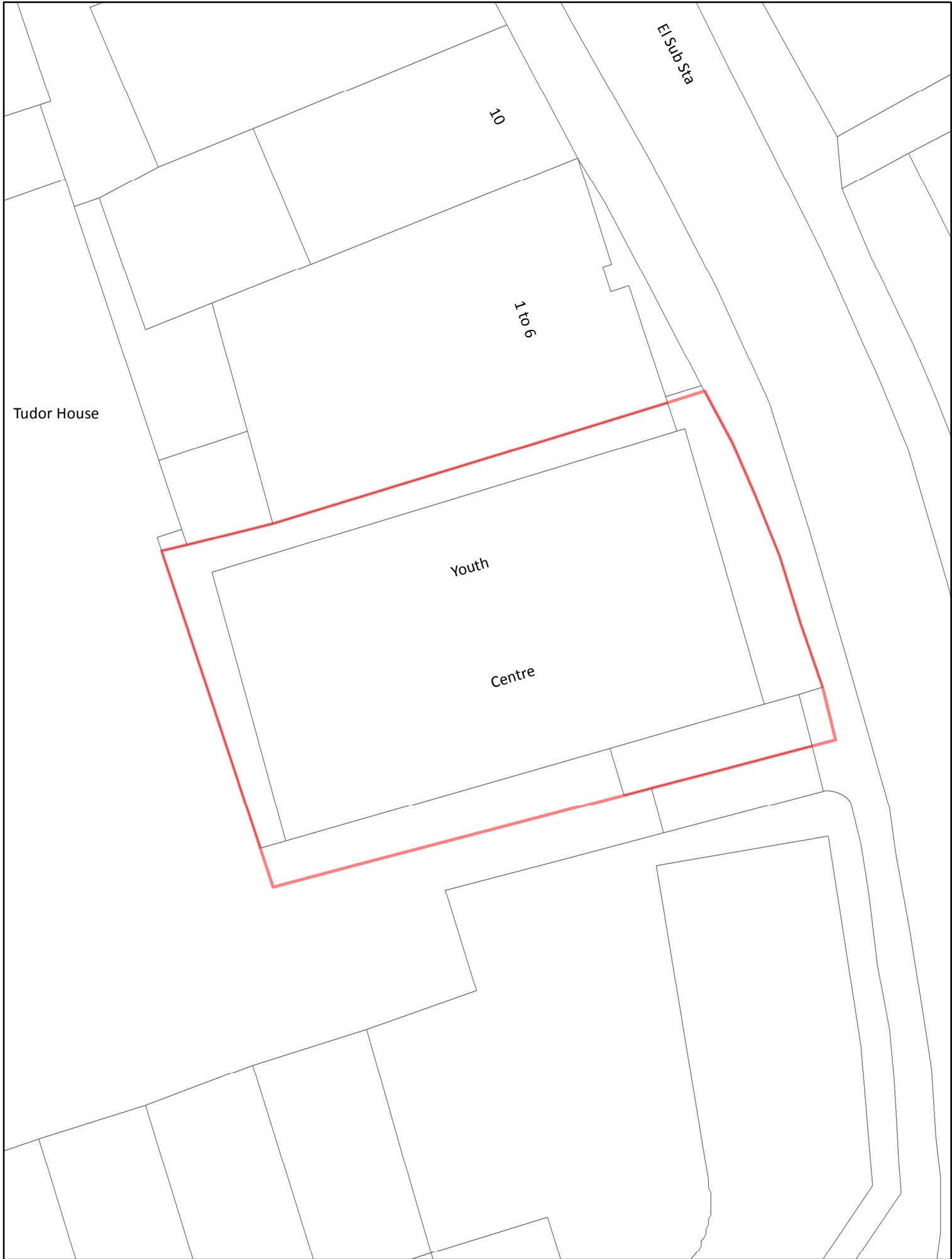
BFR092  
former Youth Centre, Ryde



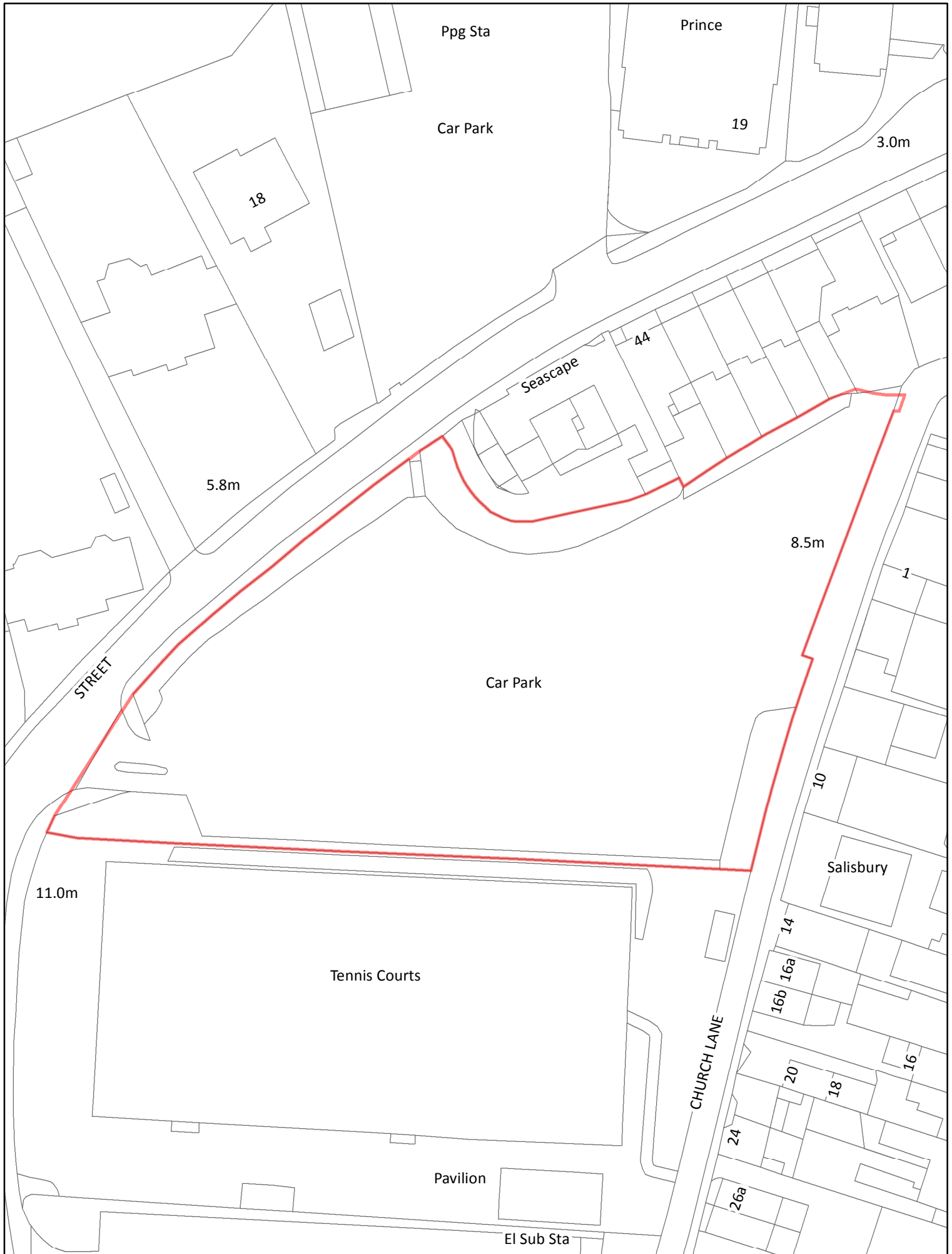
BFR094  
former Sandown Middle School, Sandown



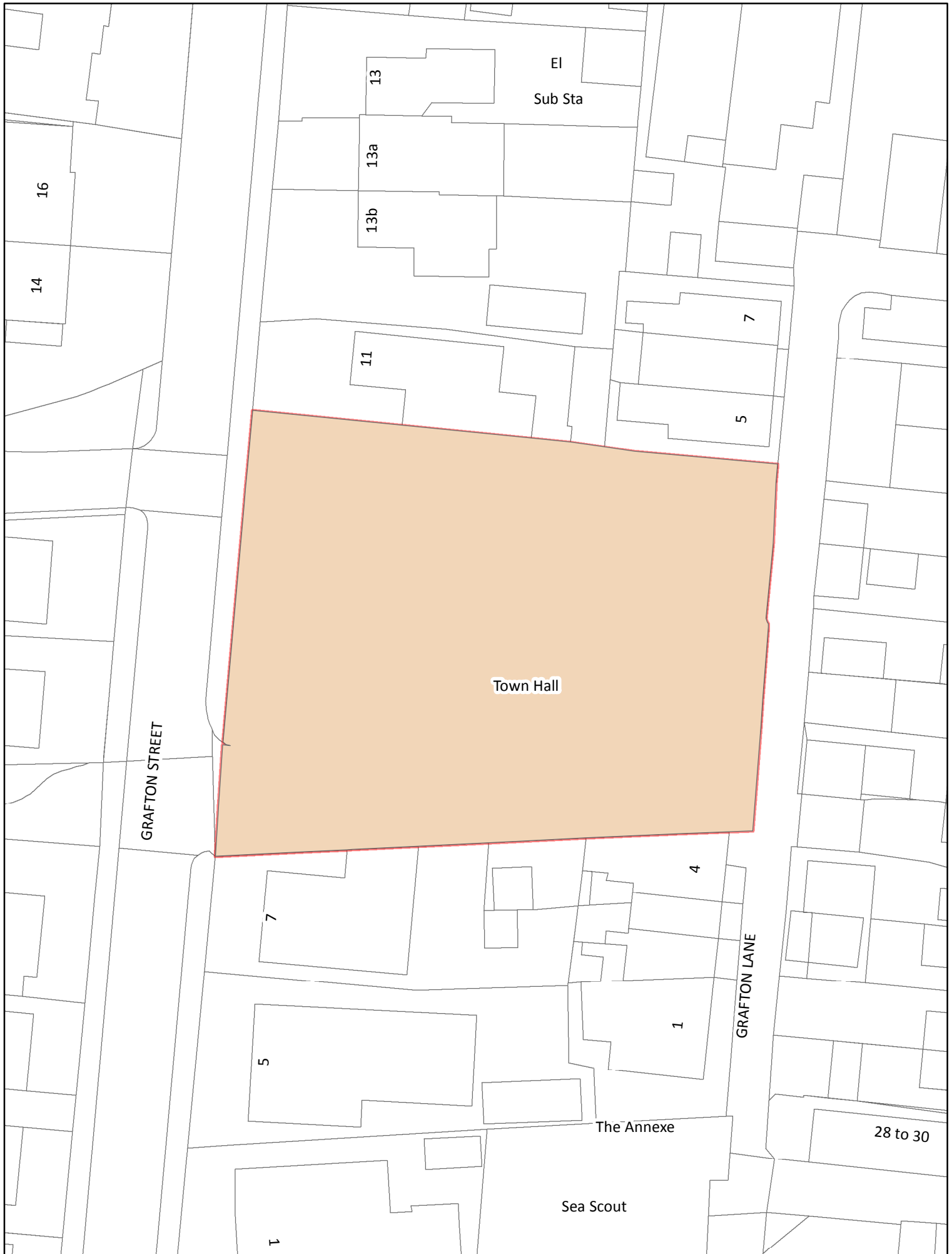
BFR095  
Test Centre, 23 Medina Avenue, Newport



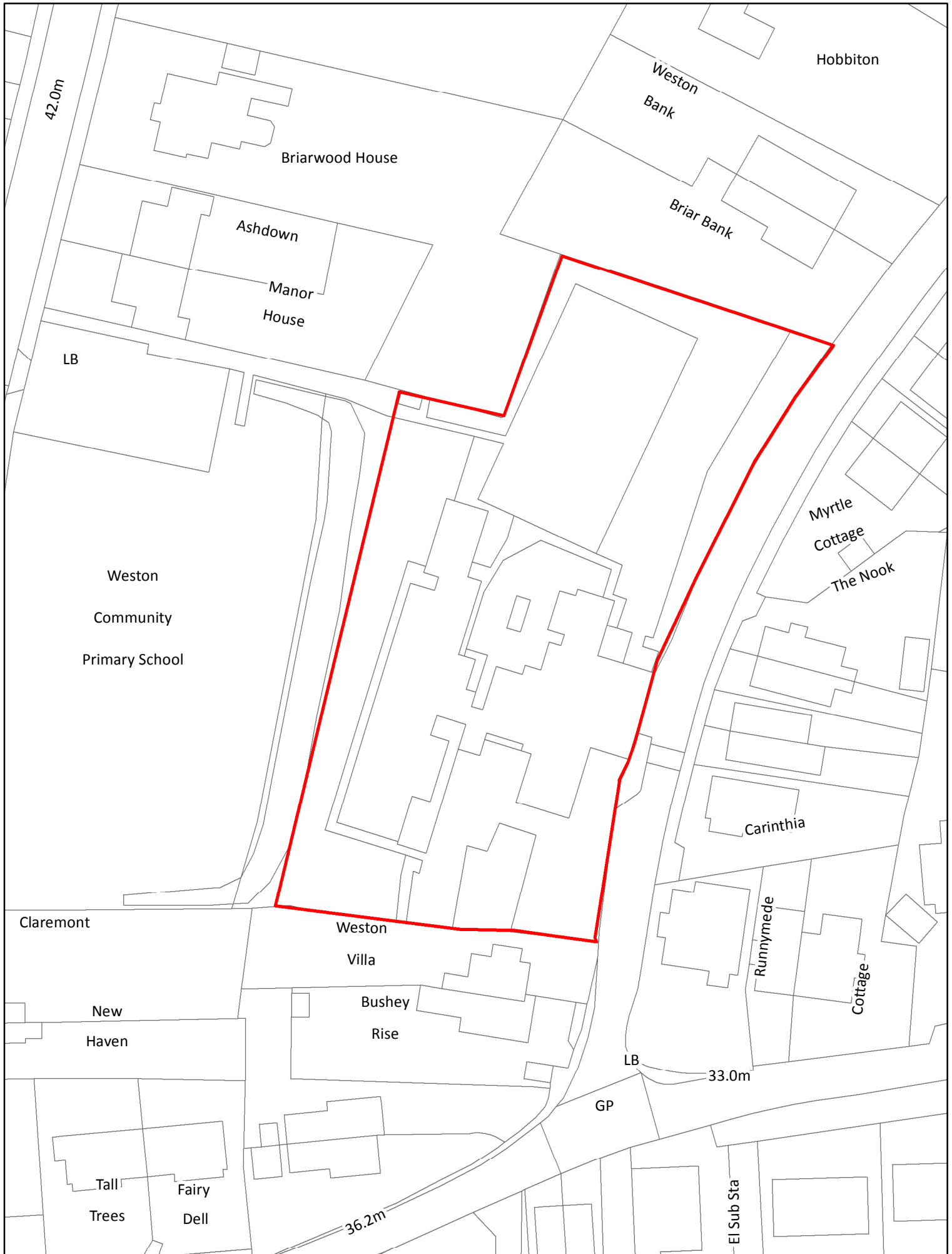
BFR096  
Ventnor Youth Club, Ventnor



BFR098  
 St Thomas Street car park (south), Ryde



BFR100  
former Town Hall, Sandown



BFR101  
Former Weston Primary School, Weston Road, Totland