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 land 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 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:

\[\text{As set out in } \text{National Planning Policy Framework 2019}\]

\[\text{Town and Country Planning (Brownfield Land Register) Regulations 2017}\]
- 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](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](https://www.iow.gov.uk/documentlibrary).
BFR003

Former Flamingo Park Bird Sanctuary, Oakhill Road, Seaview, Isle Of Wight, PO345AP
BFR038a
9 - 11 George Street, Ryde, Isle Of Wight, PO33 2EB,
BFR046

Depot site at Lowtherville Road, Ventnor, Isle Of Wight
BFR047

SPA site, Shanklin Esplanade, Shanklin, Isle of Wight

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Ordnance Survey 100019229
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
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
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
Formerly Pondwell Holiday Camp, Pondwell Hill, Ryde, Isle of Wight PO331QA
BFR092
Former Youth Centre, Well Street, Ryde, Isle Of Wight, PO332SZ
Former Sandham Middle School site, Sandown, Isle of Wight
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
BFR101

Former Weston Primary School site, Weston Road, Totland, Isle Of Wight, PO39 0HA
BFR104
Buildings at Lee Farm, Main Road, Wellow, Yarmouth
BFR106

Shanklin Esplanade Car Park, Shanklin
BFR107

Land at Fairlee Road, Hillside, Newport, Isle of Wight
Highmead And The Laurels (Formally Elmdon House), 3, Highfield Road, Shanklin, Isle Of Wight
BFR120

P/00832/18  13 Gills Cliff Road, Ventnor, Isle Of Wight, PO381LH
BFR122

P/00045/19

14 Victoria Road, Sandown, Isle Of Wight, PO368AL
BFR131

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

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Ordnance Survey 100019229
BFR132

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