

Isle of Wight Council

Brownfield Land Register – Part 1 Maps - December 2018

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 and contained 27 sites across the Island.
- 2.2 The council has now updated the Register and the 2018 version includes 46 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.

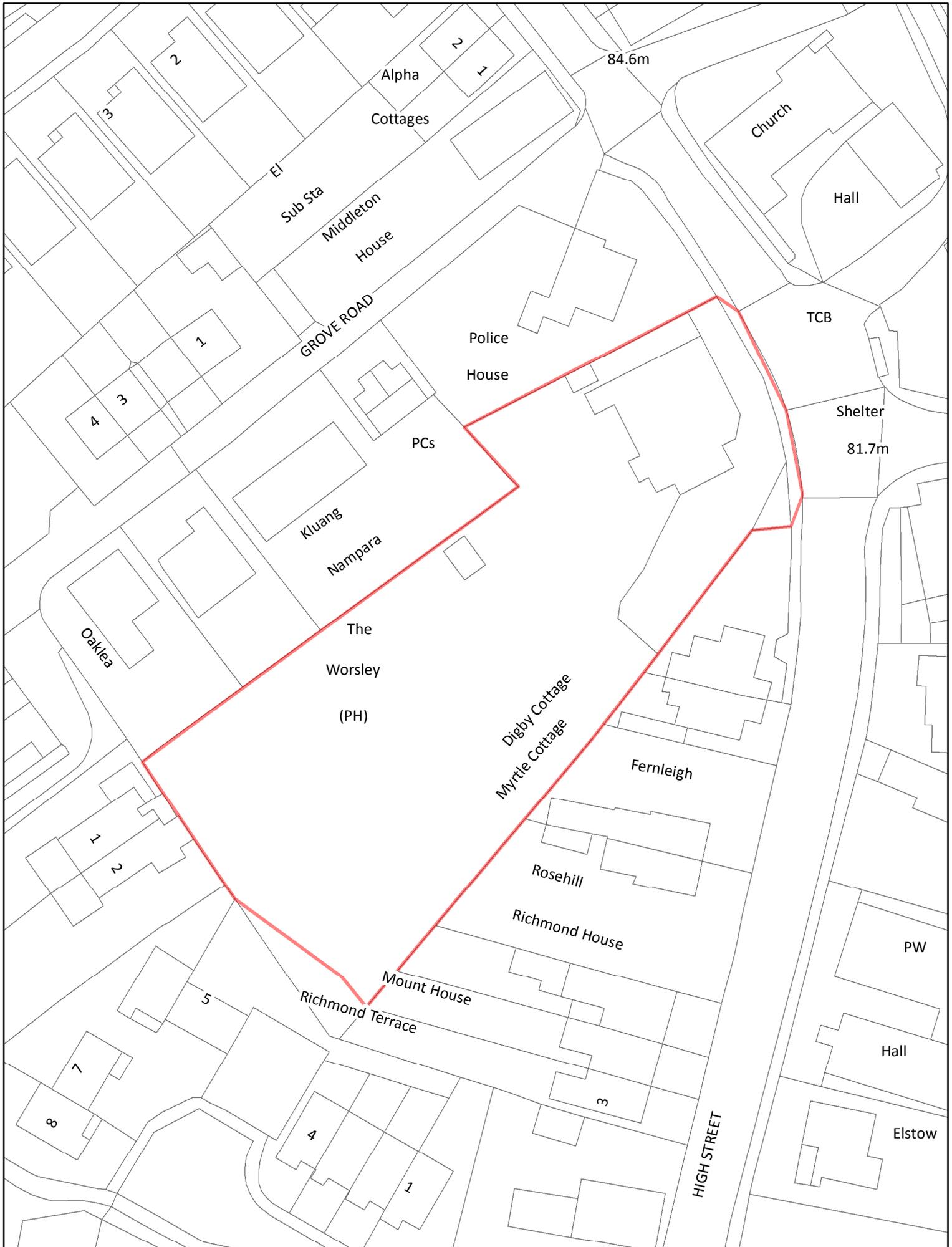
¹ As set out in [National Planning Policy Framework 2018](#)

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

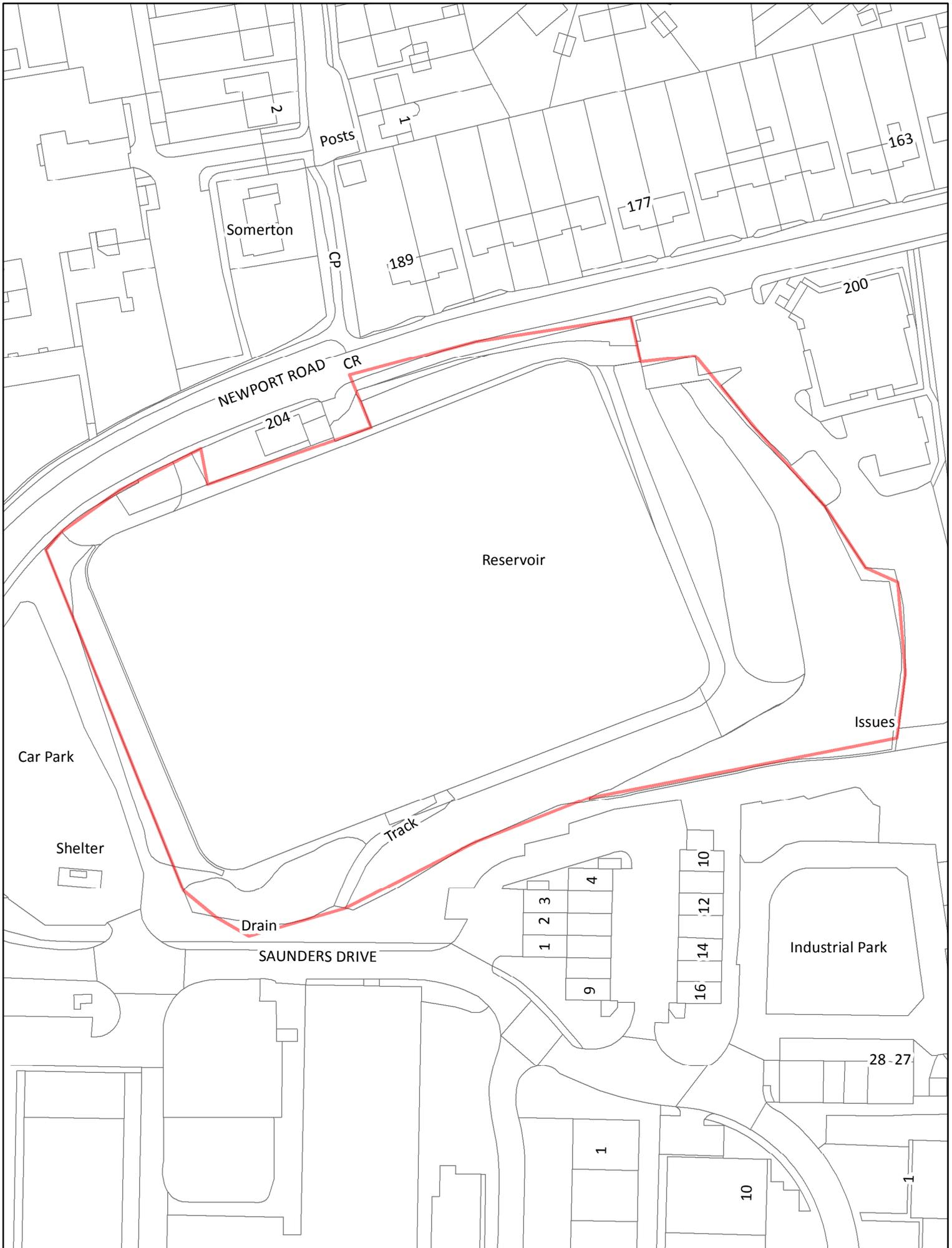
- 2.3 At this time the council has not selected sites for Part 2 stage but will consider appropriate sites in due course.
- 2.4 Sites that no longer meet the relevant criteria for inclusion on the Register will be amended or removed following appropriate procedures as set out in Regulation 17 of the [legislation](#).

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 2017).
- 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>.



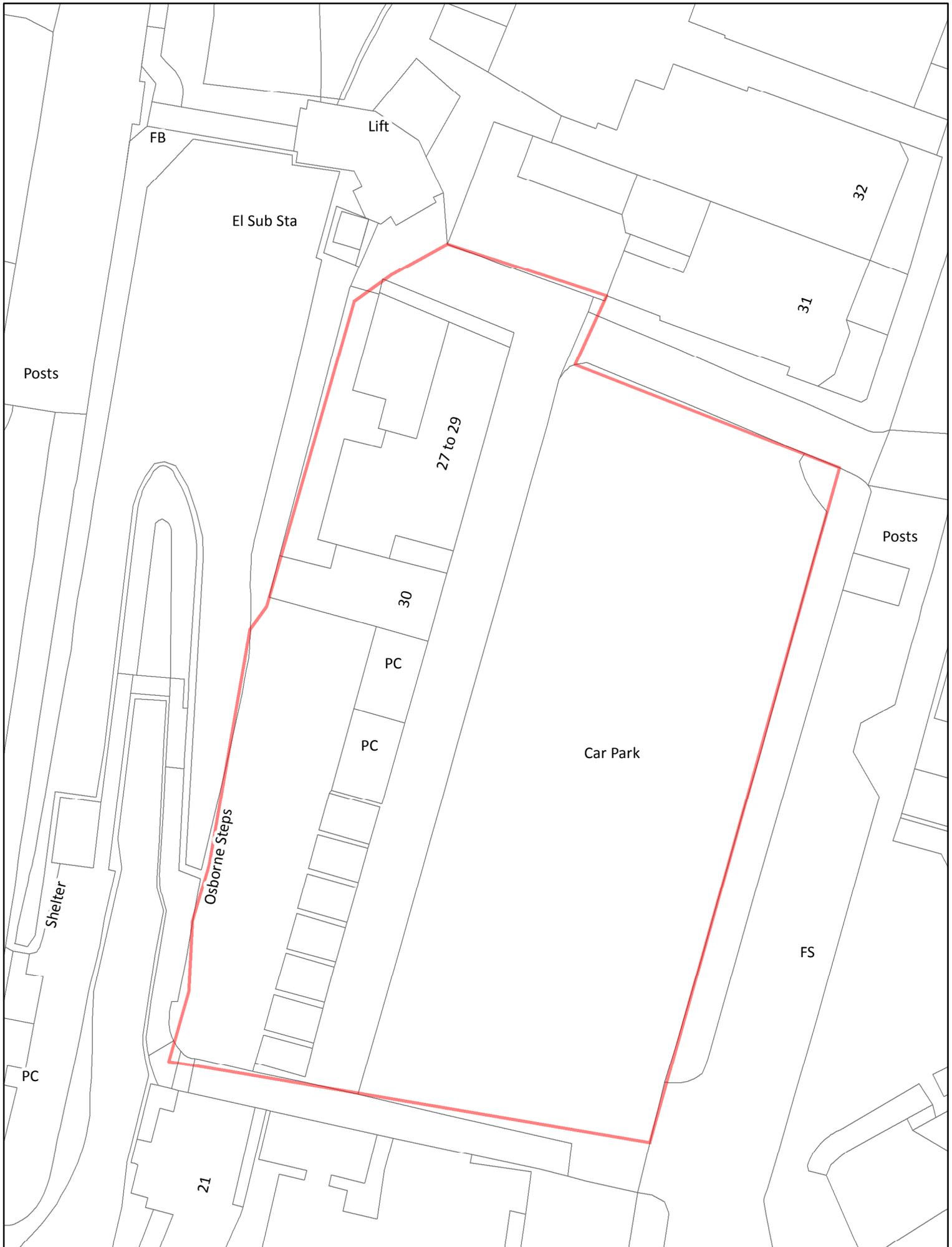
BFR008
Former Worsley Inn, High Street, Wroxall



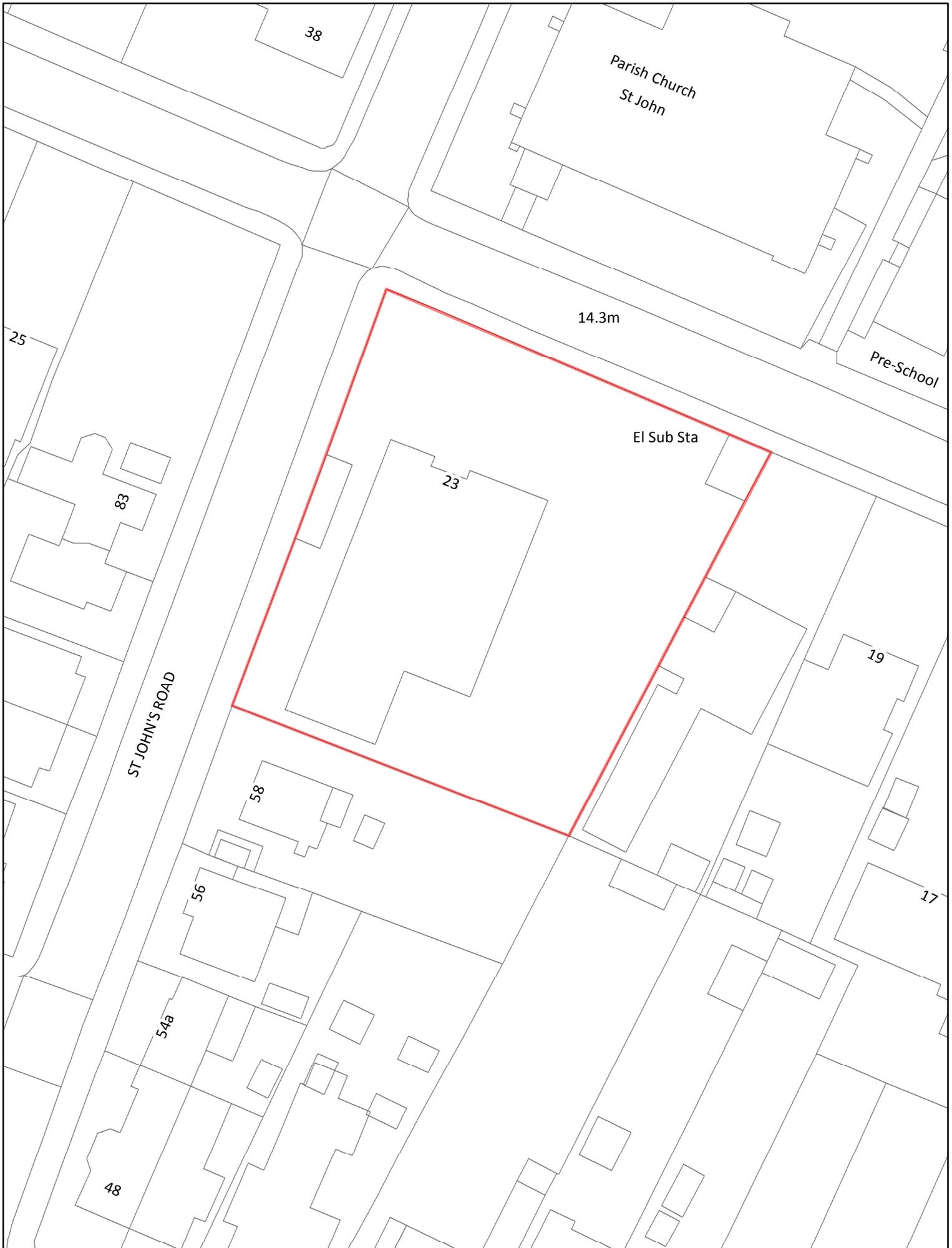
BFR026
Somerton Reservoir, Newport Road, Cowes



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



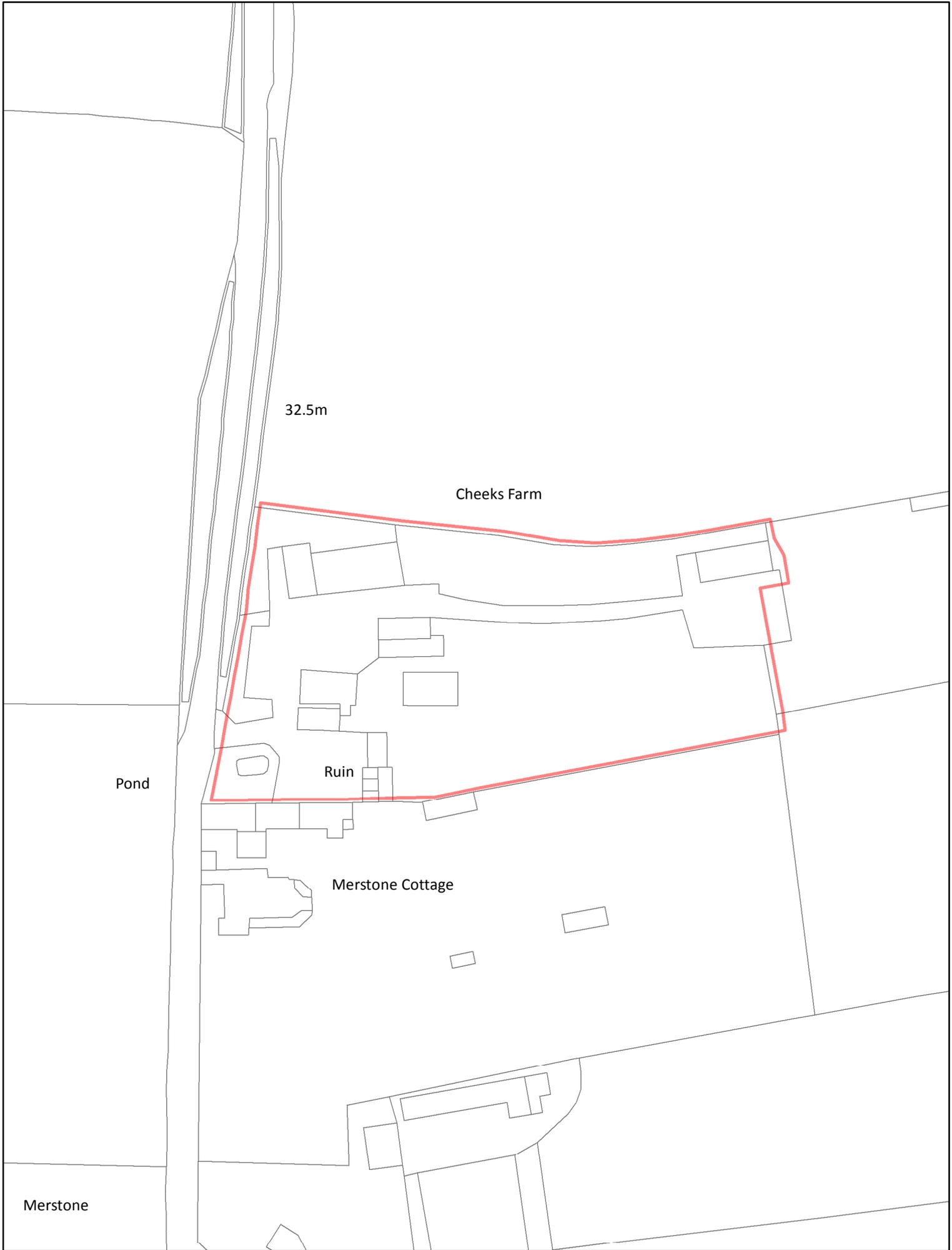
BFR047
SPA site, Shanklin Esplanade



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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Scale 1:1250

Brownfield Register Reference - BFR081
 P/00659/15
 Shanklin

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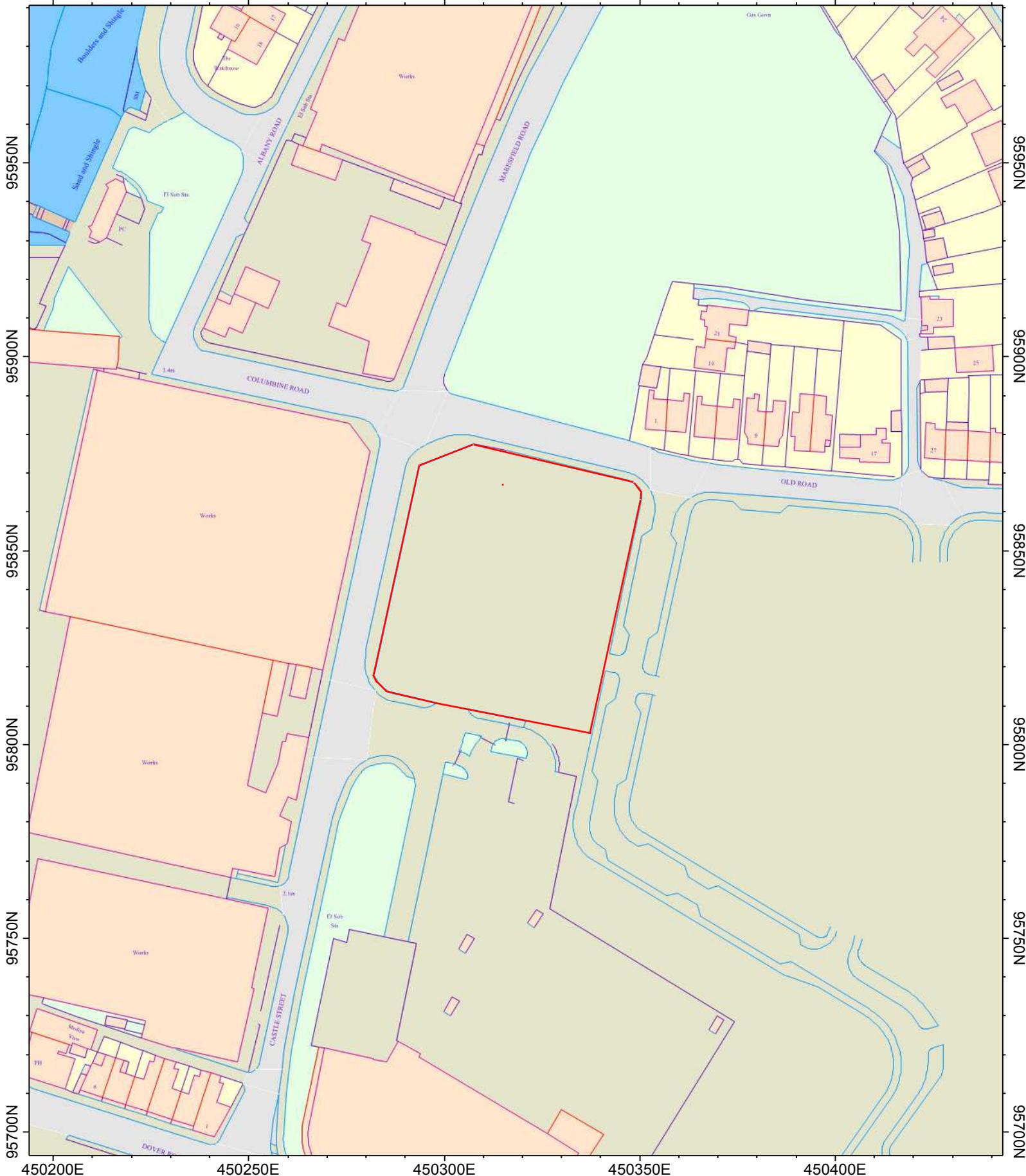
450200E

450250E

450300E

450350E

450400E



Scale 1:1250

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

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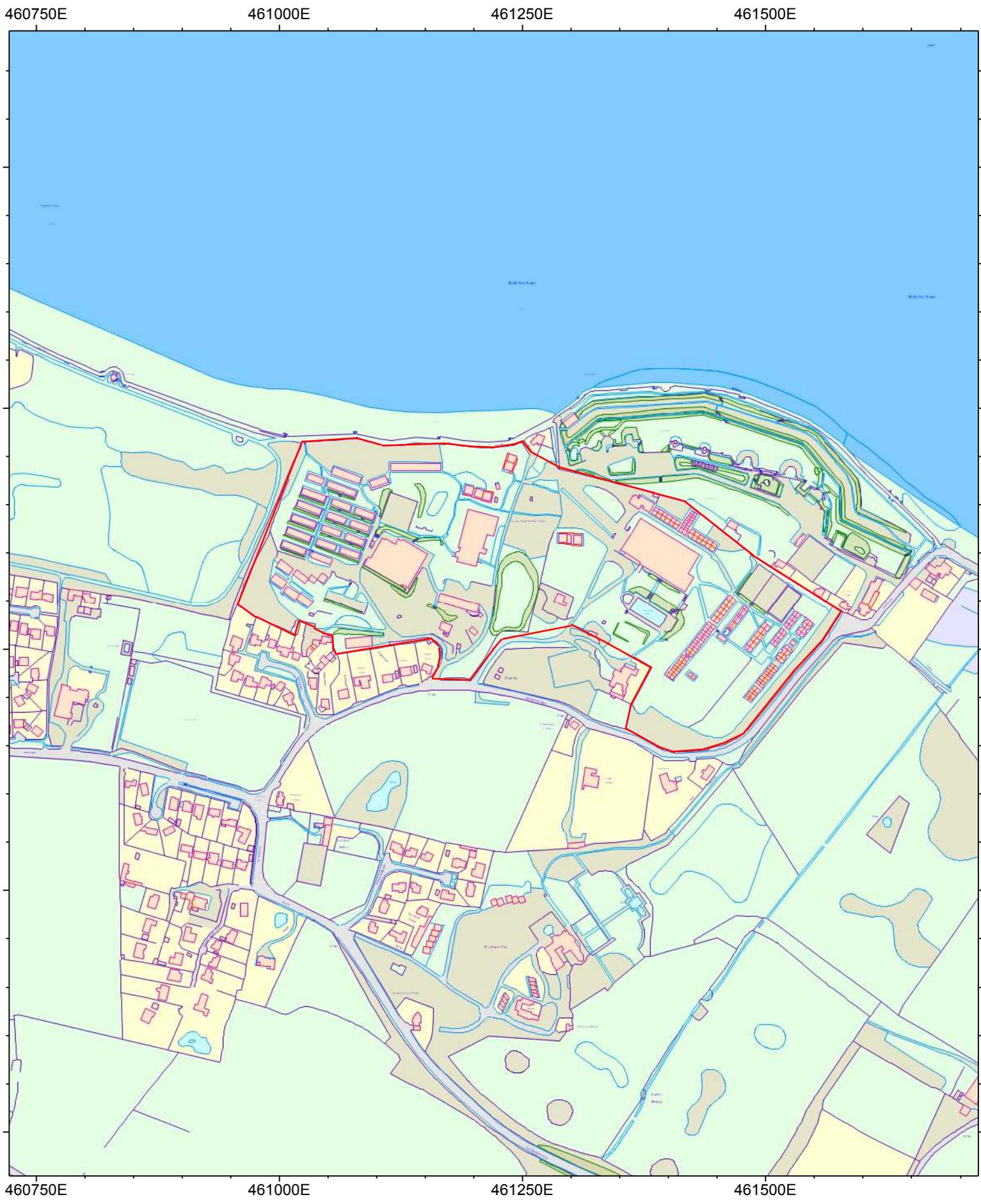


Scale 1:2500

Brownfield Register Reference - BFR084
P/00039/16
Ventnor

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 Ordnance Survey 100019229



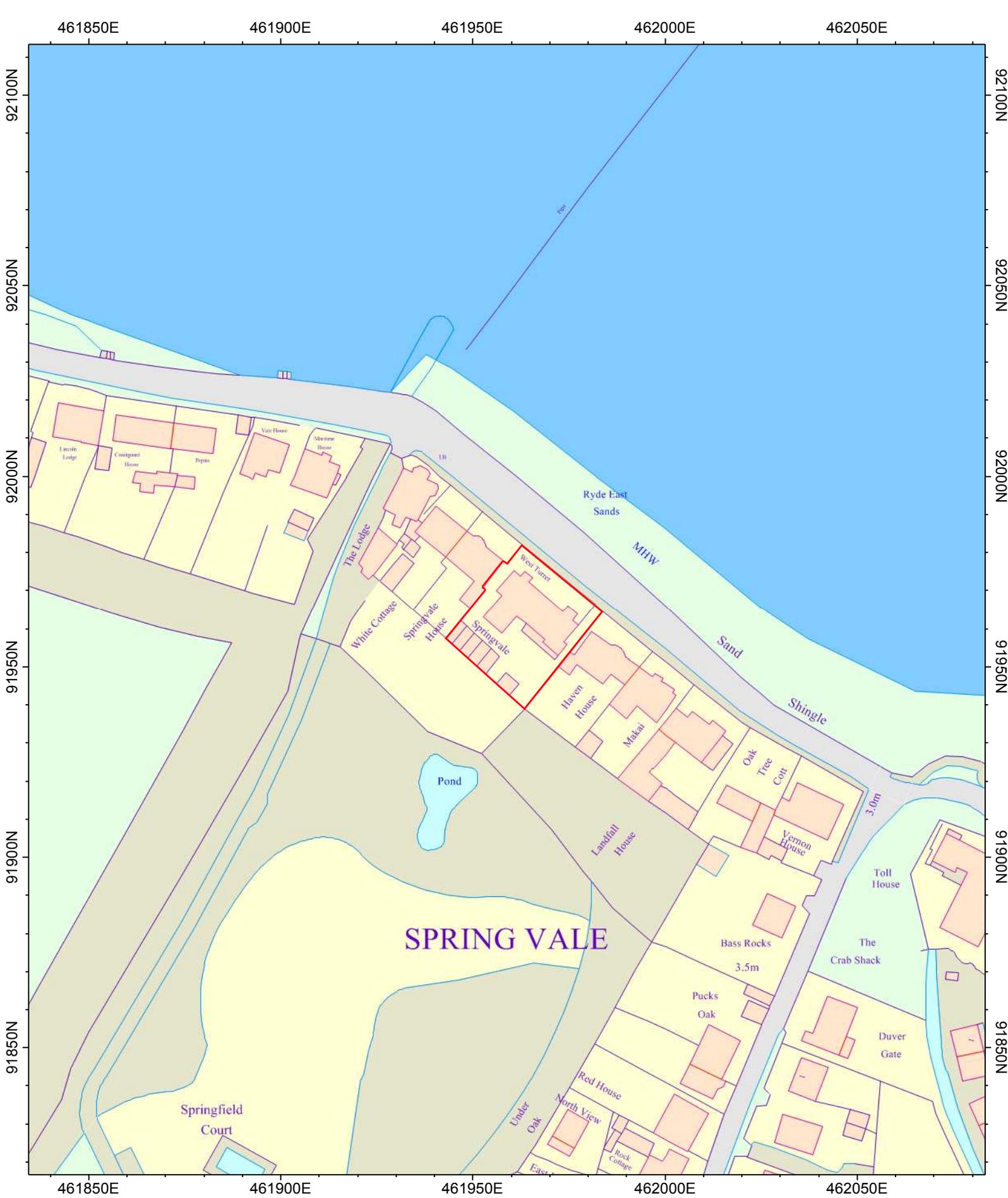


Scale 1:5000



Brownfield Register Reference - BFR085
P/00573/15
Ryde

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Ordnance Survey 100019229



Scale 1:1250

Brownfield Register Reference - BFR086
 P/00700/16
 Seaview

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 Ordnance Survey 100019229

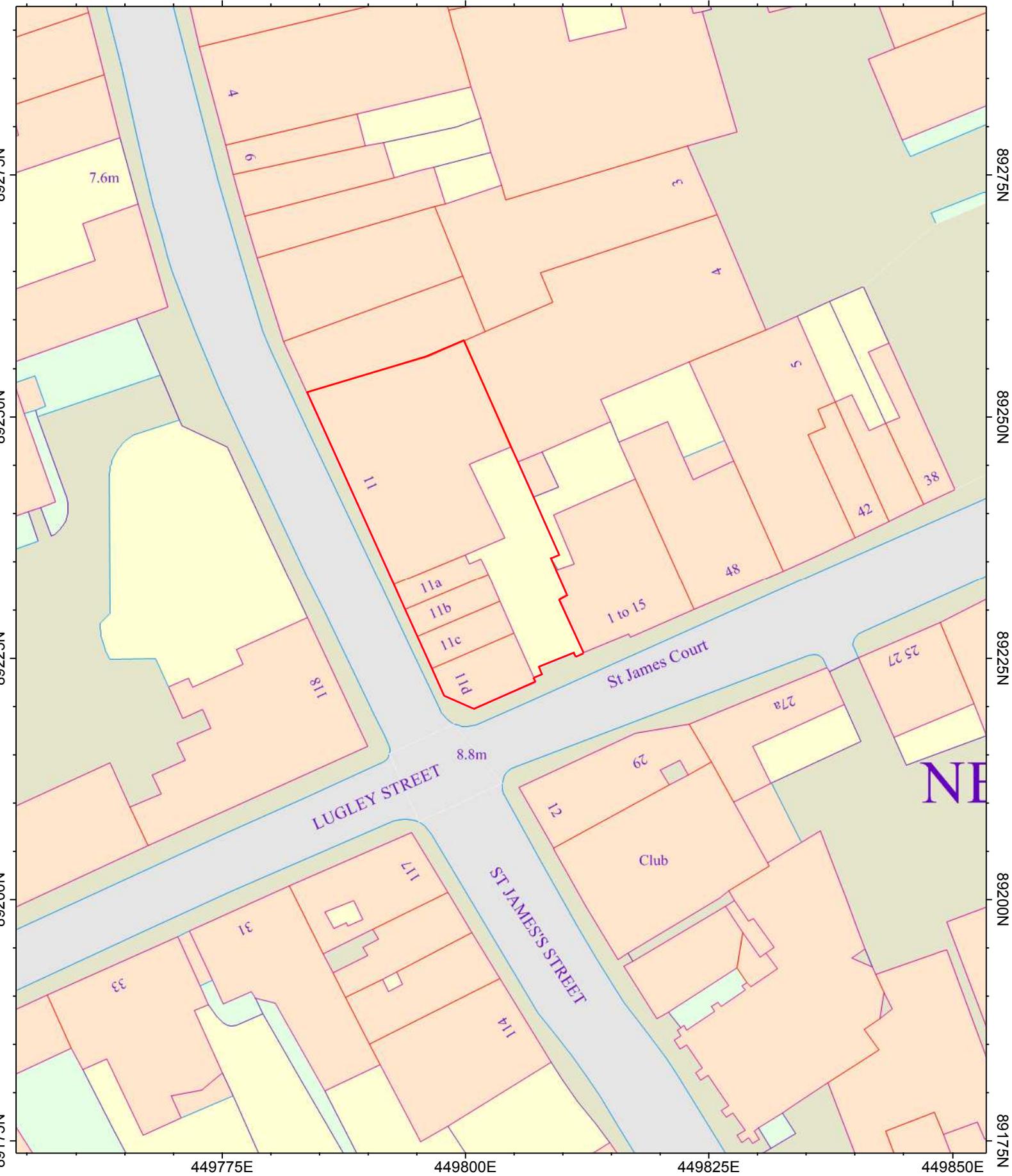


449775E

449800E

449825E

449850E



89275N

89275N

89250N

89250N

89225N

89225N

89200N

89200N

89175N

89175N

449775E

449800E

449825E

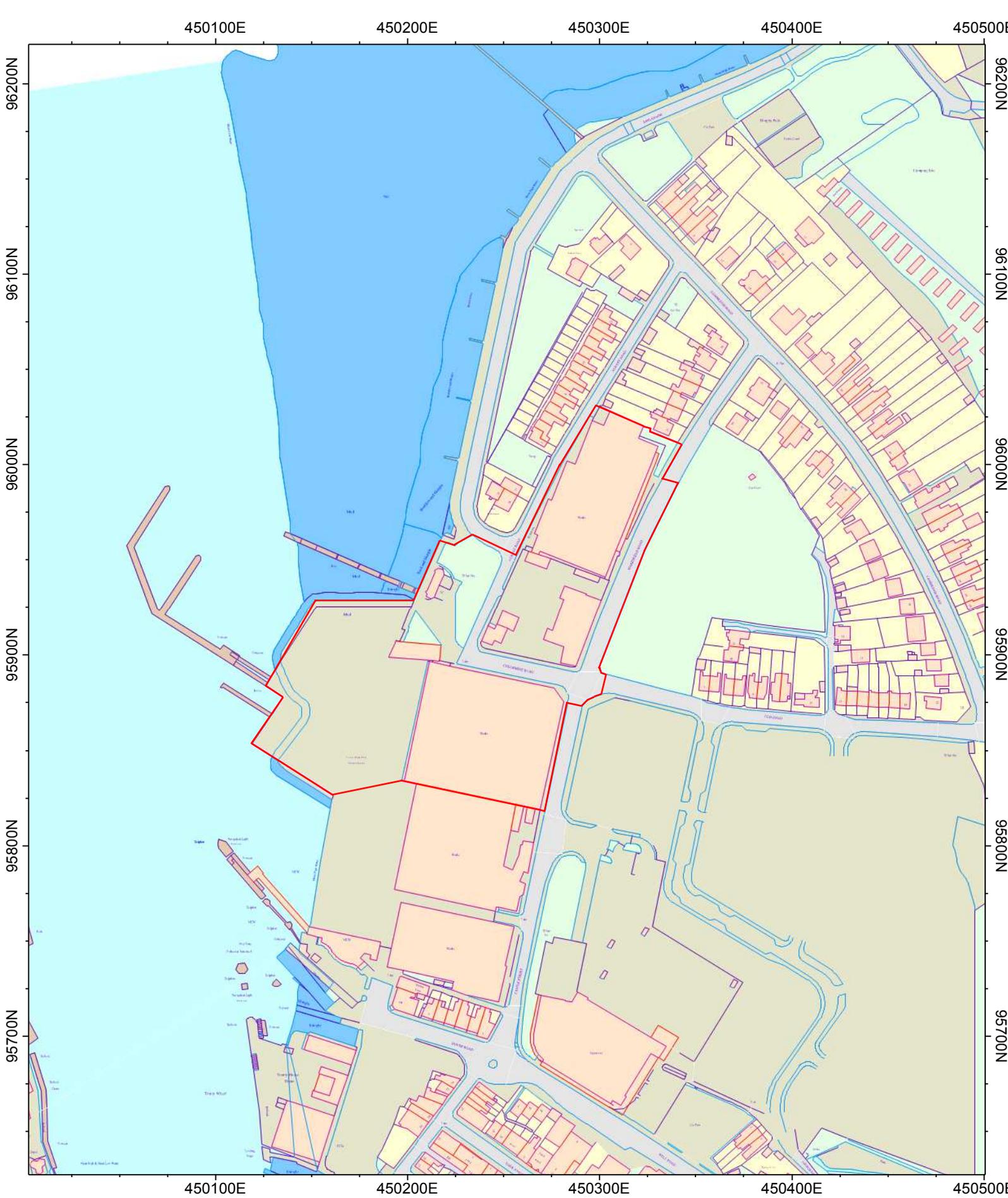
449850E

Scale 1:500



Brownfield Register Reference - BFR087
 P/00914/16
 Newport

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 Ordnance Survey 100019229

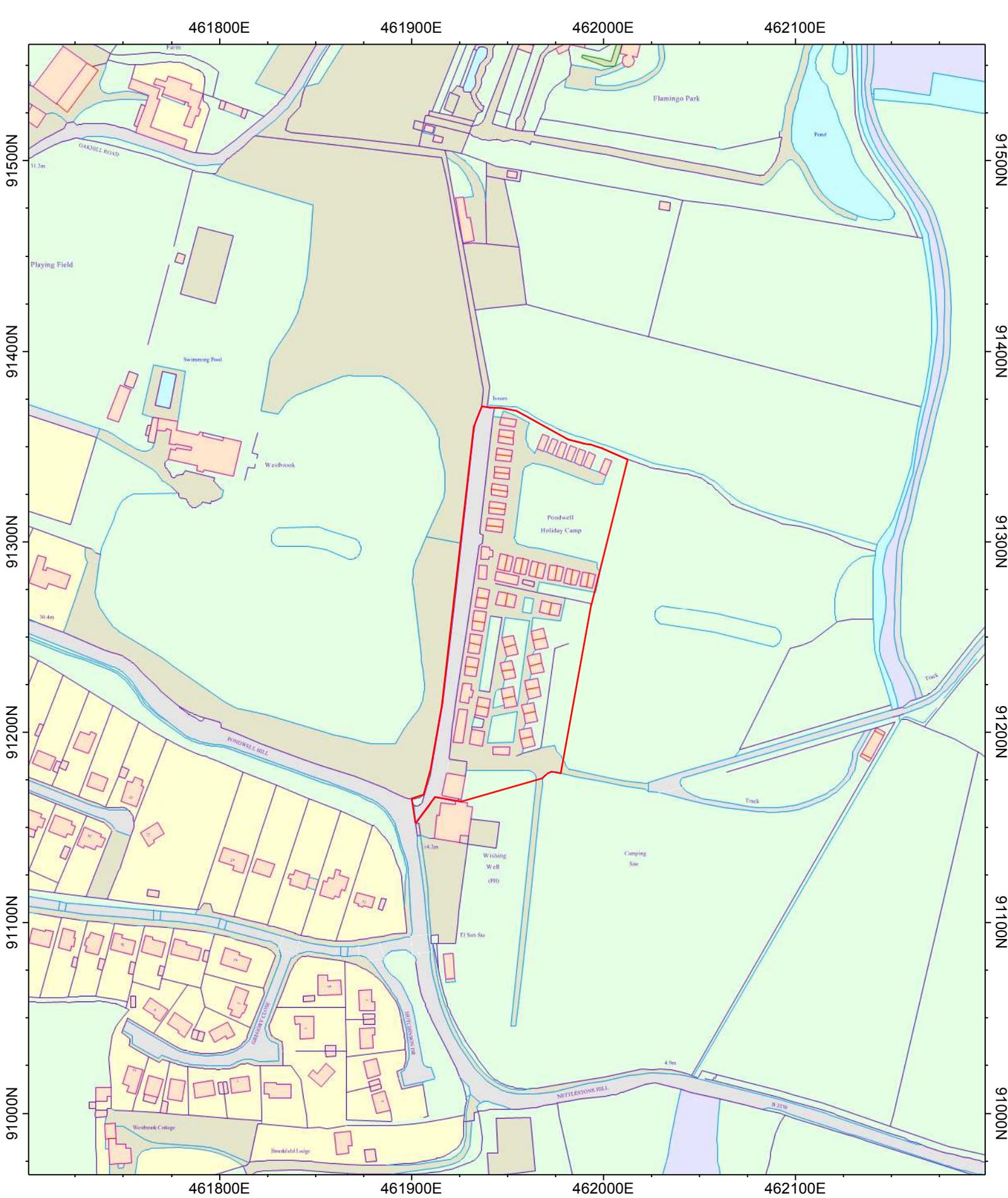


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Brownfield Register Reference - BFR088
P/00941/16
East Cowes

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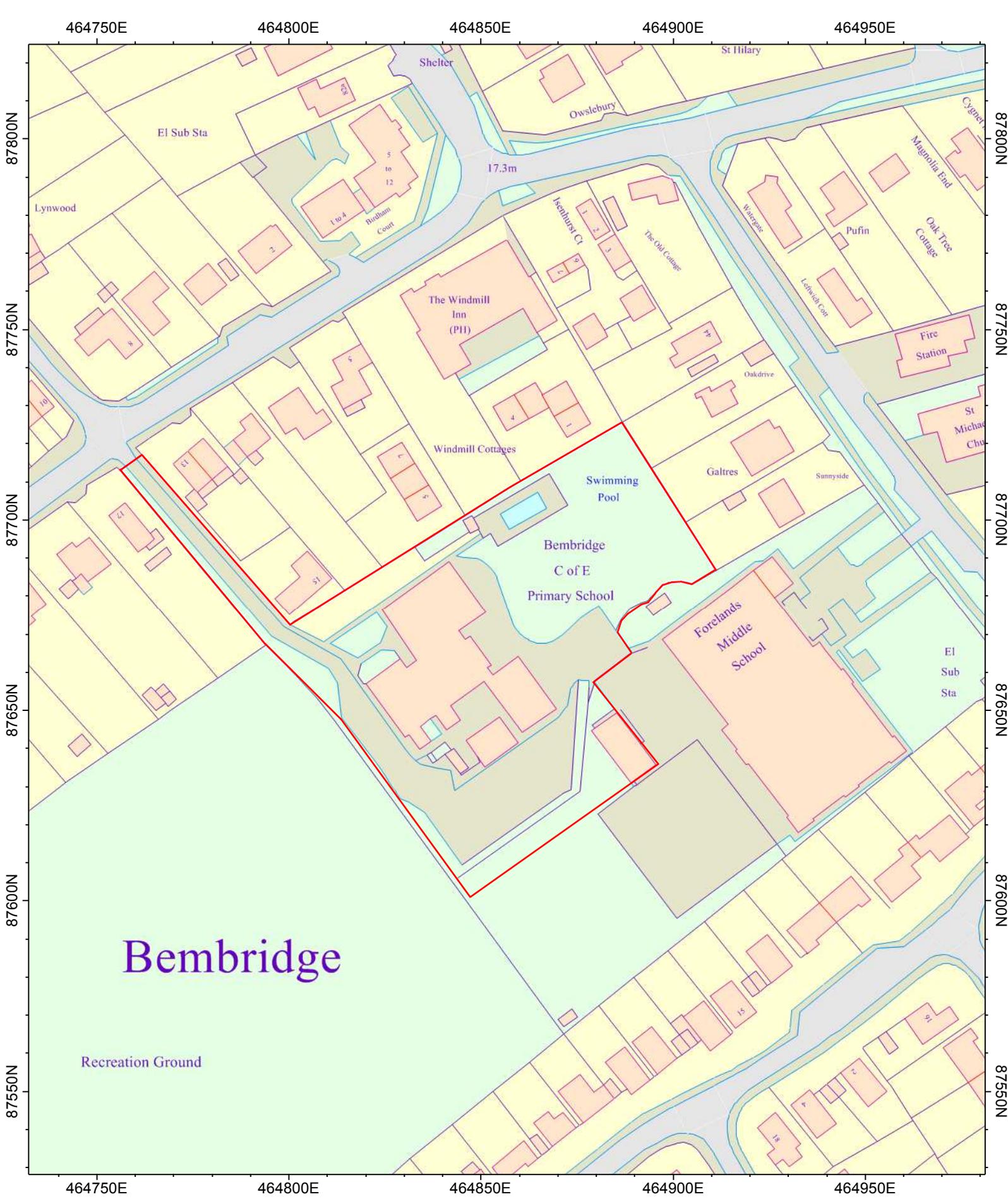


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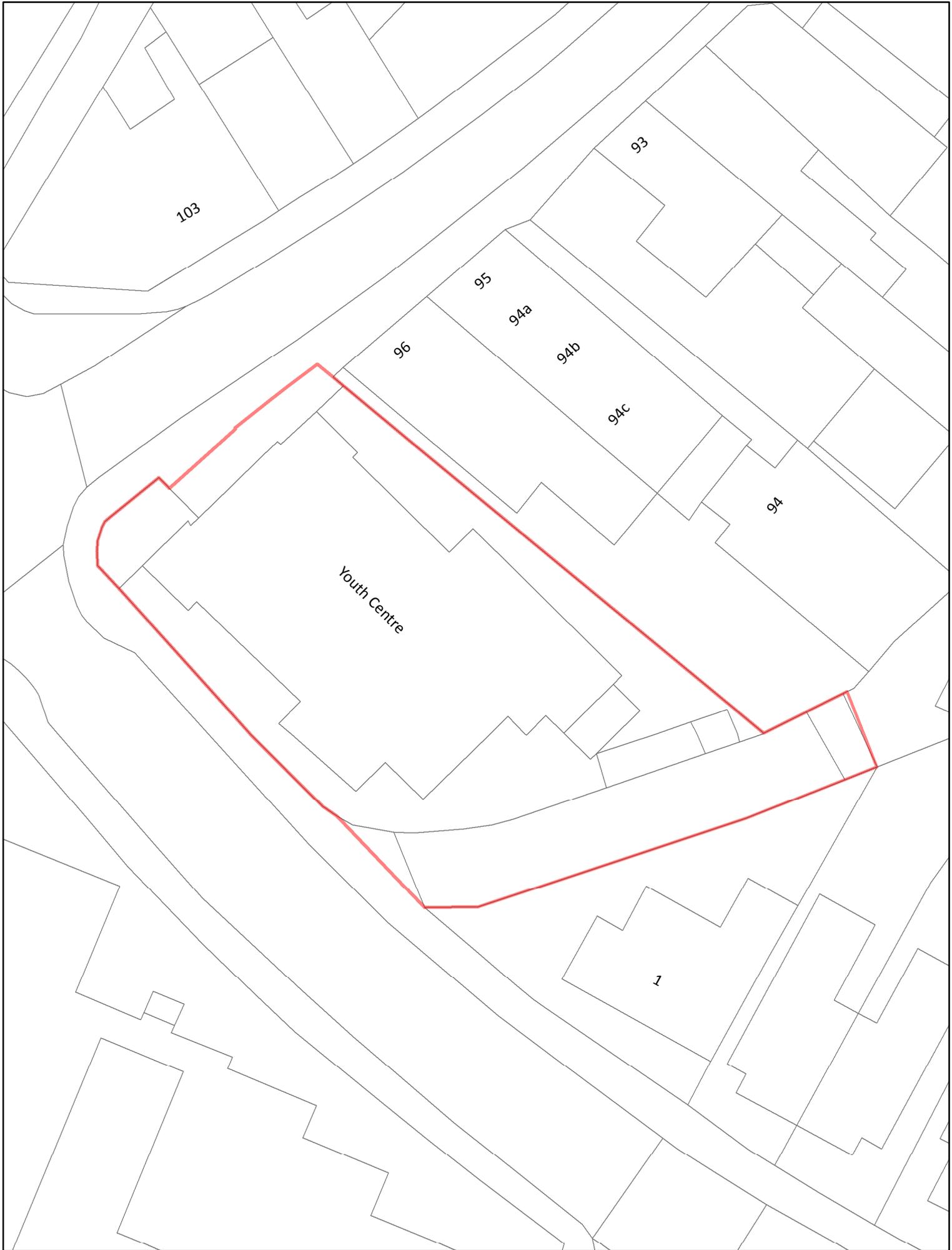


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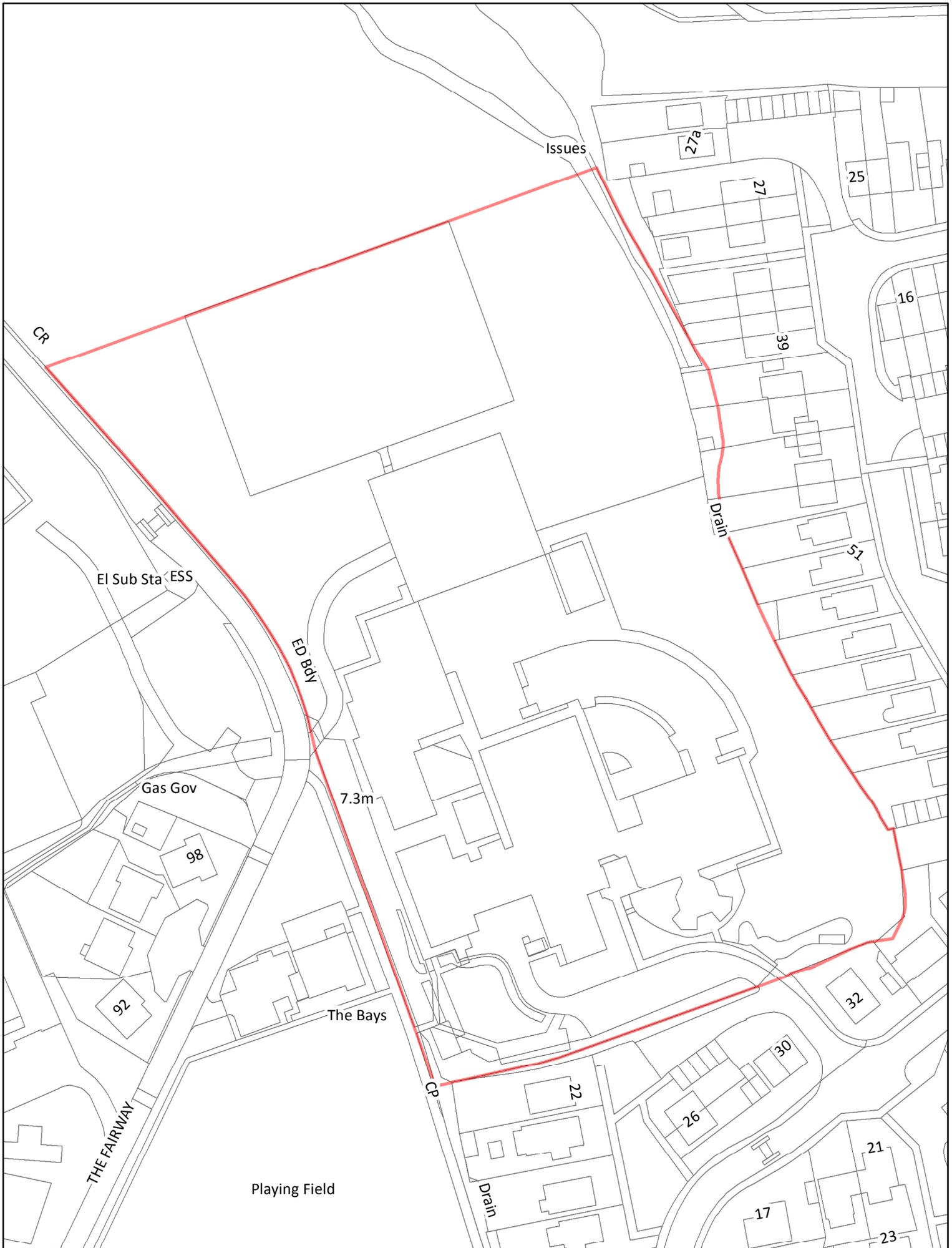
Brownfield Register Reference - BFR091
P/01479/14
Bembridge

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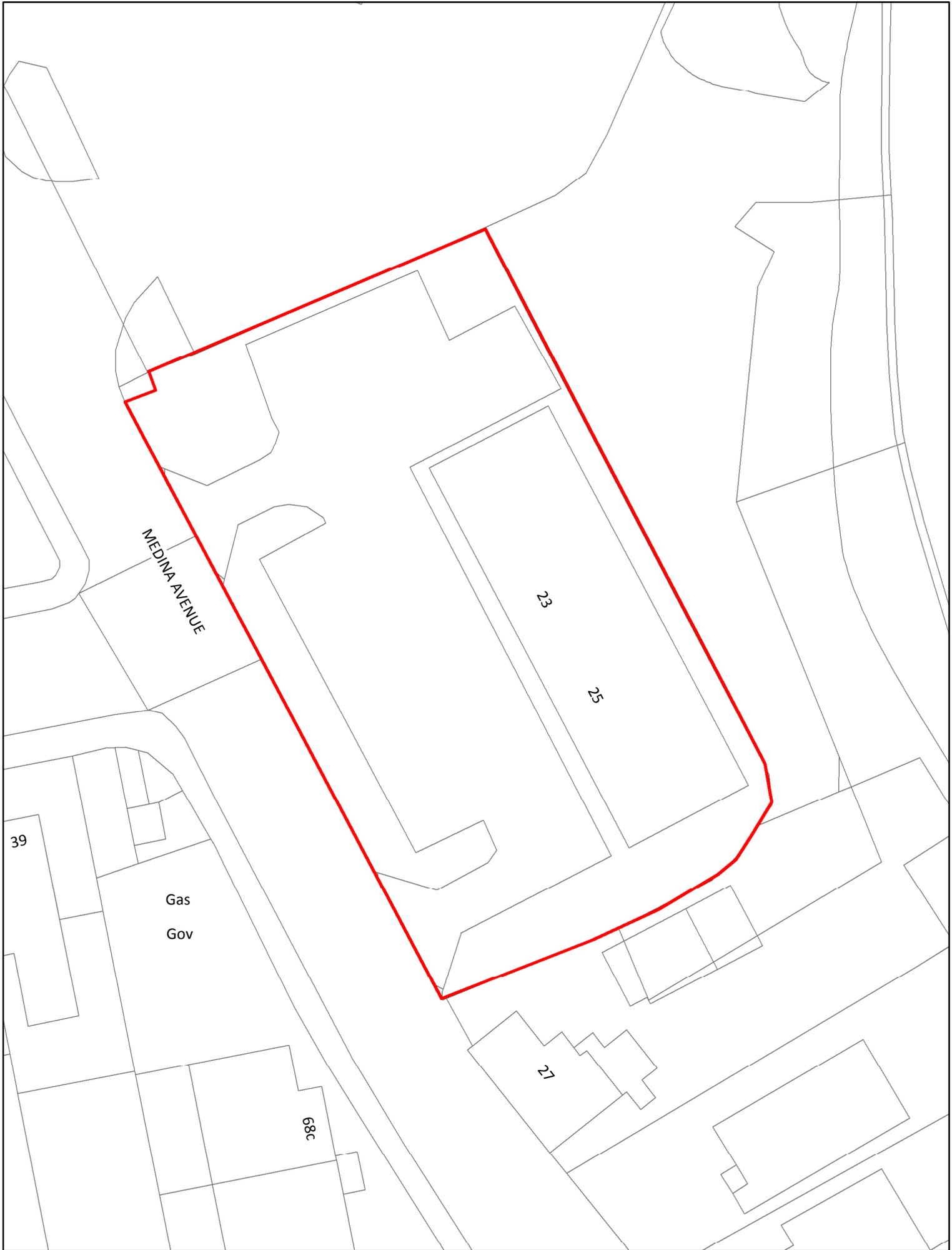




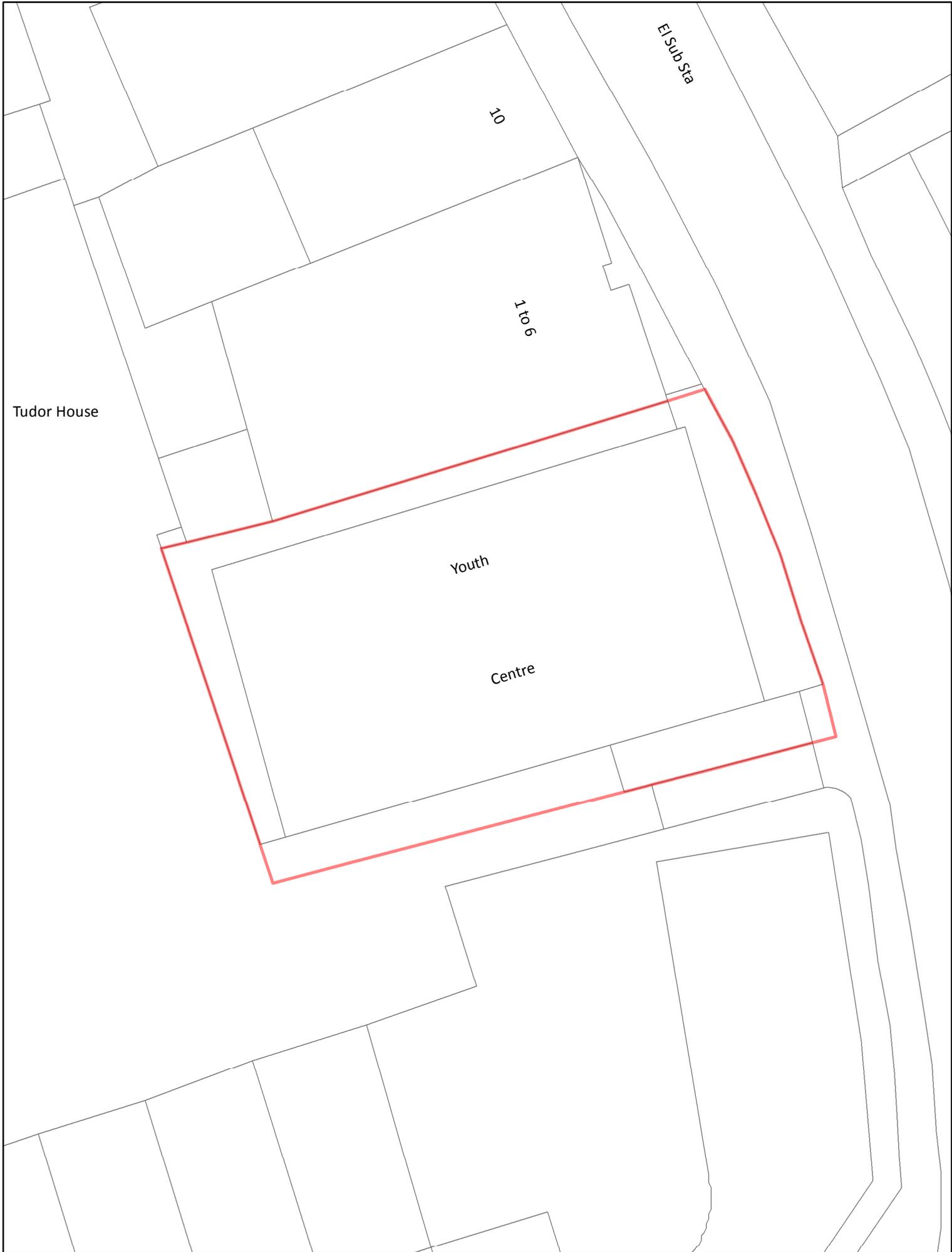
BFR092
former Youth Centre, Ryde



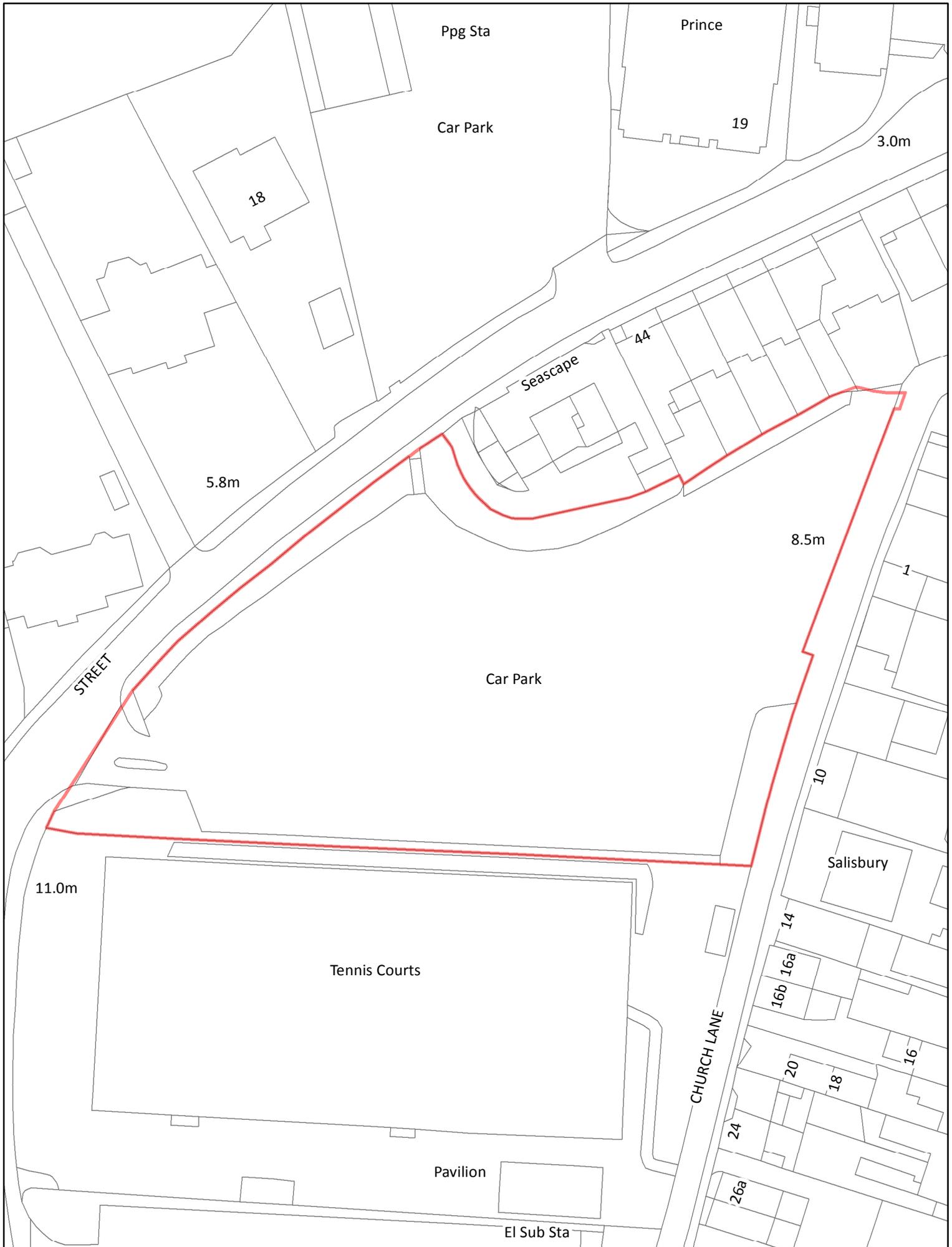
BFR094
former Sandown Middle School, Sandown



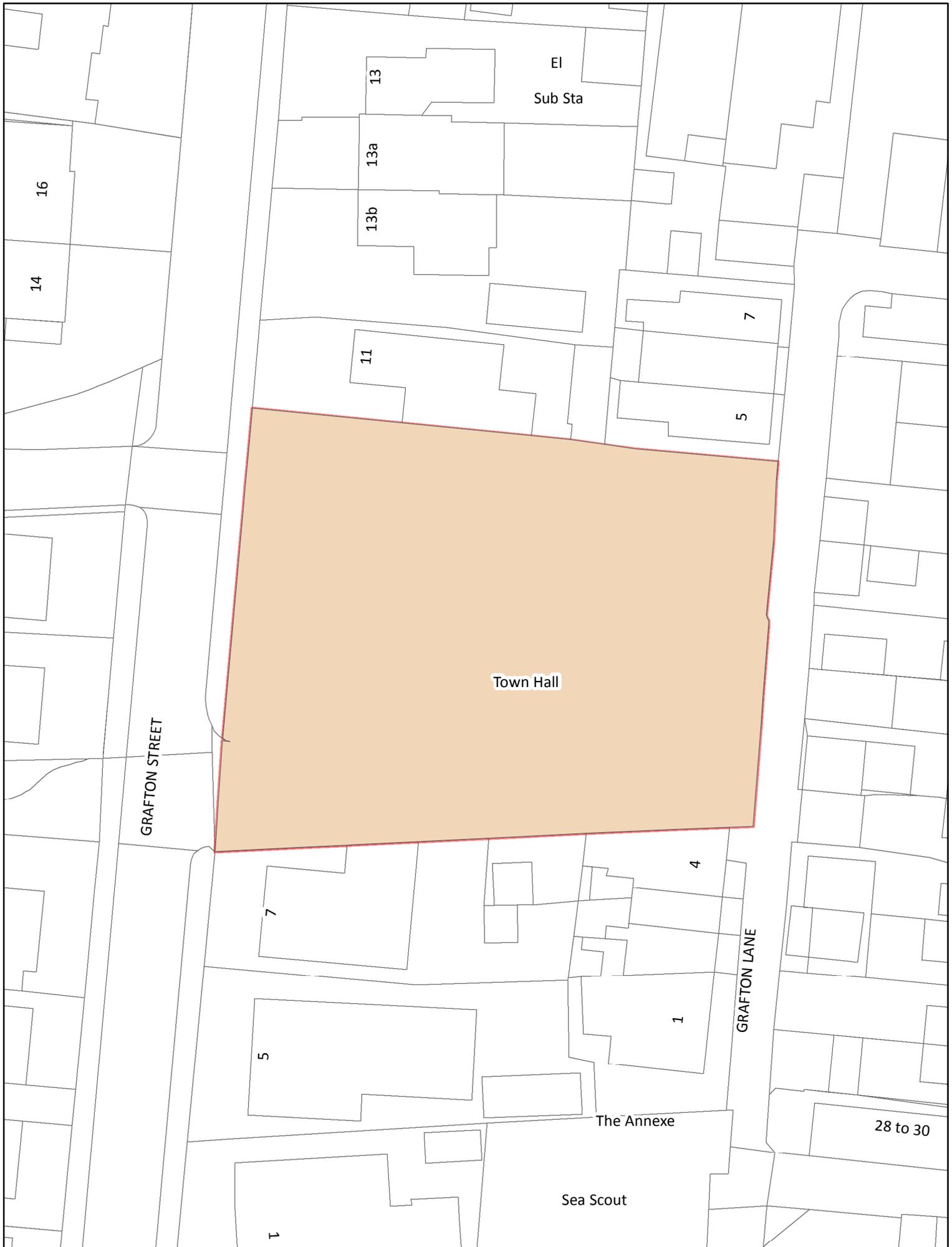
BFR095
Test Centre, 23 Medina Avenue, Newport



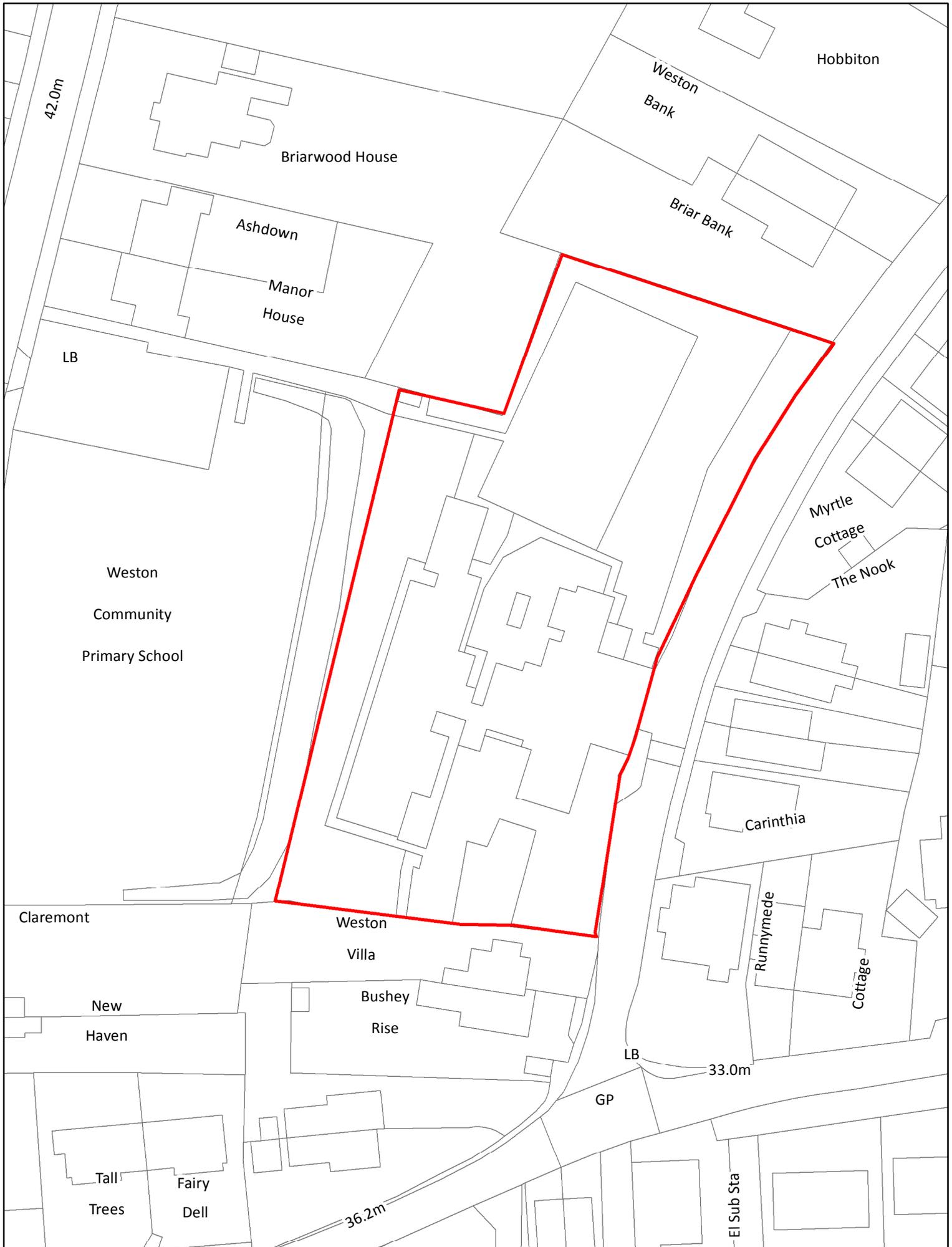
BFR096
Ventnor Youth Club, Ventnor



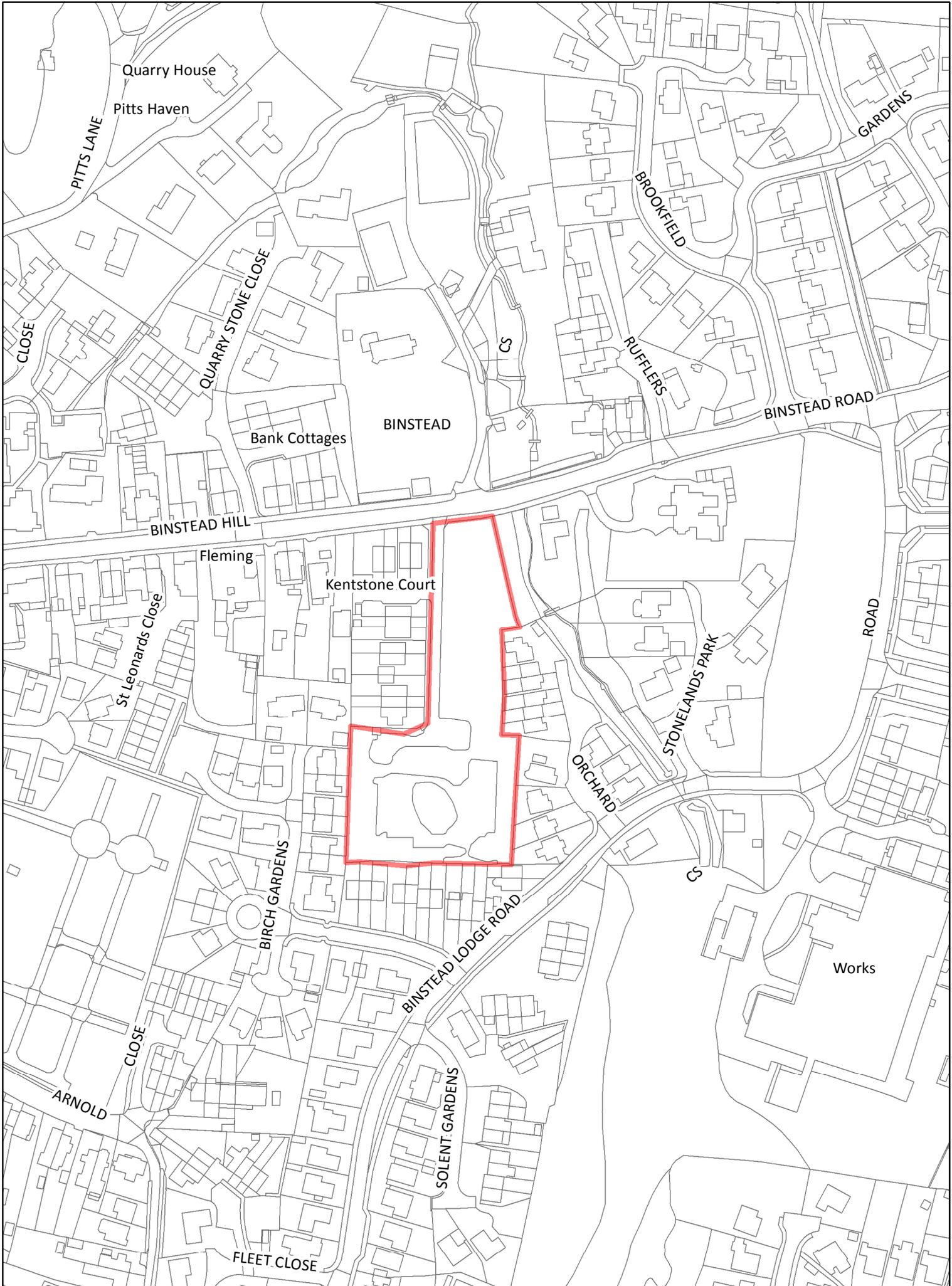
BFR098
 St Thomas Street car park (south), Ryde



BFR100
former Town Hall, Sandown

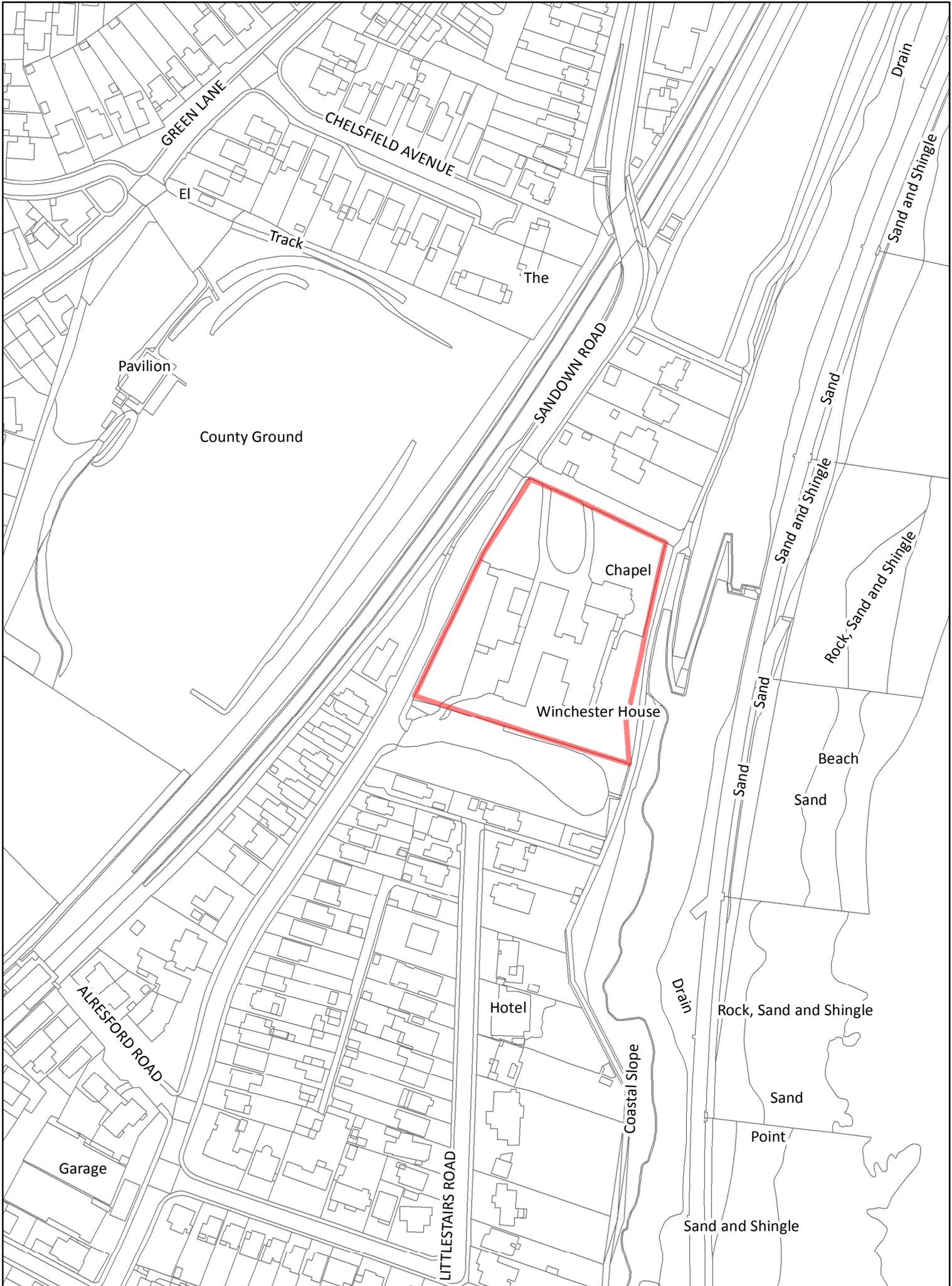


BFR101
Former Weston Primary School, Weston Road, Totland



BFR013
Old Hosiden Besson Site, Binstead Road, Ryde





BFR022

Winchester House, Sandown Road, Shanklin

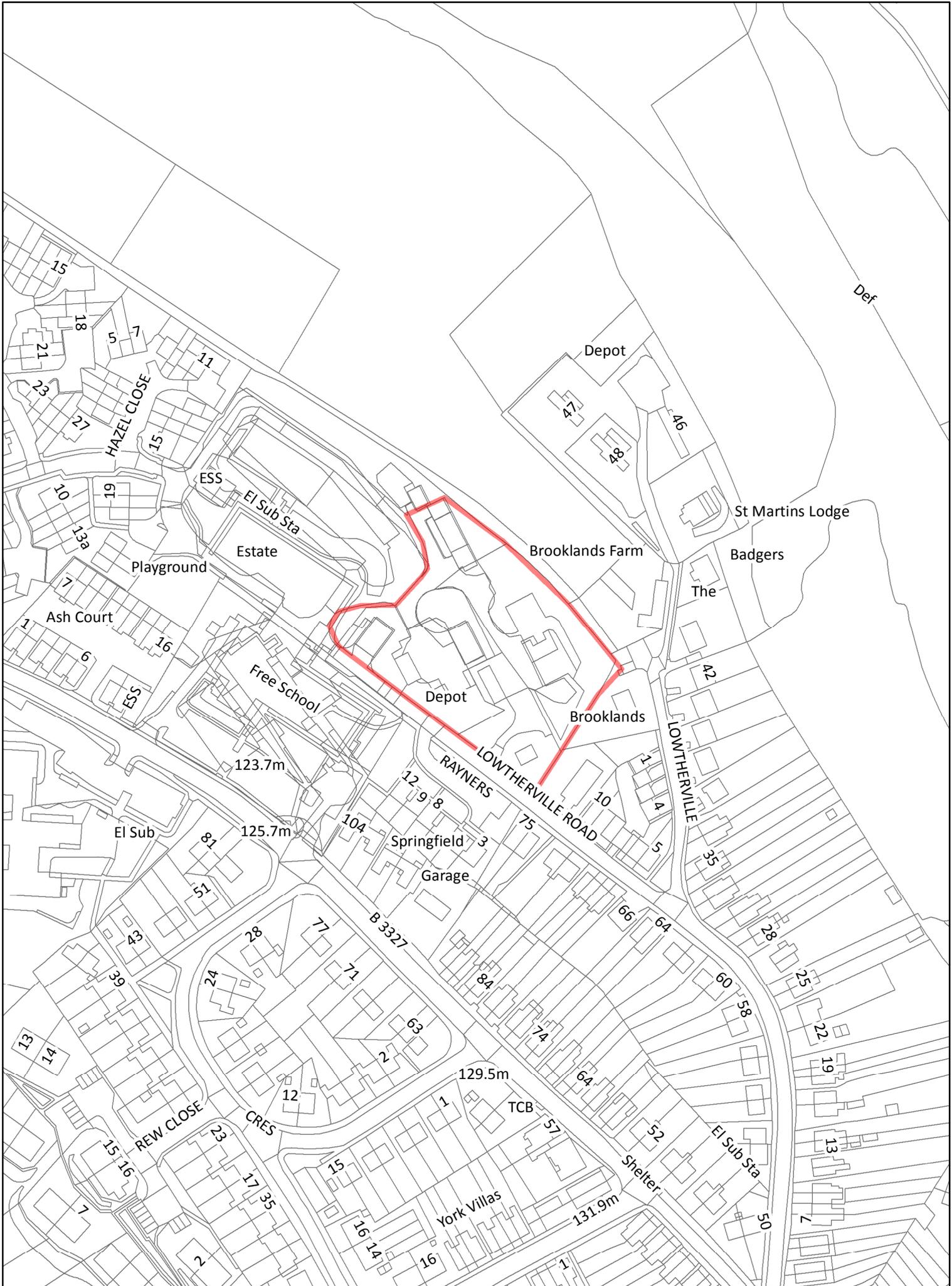


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BFR037
117 Medina Avenue, Newport





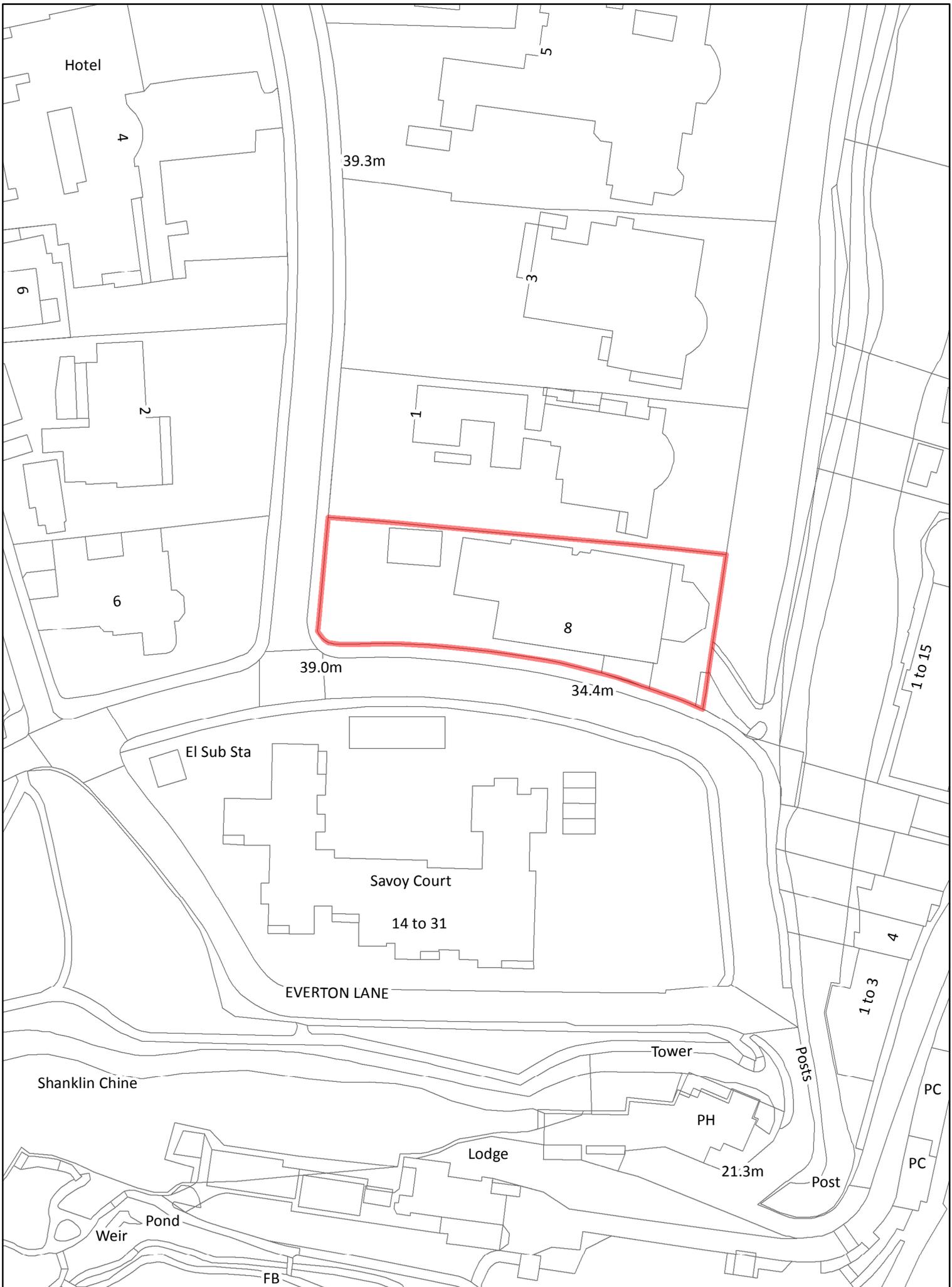
BFR046
Depot site at Lowtherville Road, Ventnor





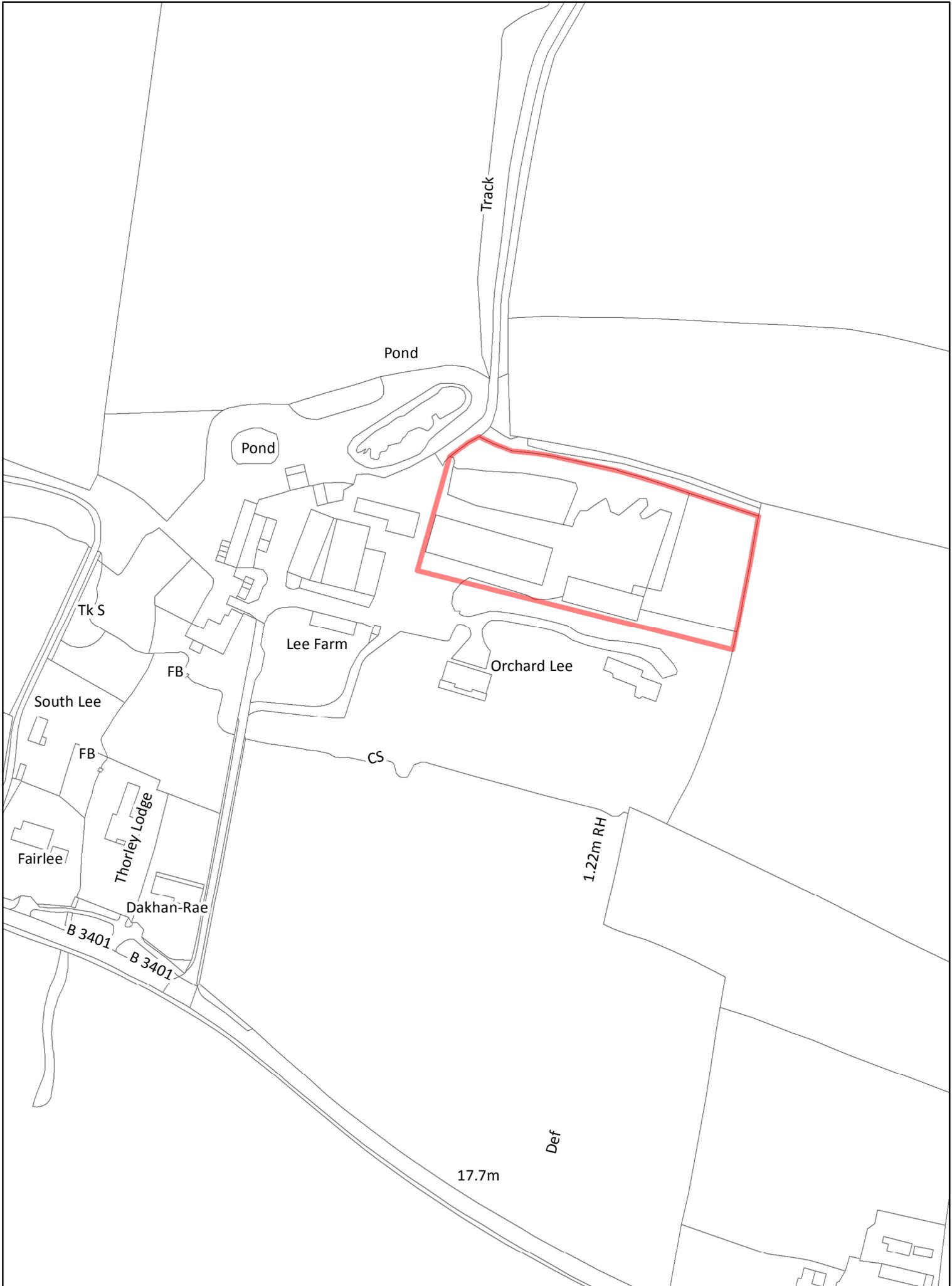
BFR067
Chester Lodge Hotel, 7 Beachfield Road, Sandown





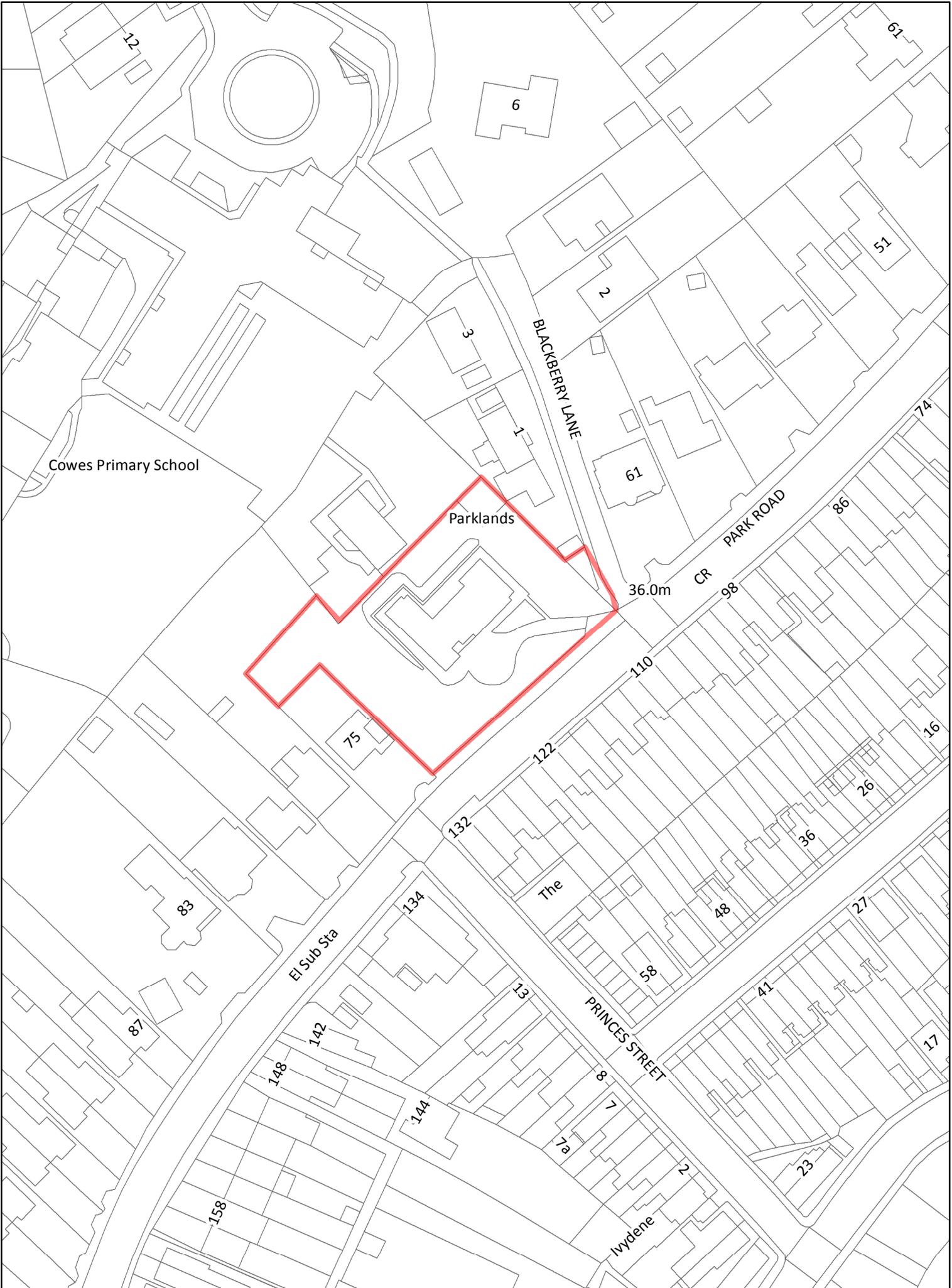
P/00802/17 - BFR103
 The Bayhouse Hotel, 8 Chine Avenue, Shanklin





BFR104
Buildings at Lee Farm, Wellow





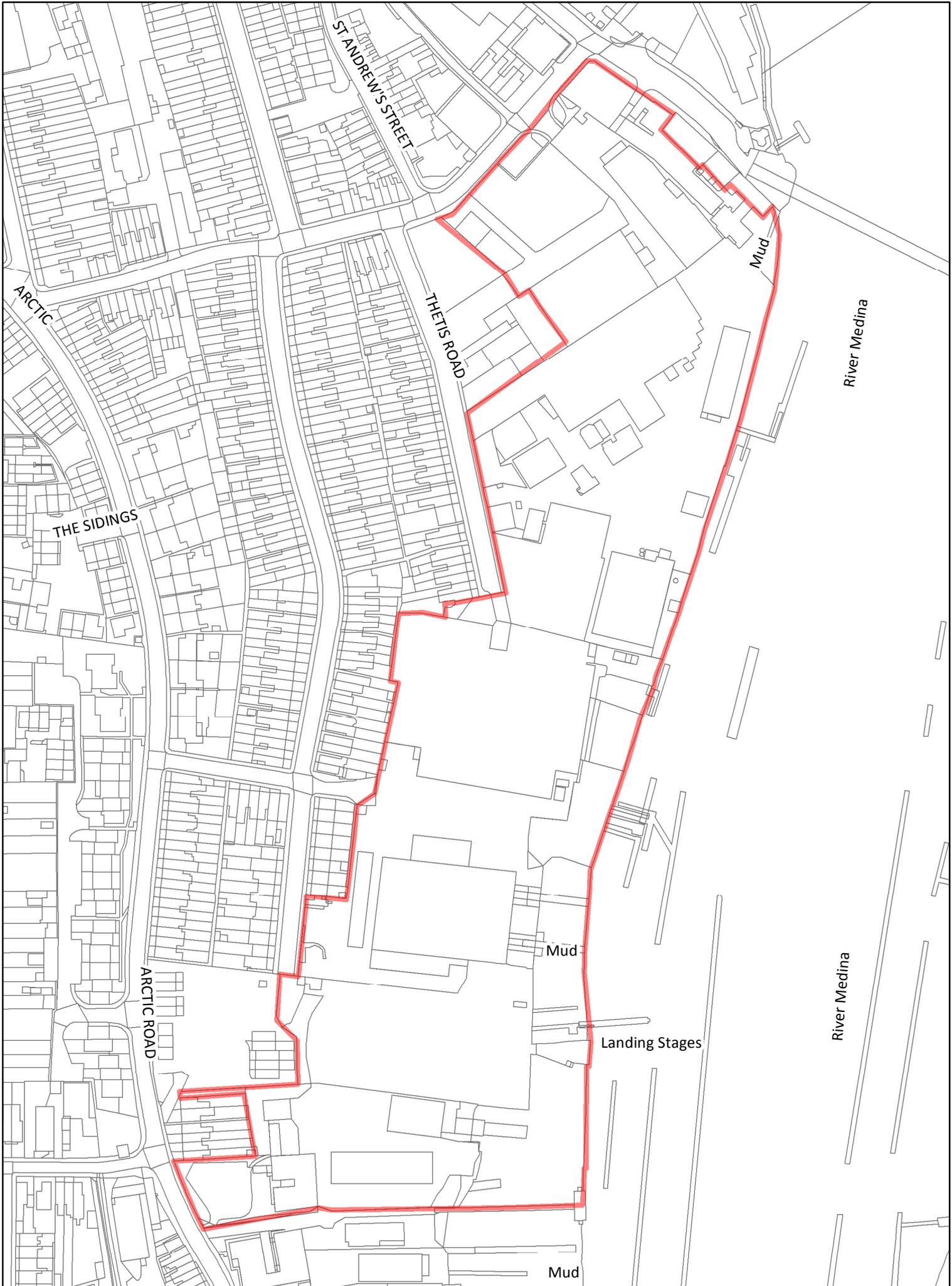
Cowes Primary School

Parklands

36.0m

BFR105
Parklands Centre Park Road, Cowes





BFR108
Medina Yard, Cowes



Sandham Grounds

Recreation Ground

Go-Kart Track

PC

39

46

El Sub Sta

El Sub Sta

Swimming Pool

37

35

Slipway

23

29

Sand

6.1m

Groyne

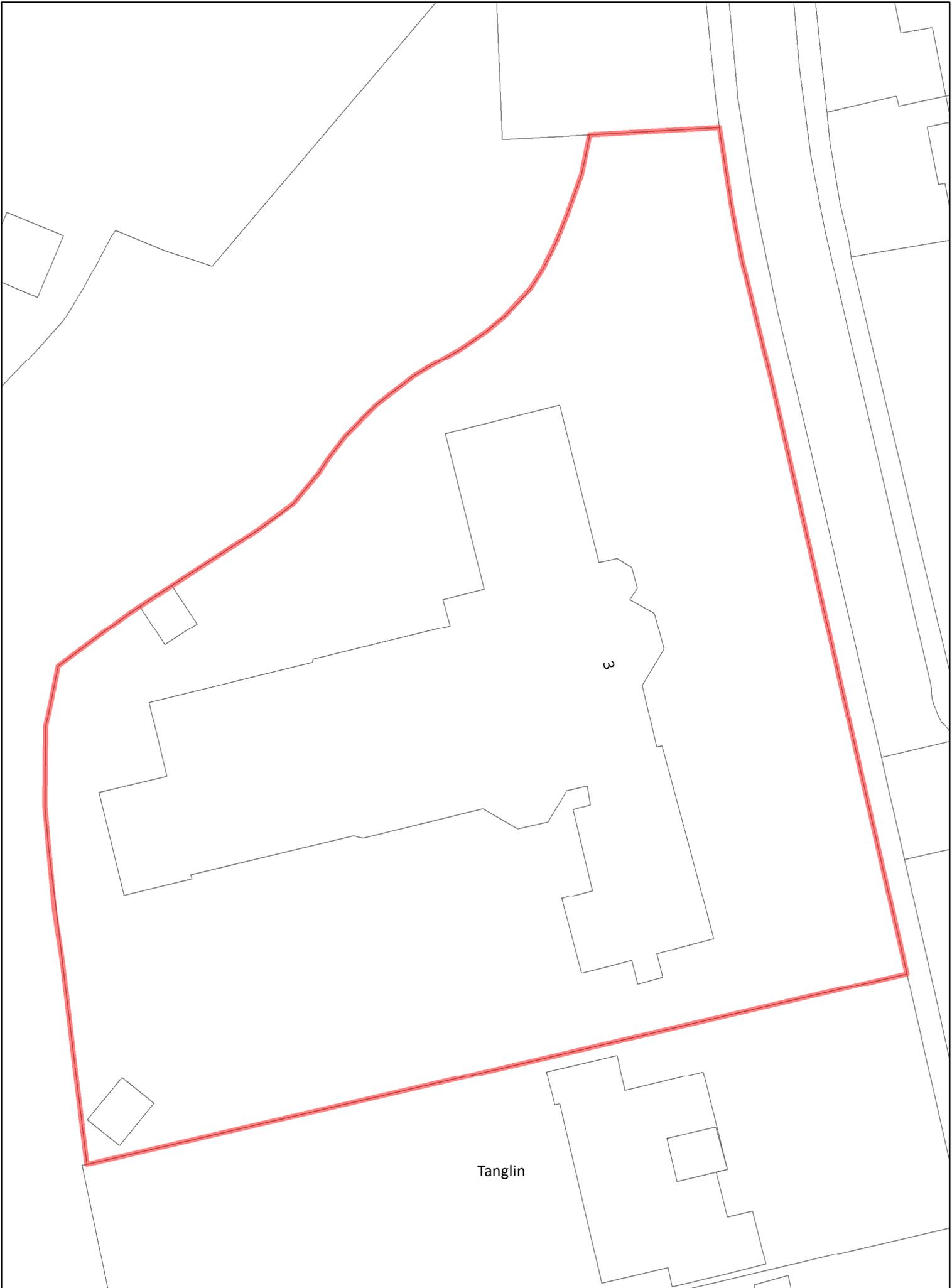
Sand

Sand

P/00691/17 - BFR109
Wight City Leisure Centre, 37 Culver Parade, Sandown

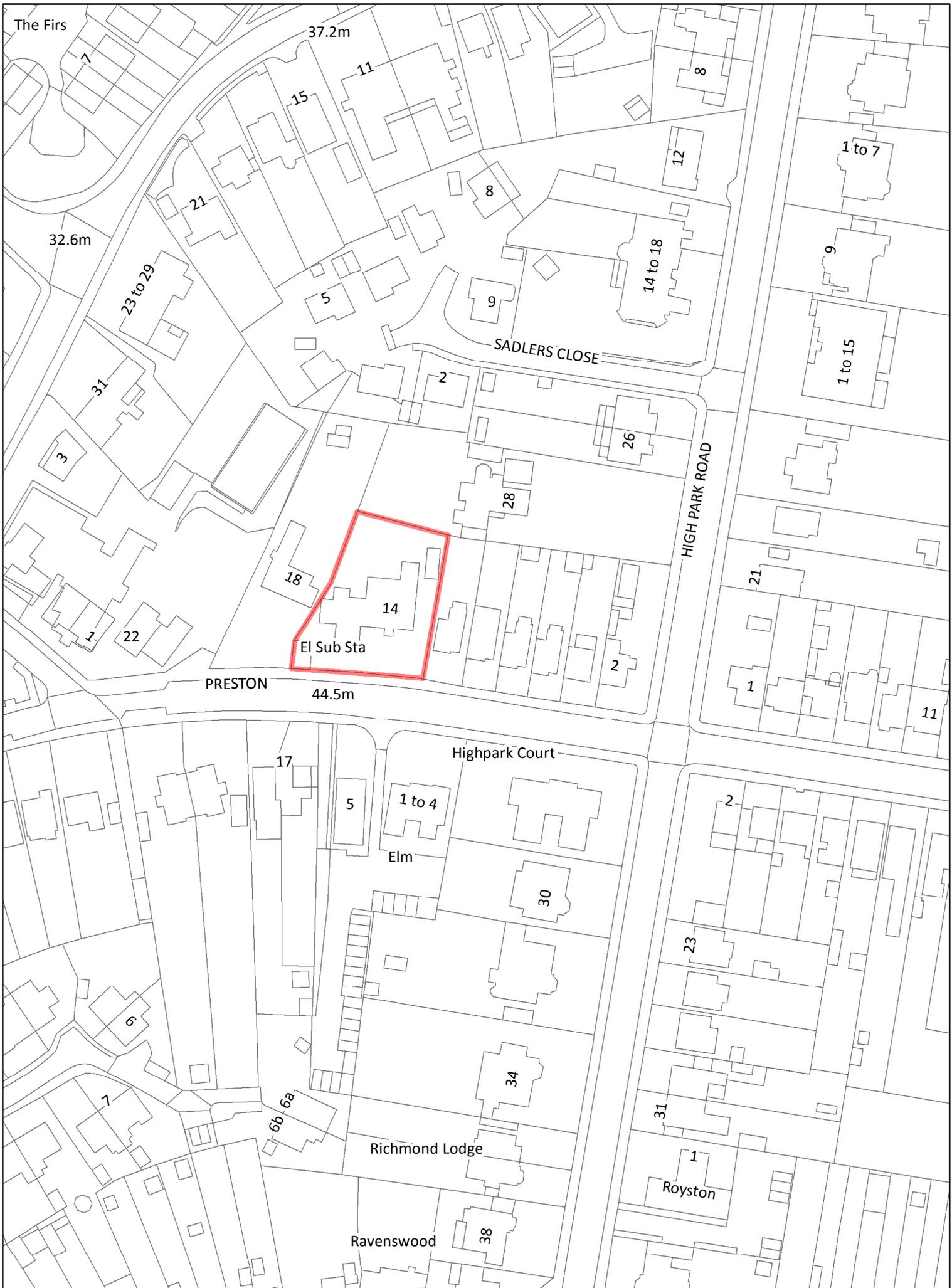


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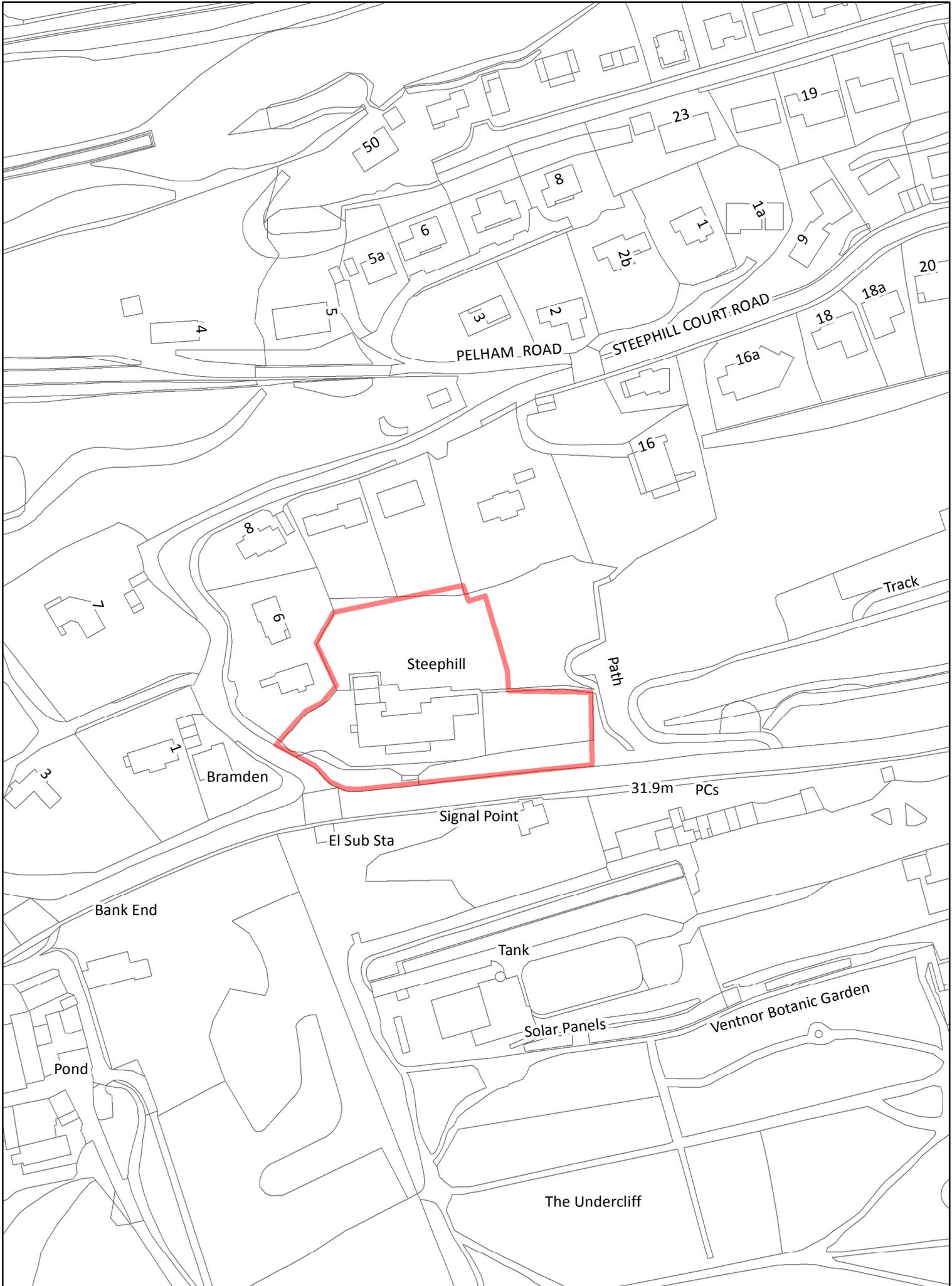
P/01393/17 - BFR110
Highmead and The Laurels (formally Elmdon House), 3, Highfield Road, Shanklin





P/00631/18 - BFR111
Fallowfield Rest Home, 14 Great Preston Road, Ryde





P/00505/18 - BFR112
Steephill Residential Home, 2 Steephill Court Road, Ventnor





P/01203-17 - BFR113

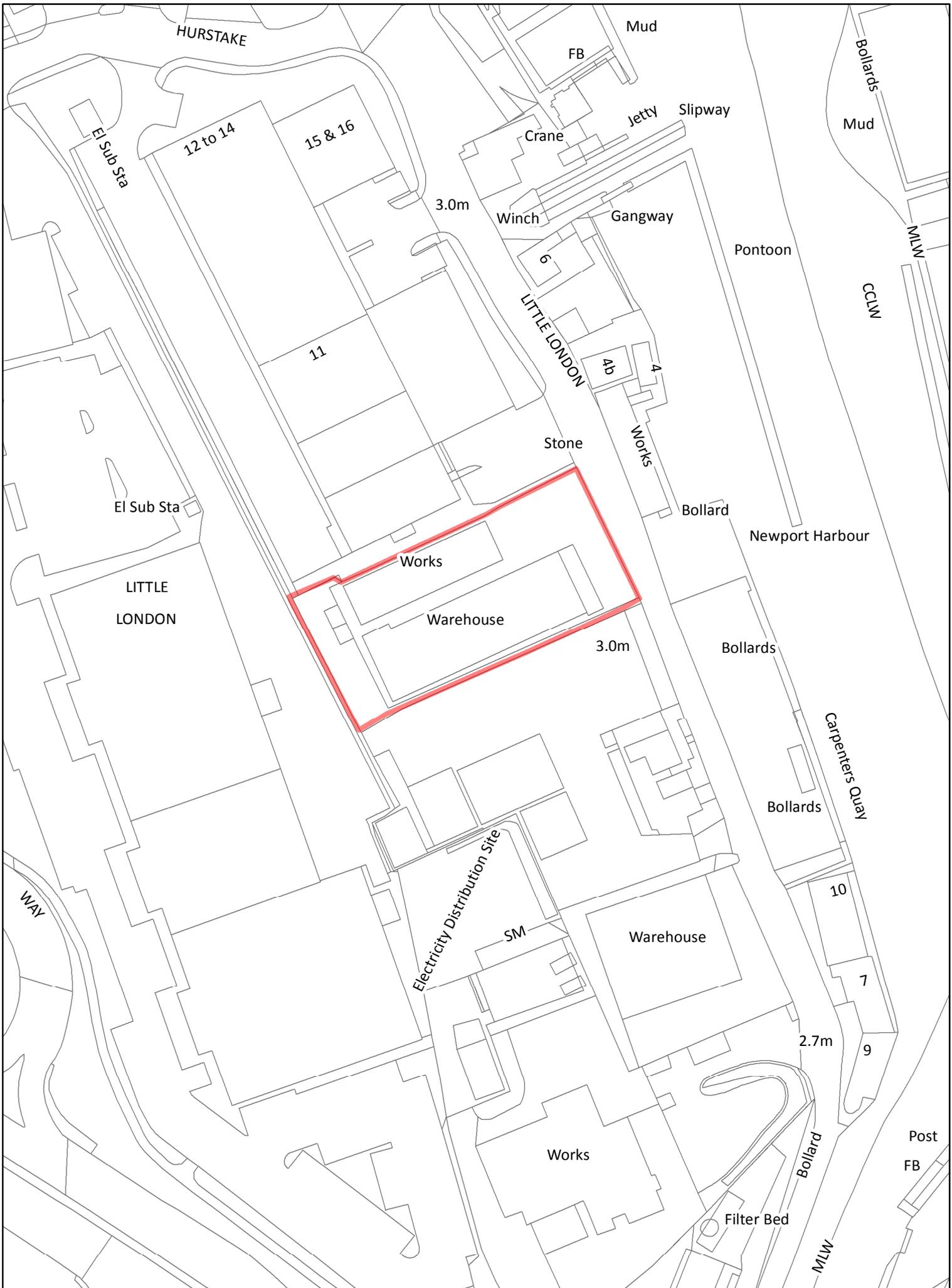
91-93B High Street, Ryde





P/00216/18 - BFR114
 Savoy Court, Victoria Road and 1 and 3, Avenue Road, Sandown





P/00959/17 - BFR115
 Medina Food Services, 1 Little London, Newport

