

Isle of Wight Council

Brownfield Land Register – Part 1 Maps - 2024

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
 - 2020 – 73 sites
 - 2021 – 94 sites

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

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

- 2022 – 116
- 2023 – 124

2.3 The council has now updated the Register, and the 2024 version includes **135** 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.

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

Not including sites with an end date, there is:

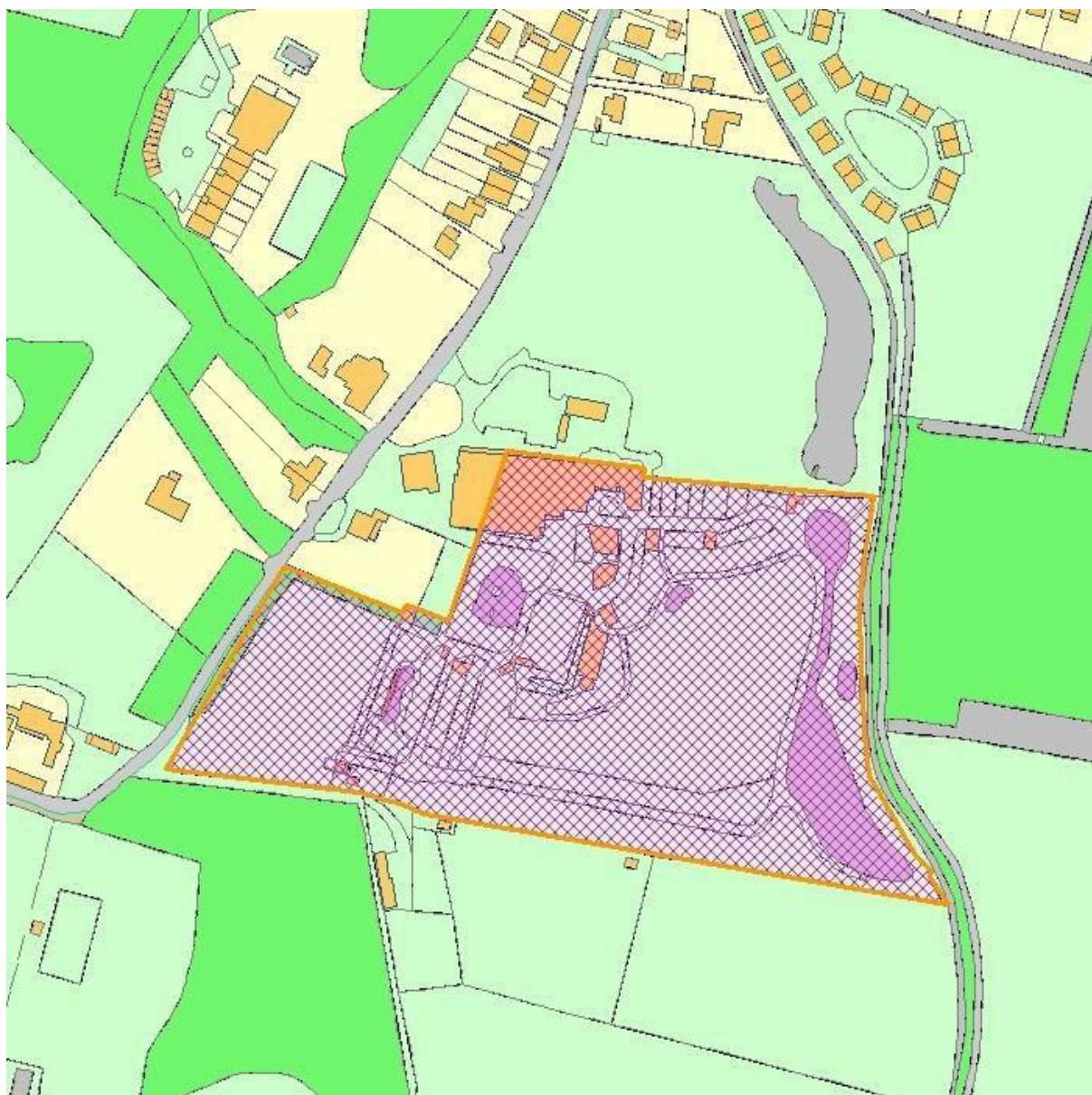
- **76.73 ha** of Brownfield land with planning permission or already under construction. Total number of units from these permissions combined is **876**. Total number of sites: **46**
- **35.89 ha** of Brownfield land without planning permission or where a decision is pending. Total number of units from these permissions combined could be **681** Total number of sites **30**

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 **59** 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 .

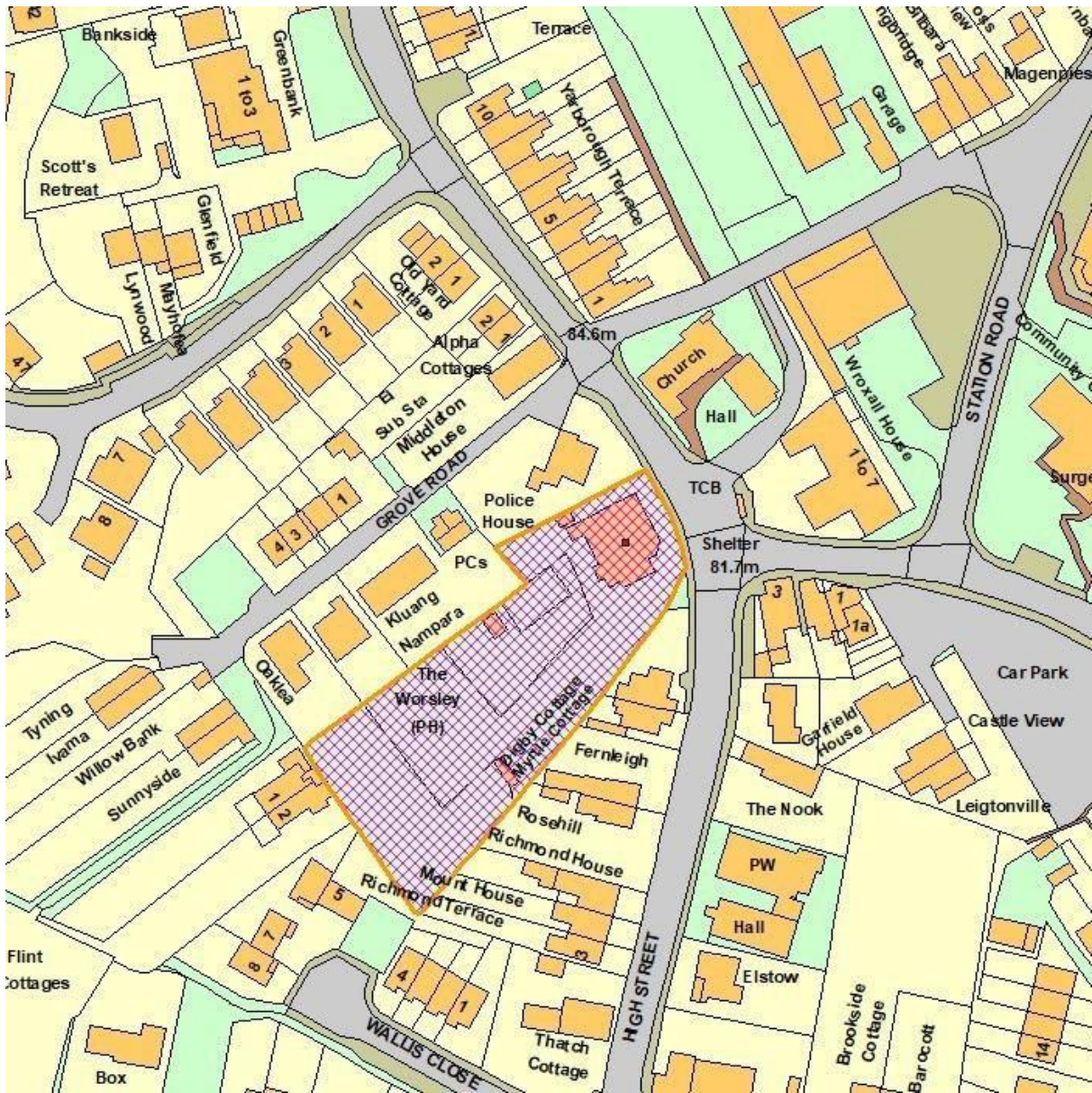
3. Brownfield Land Register Maps

- 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>.



BER003

Land at Oakhill Road, Seaview, Isle of Wight



BER008

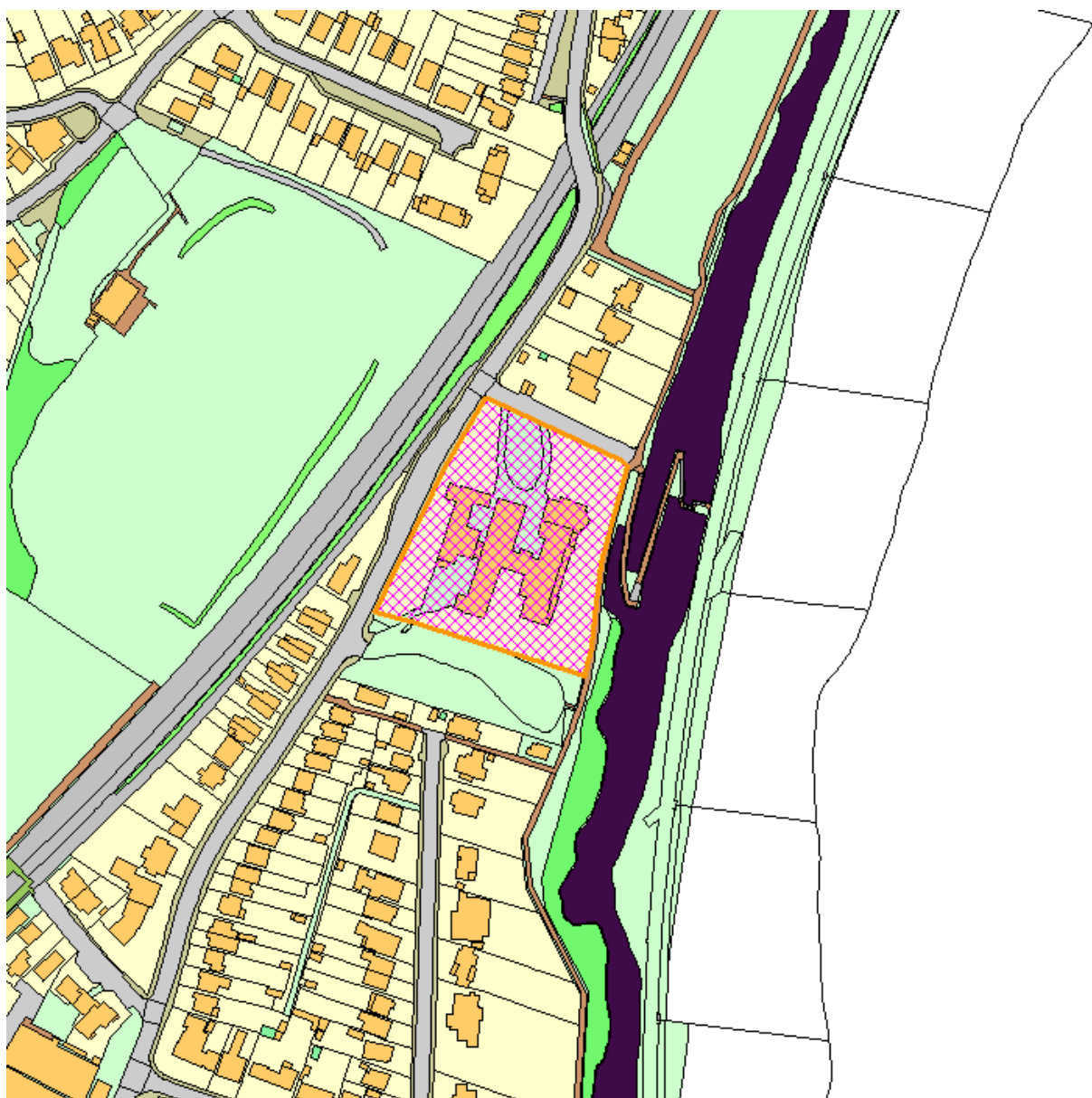
19/01512/FUL

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



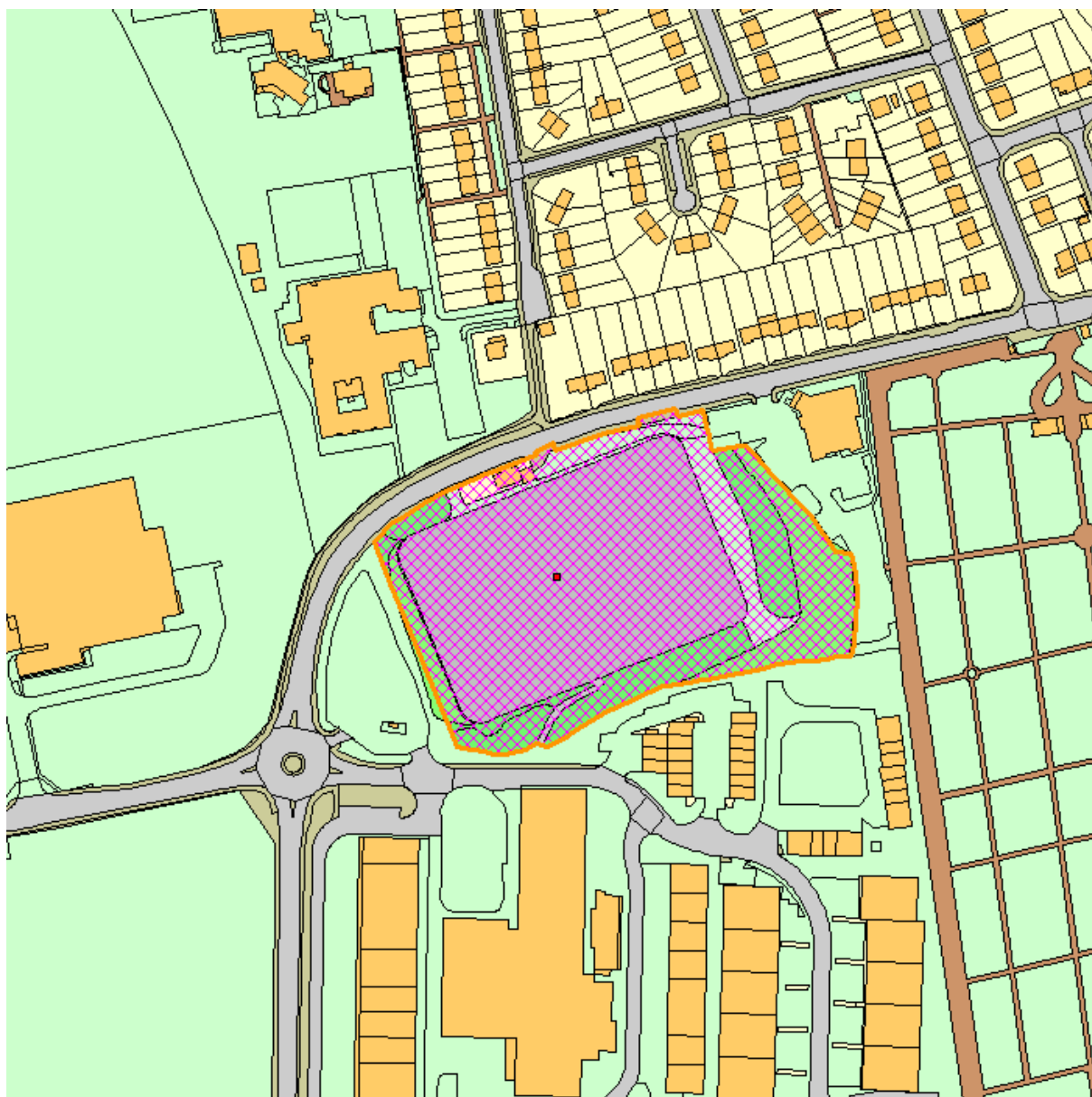
BFR013

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



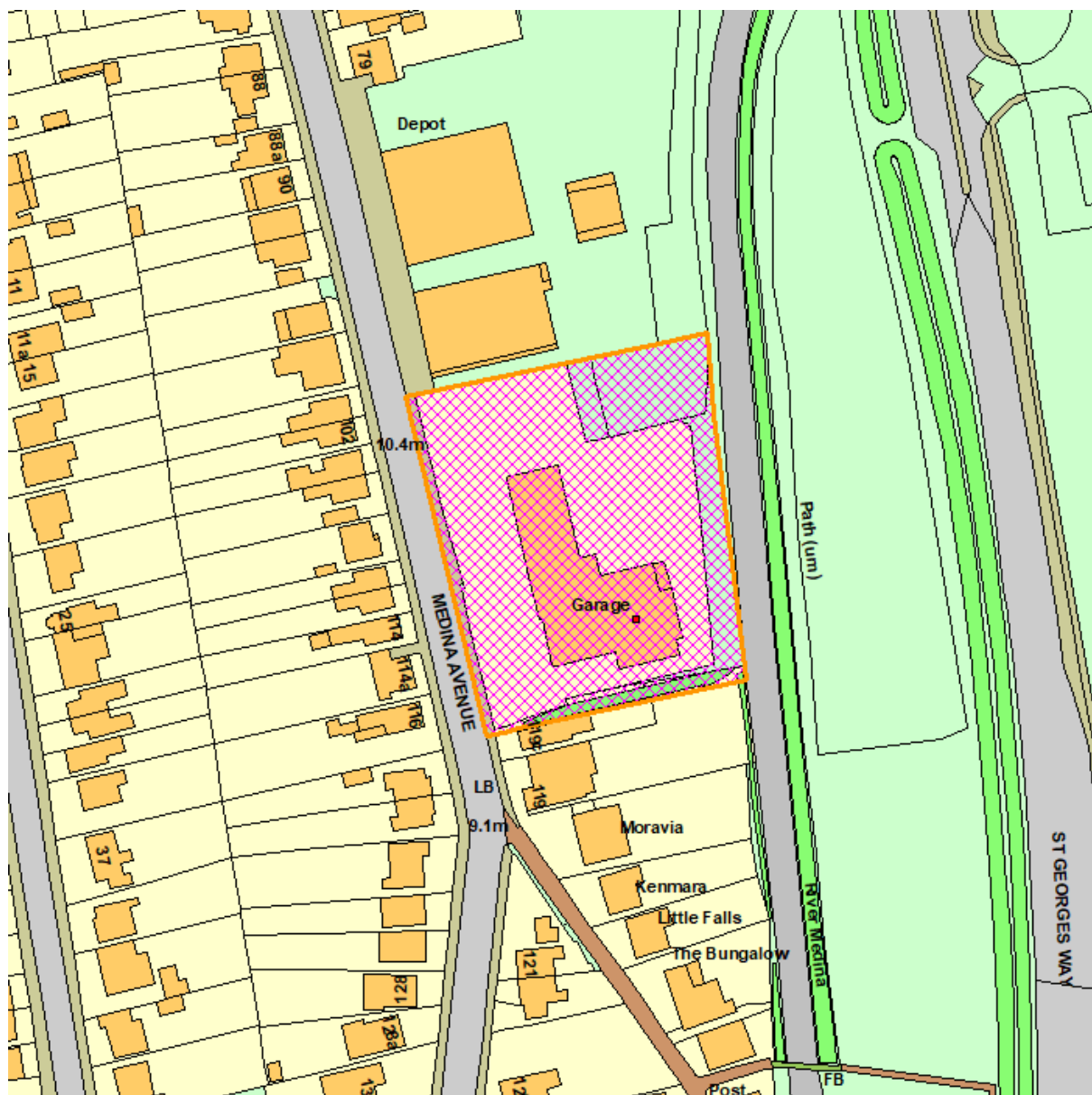
BFR022

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



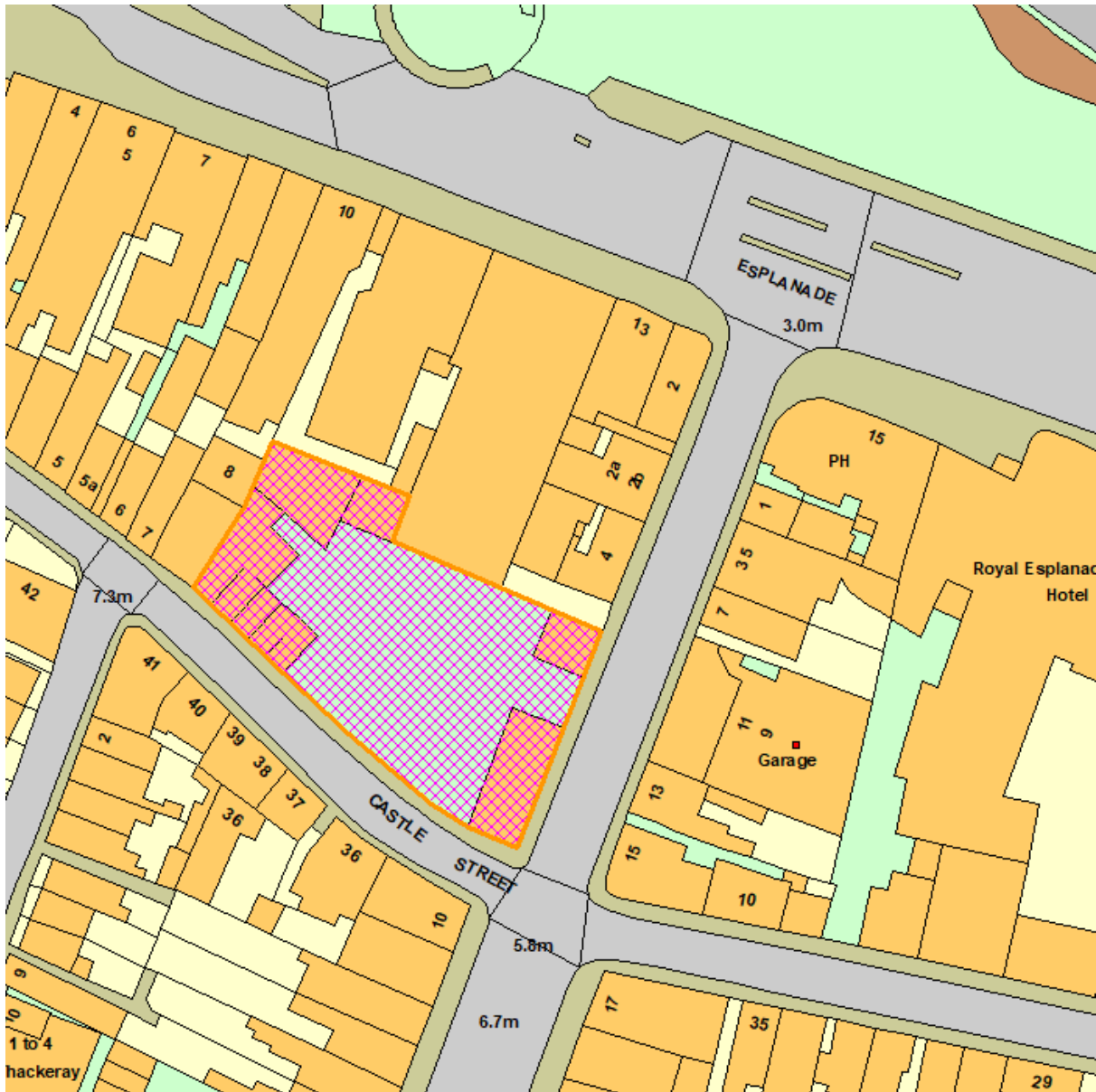
BFR037

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



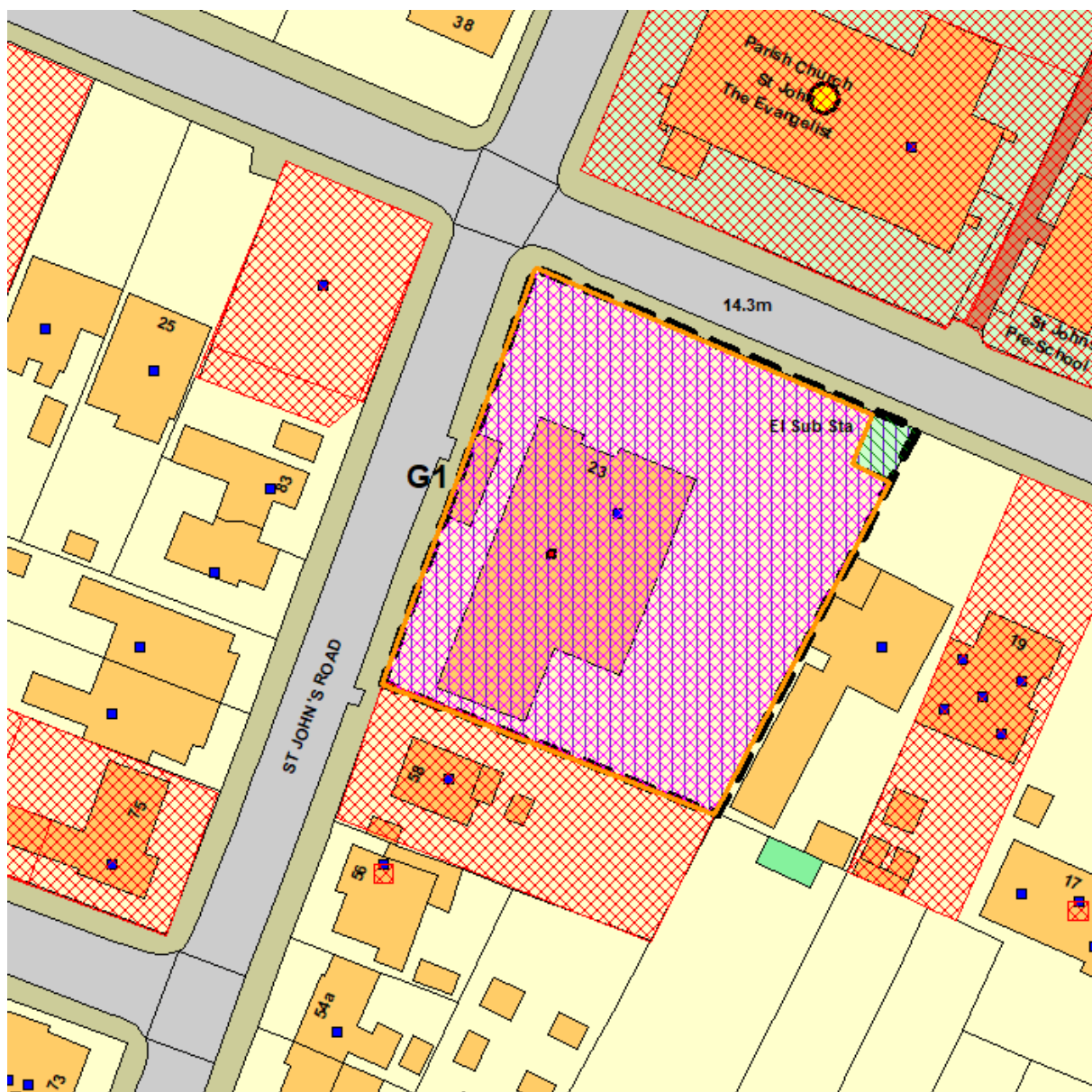
BFR046

Depot site at Lowtherville Road, Ventnor, Isle Of Wight



BER047

SPA site, Shanklin Esplanade, Shanklin, Isle of Wight



BFR050

P/01052/18

23 Carter Street, Sandown, Isle Of Wight, PO368DG



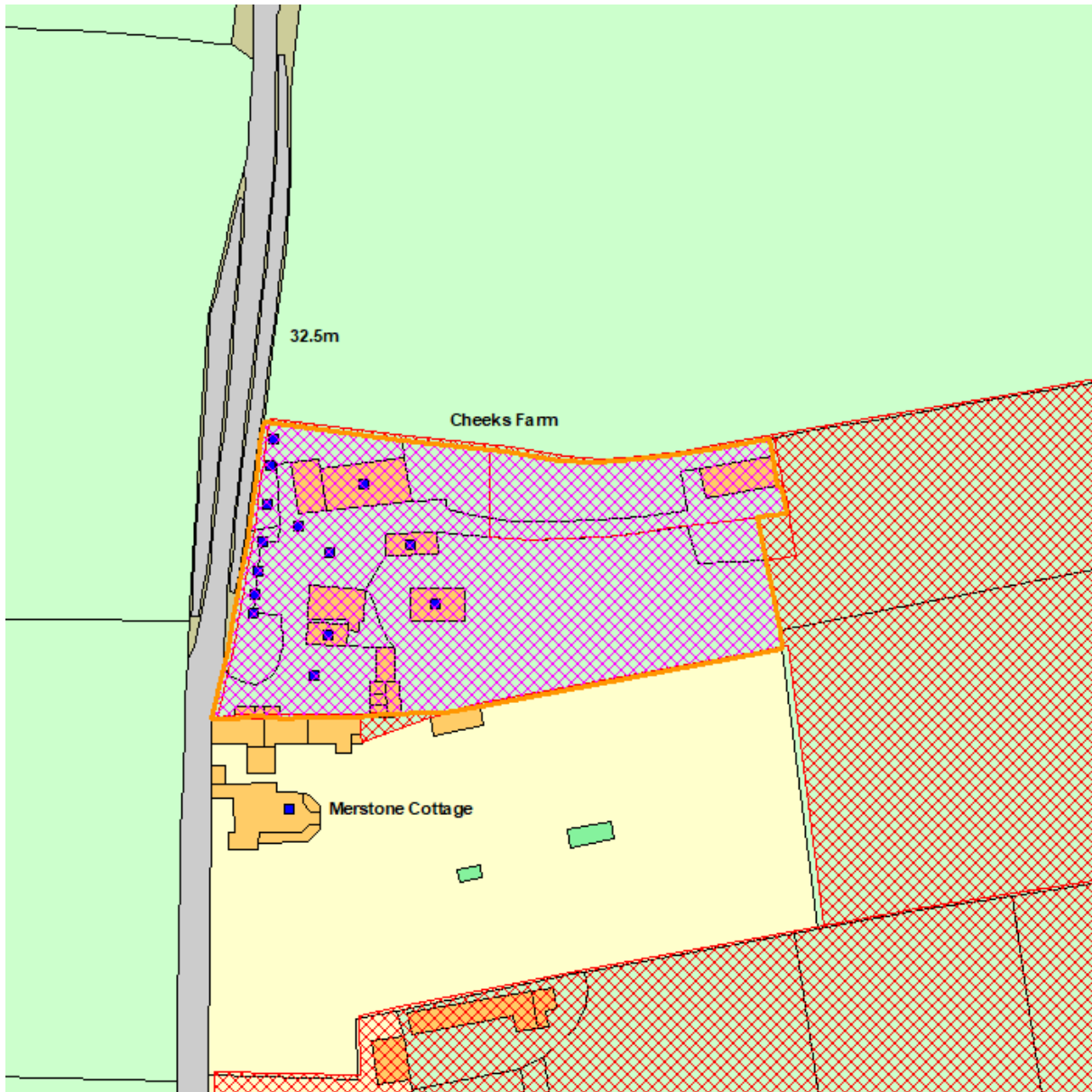
BFR053

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



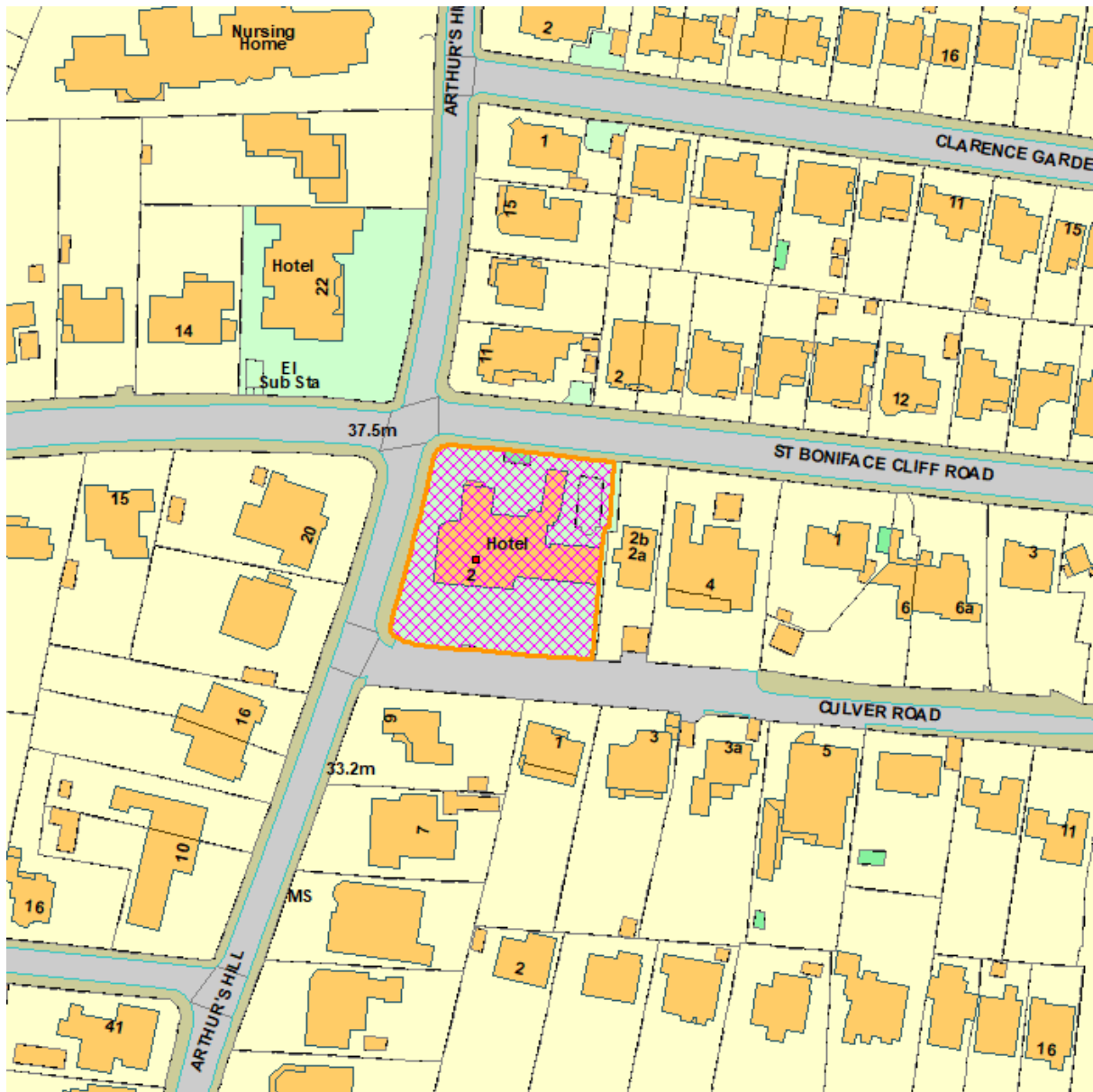
BFR067

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



BFR073

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



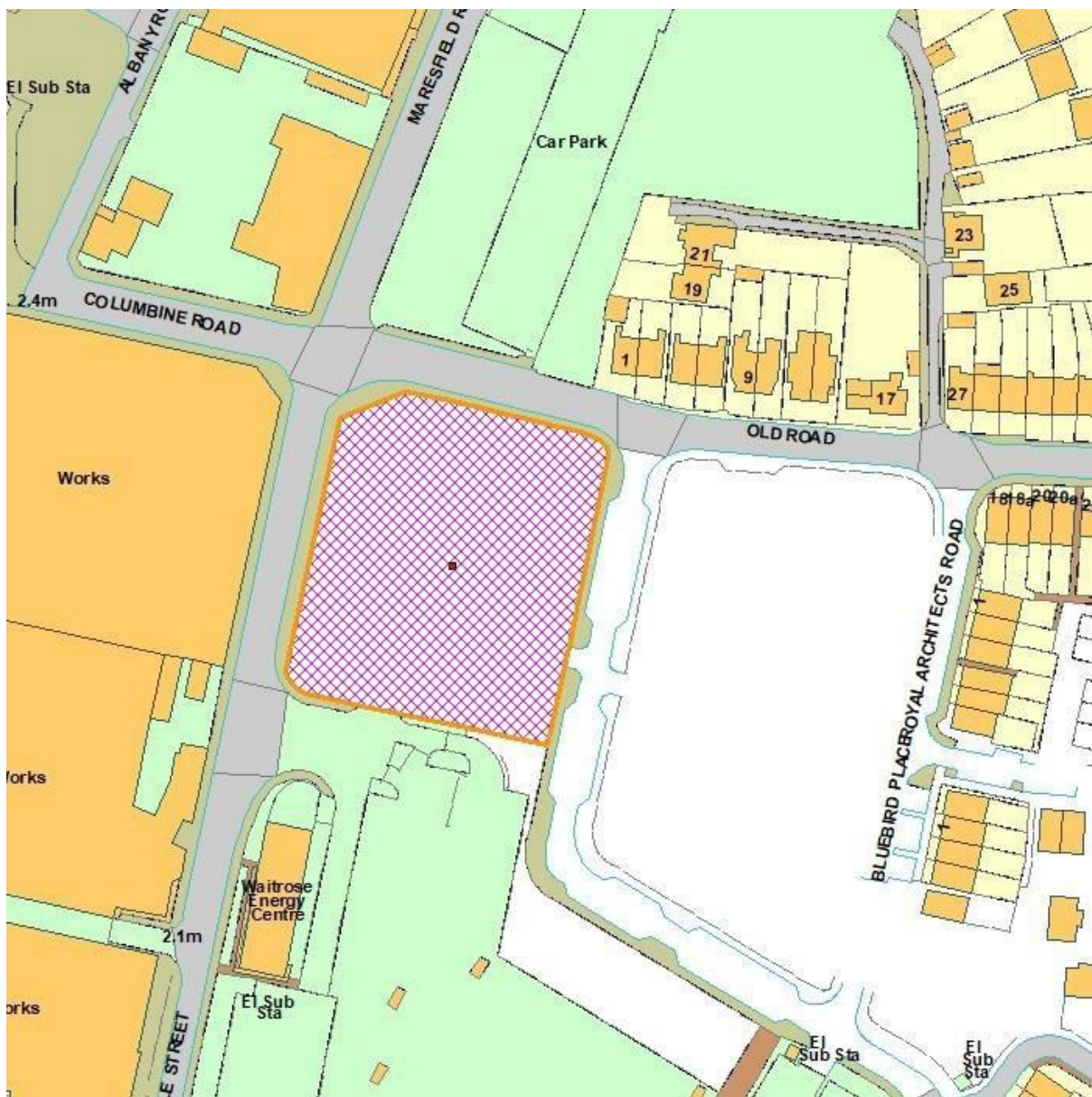
BFR080

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



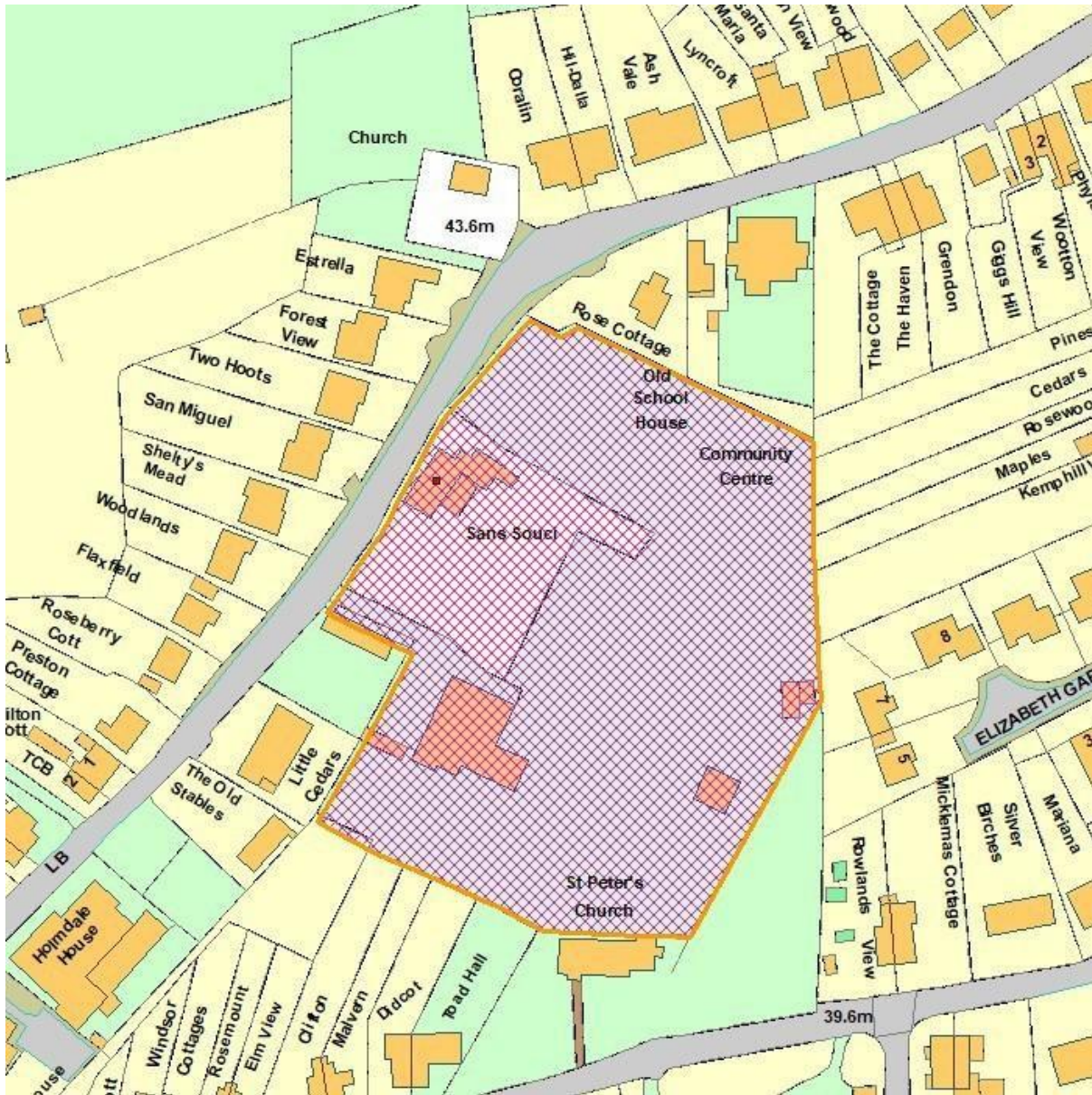
BFR081

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



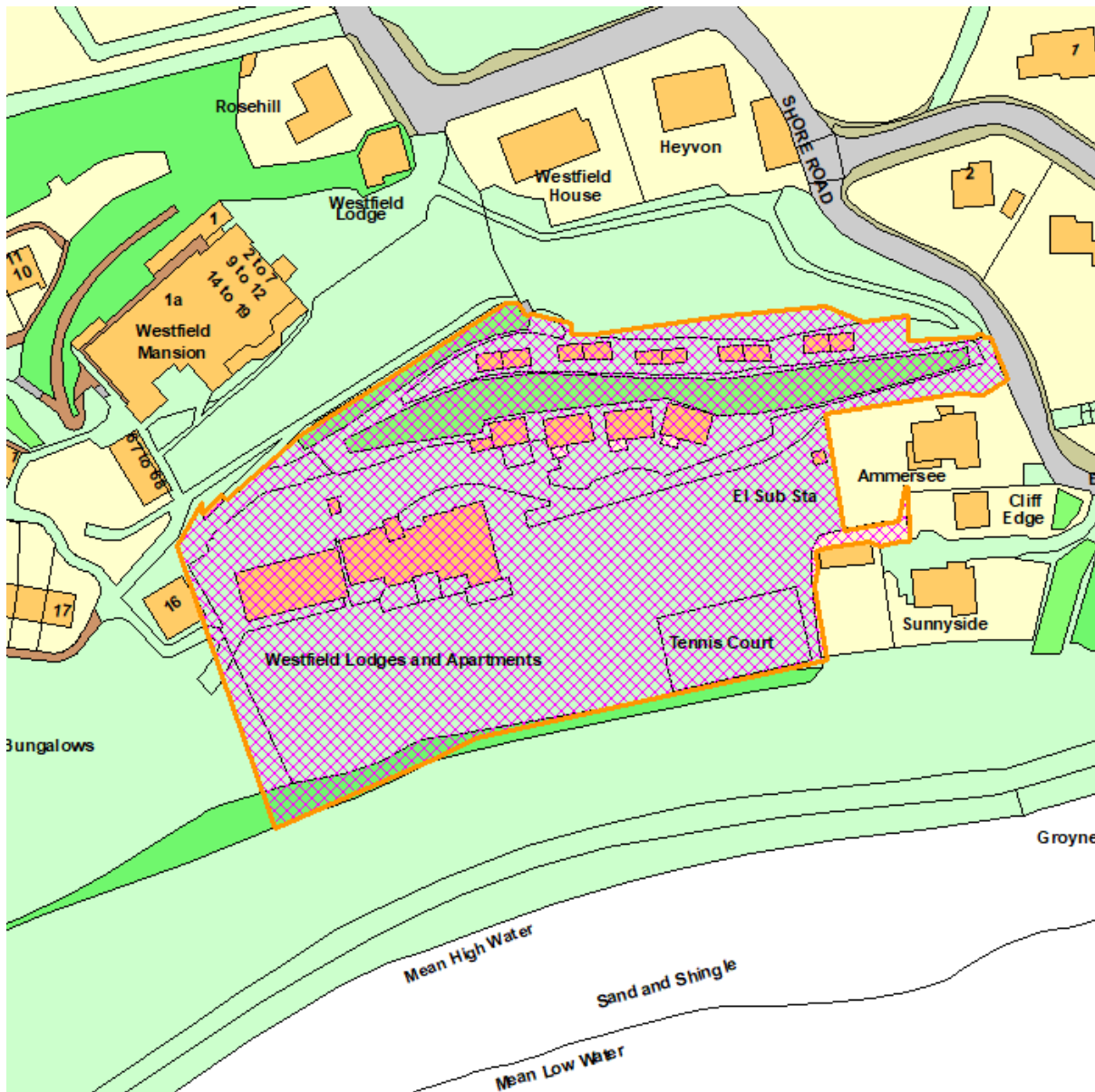
BFR082

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



BFR083

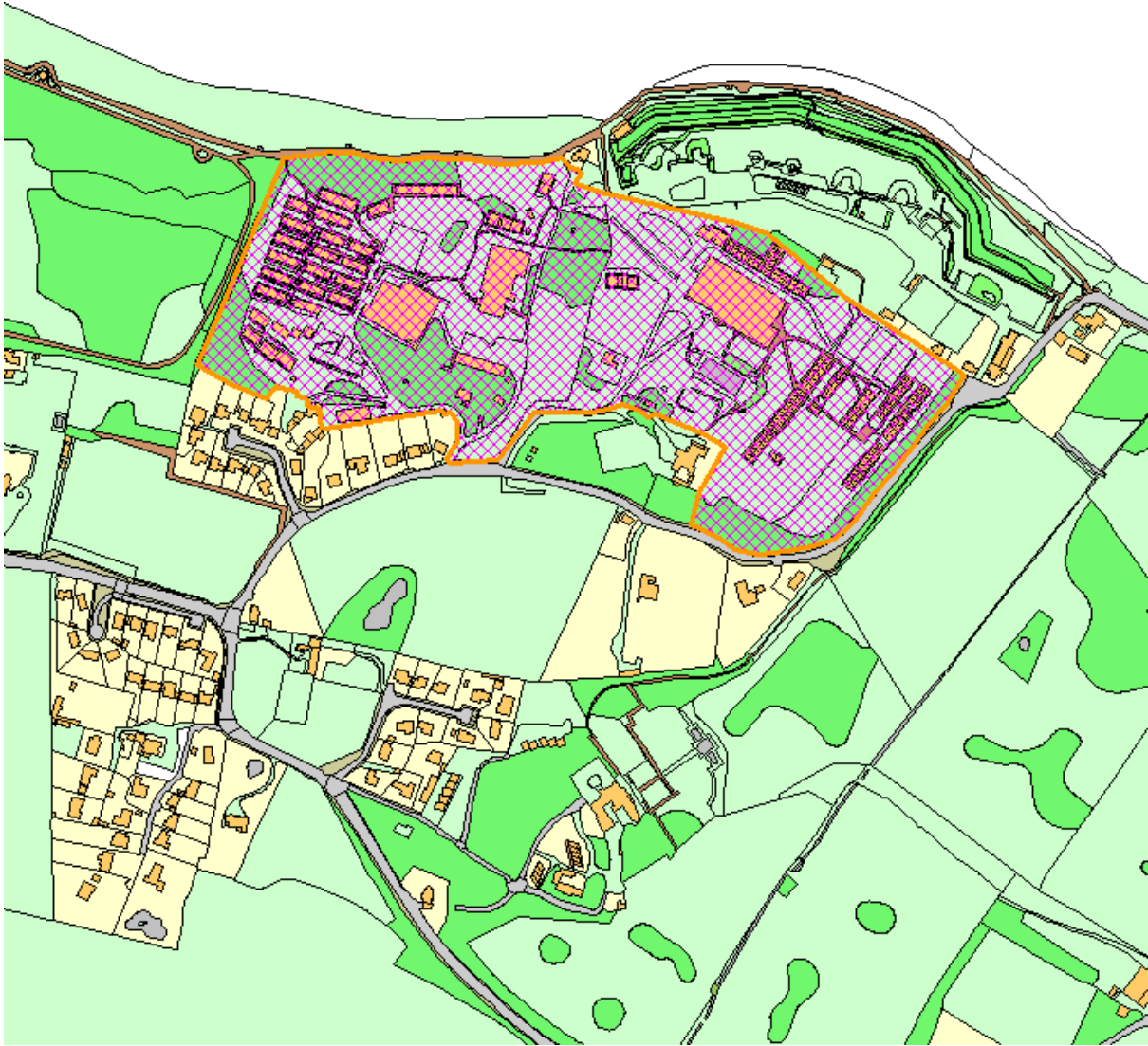
P/01263/14 Sans Souci, Main Road, Havenstreet, Ryde, Isle Of Wight



BFR084

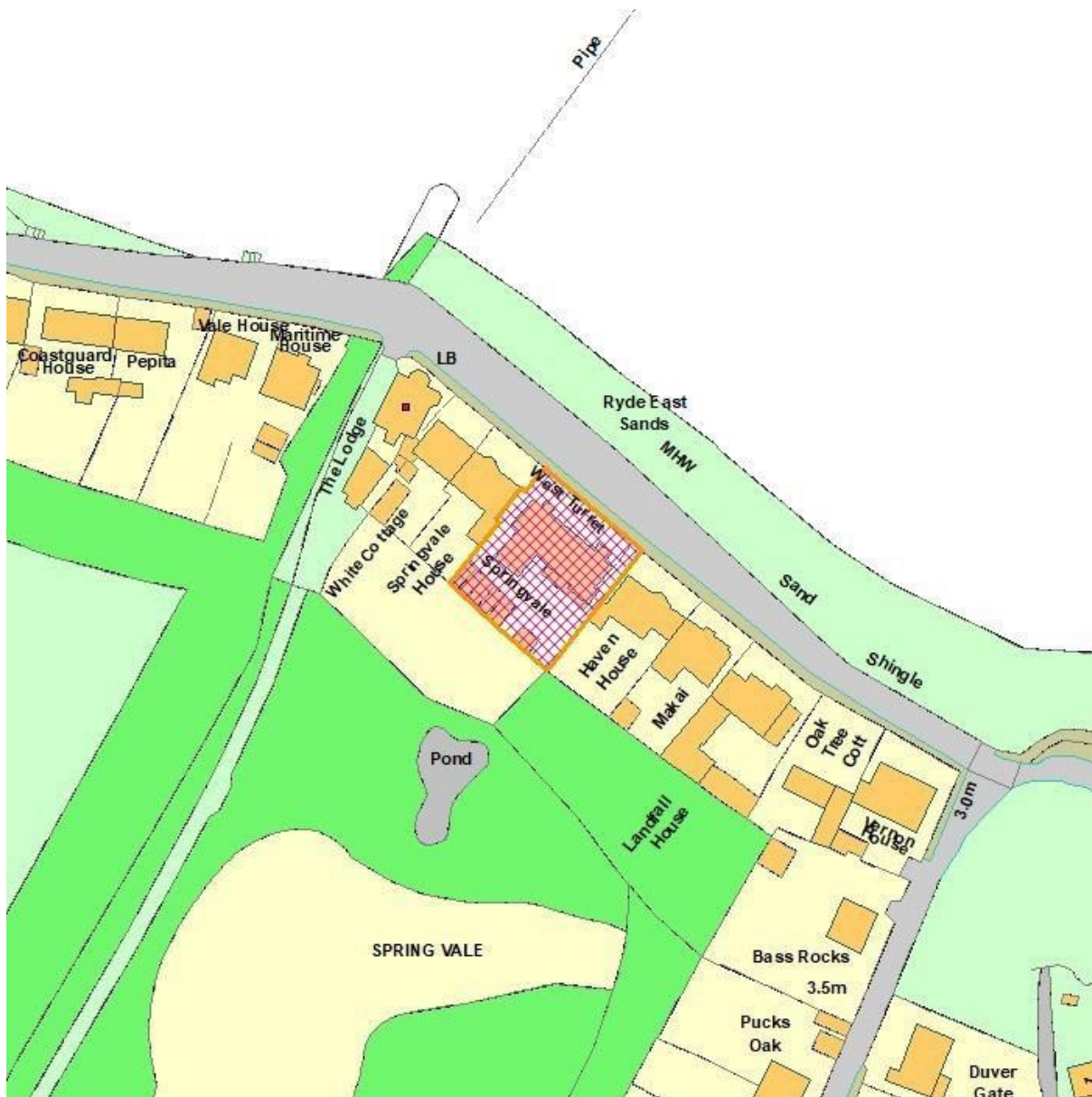
P/00039/16

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



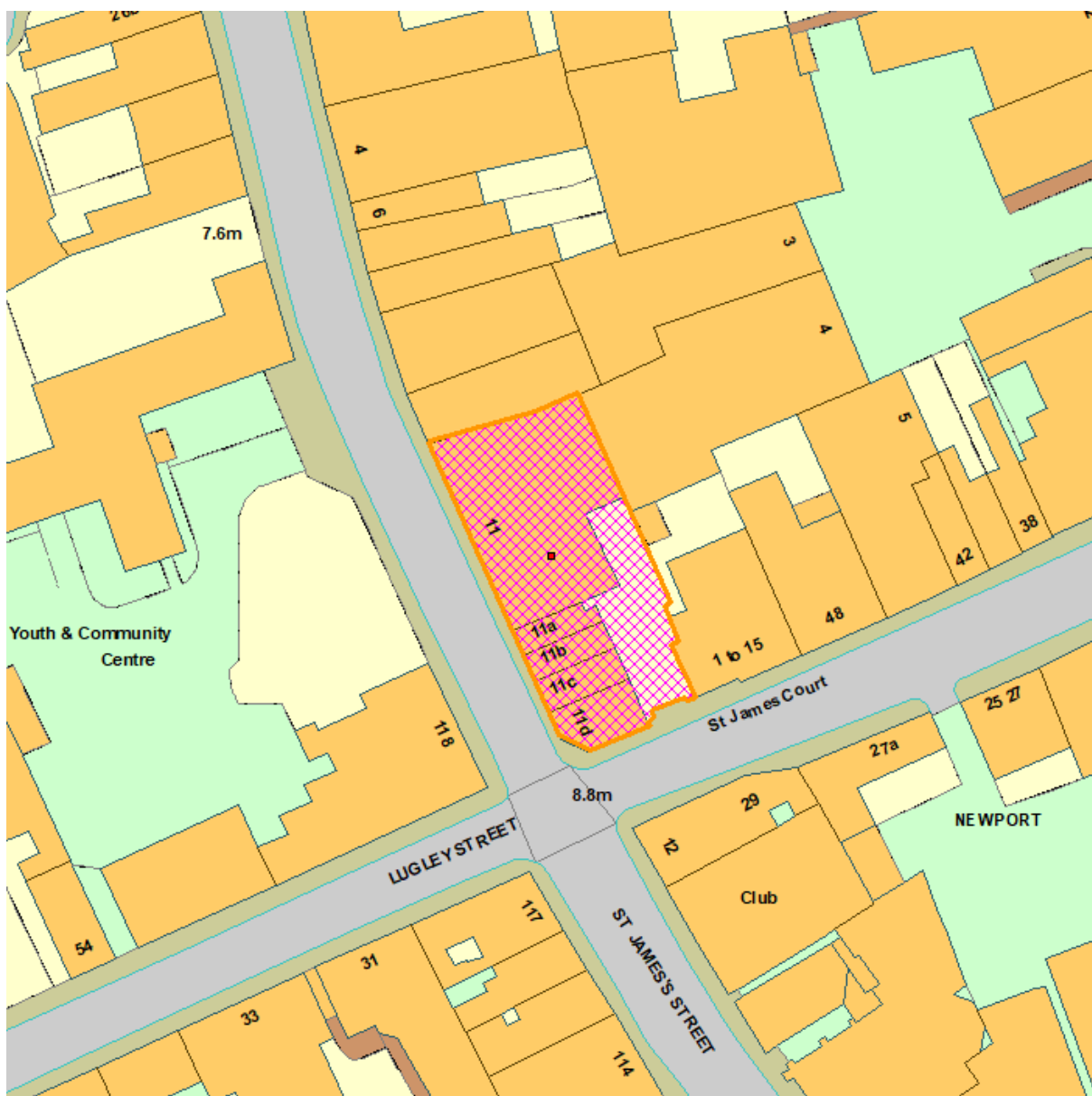
BFR085

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



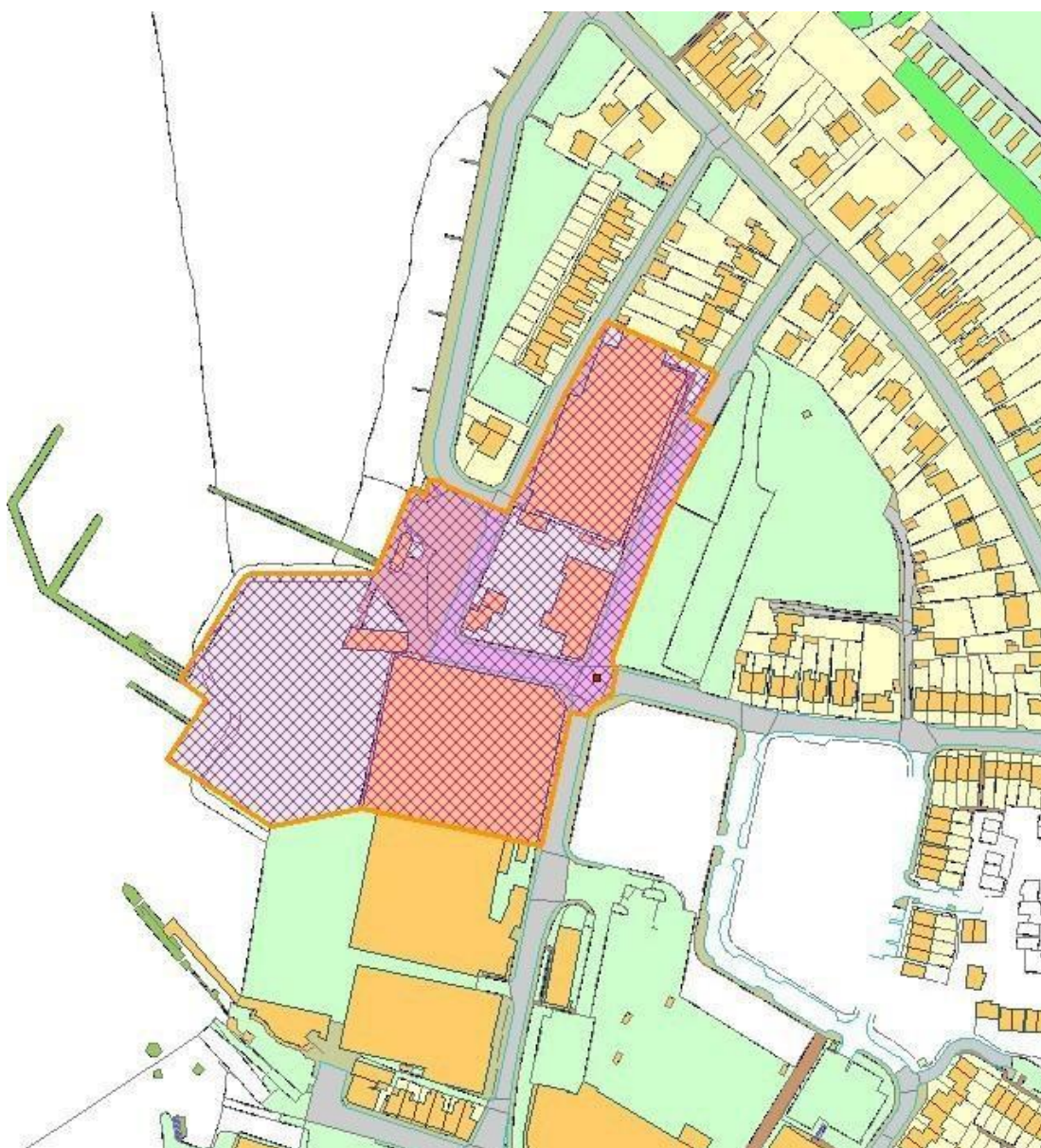
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P/00700/16 Spring Vale Hotel & Restaurant, Springvale Road, Seaview, Isle Of Wight, PO345AN



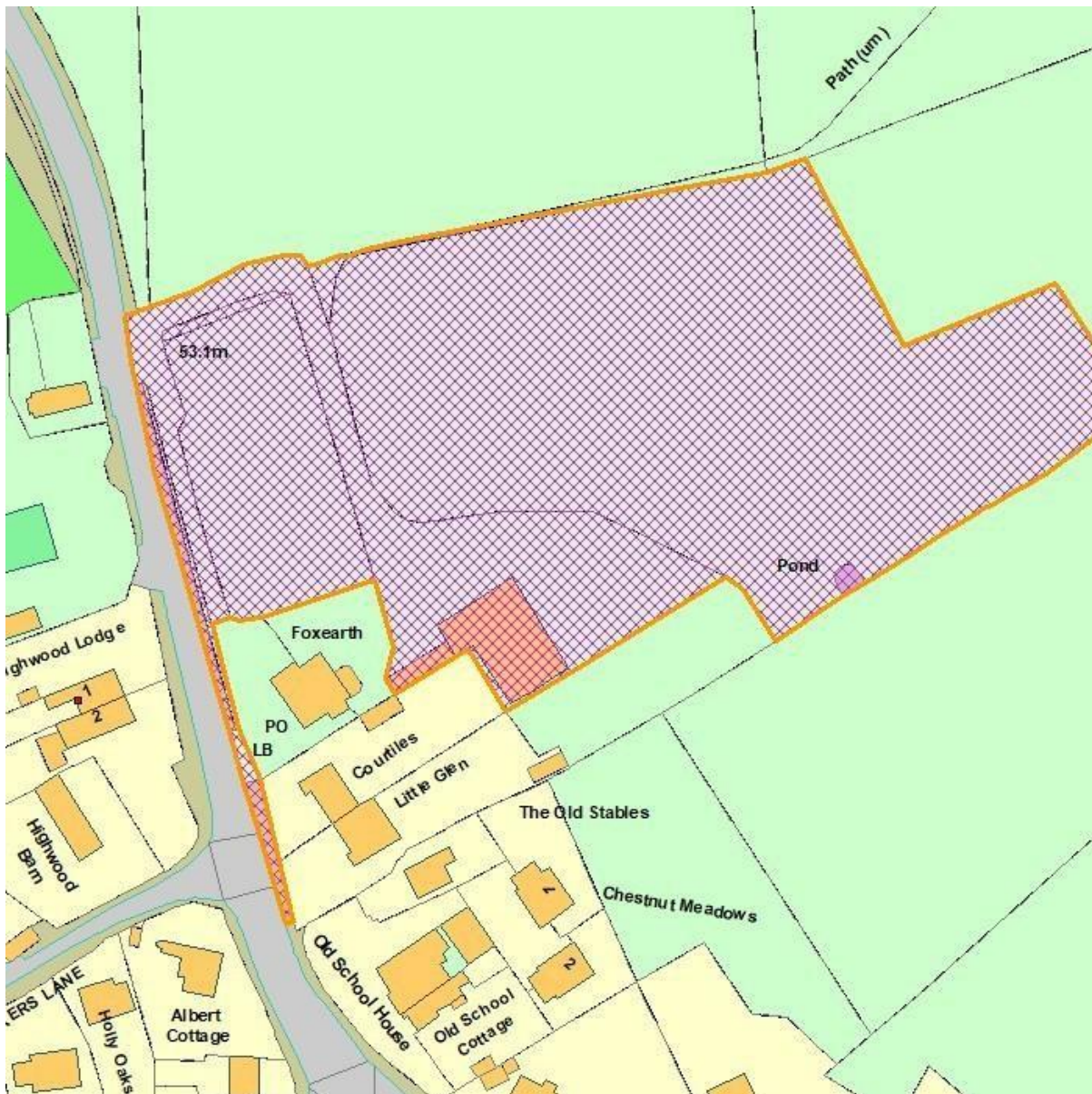
BER087

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



BER089

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



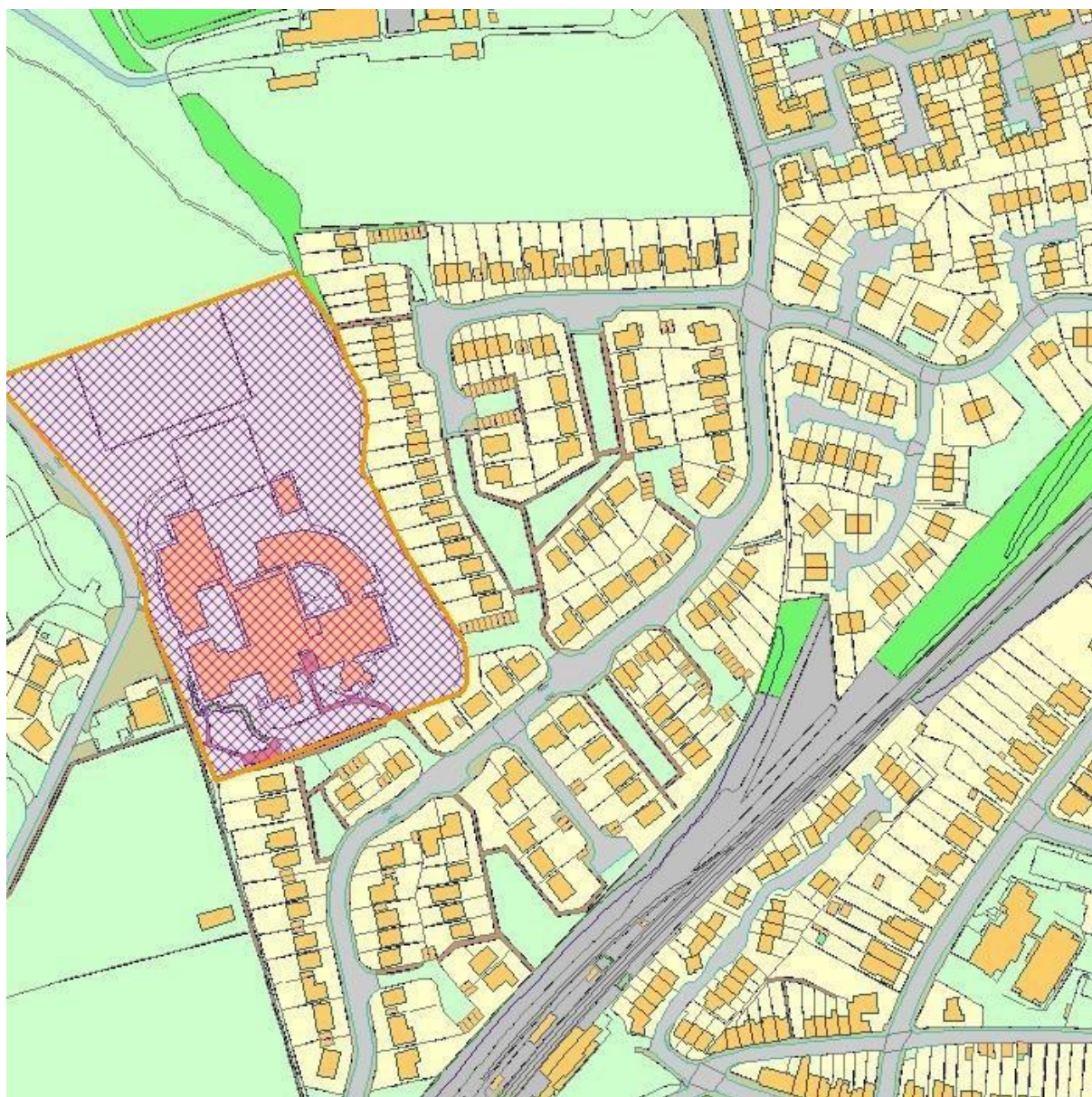
BFR091

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



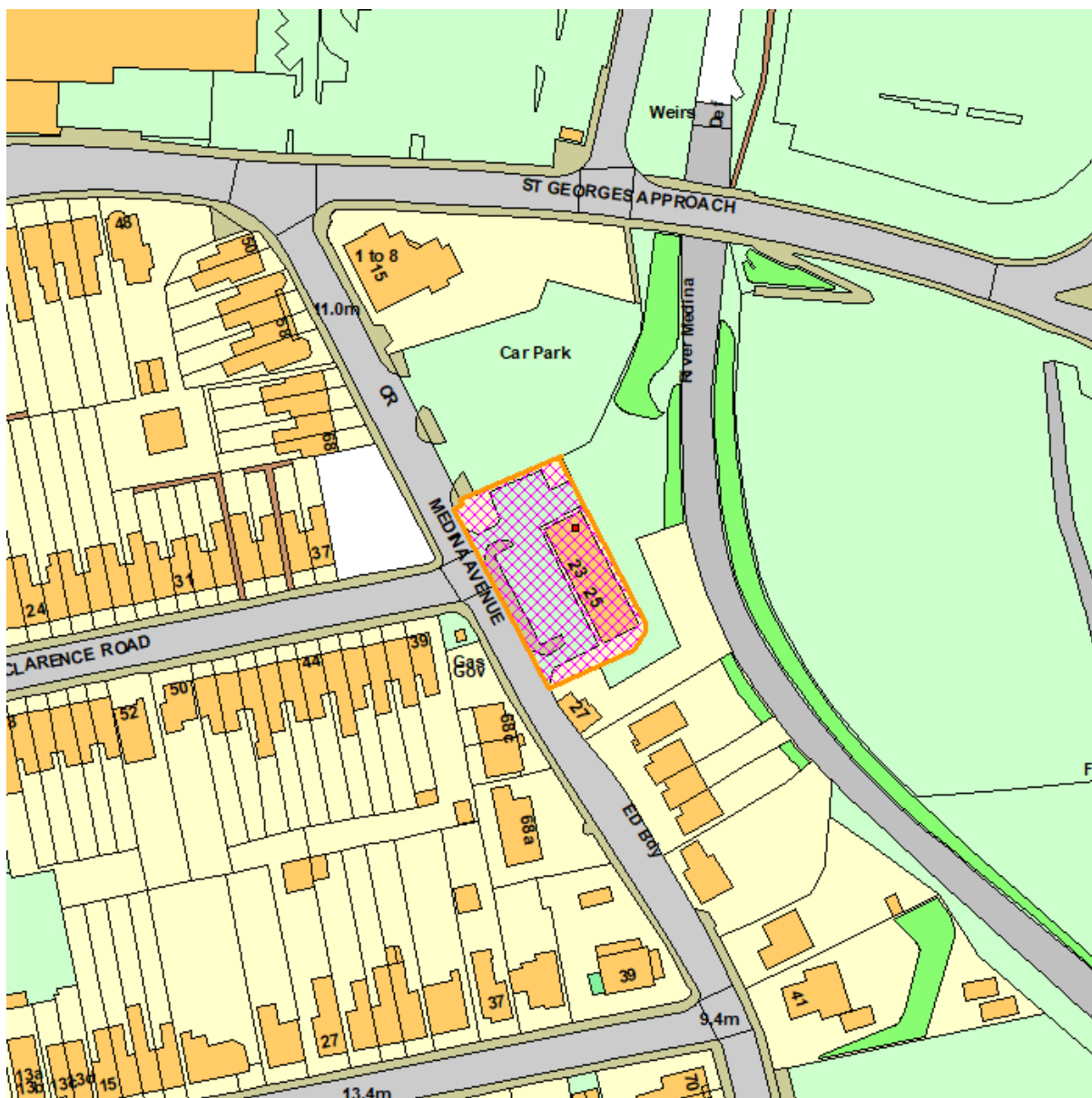
BER092

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



BFR094

Former Sandham Middle School site, Sandown, Isle of Wight



BER095

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



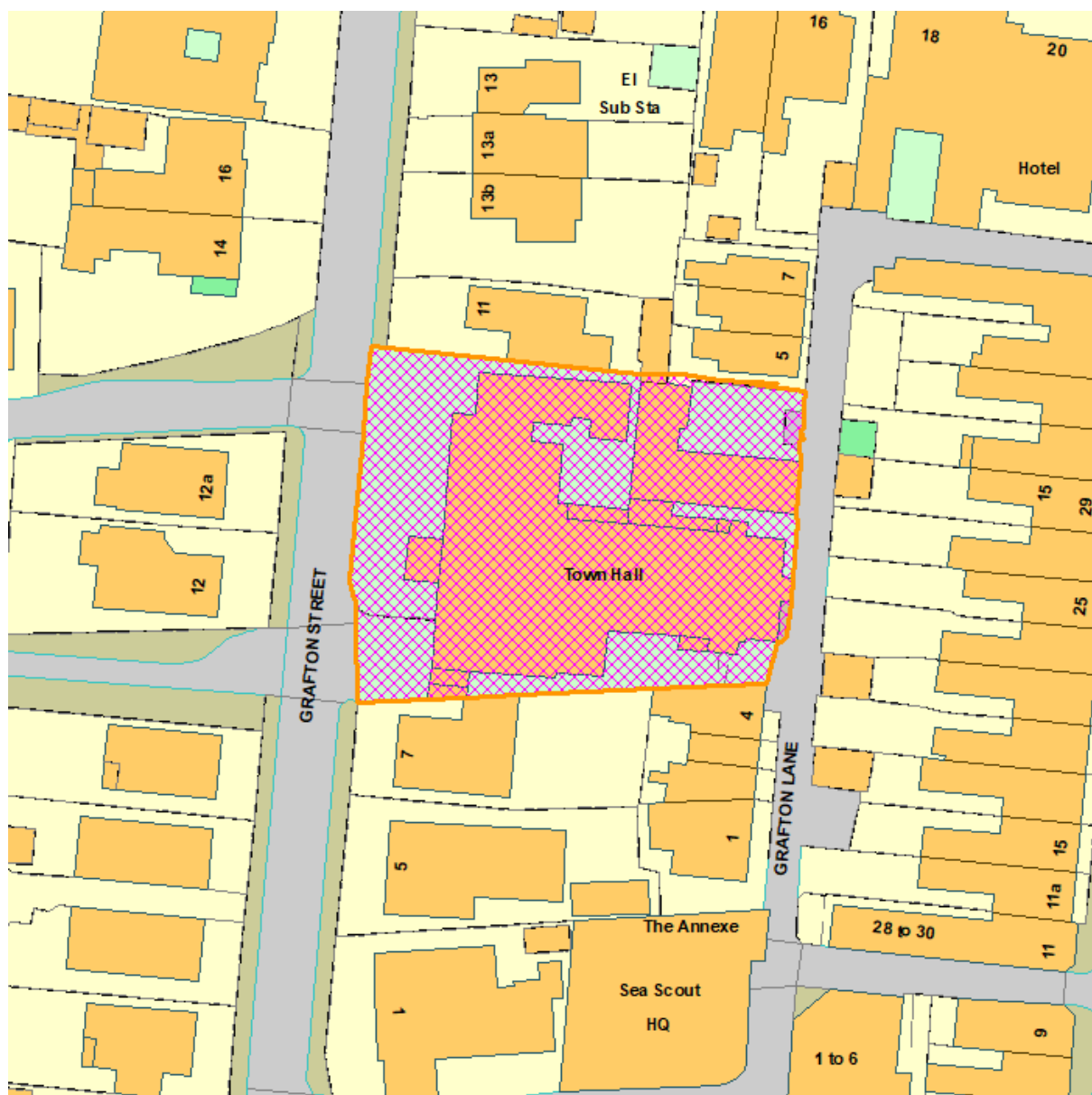
BFR096

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



BFR098

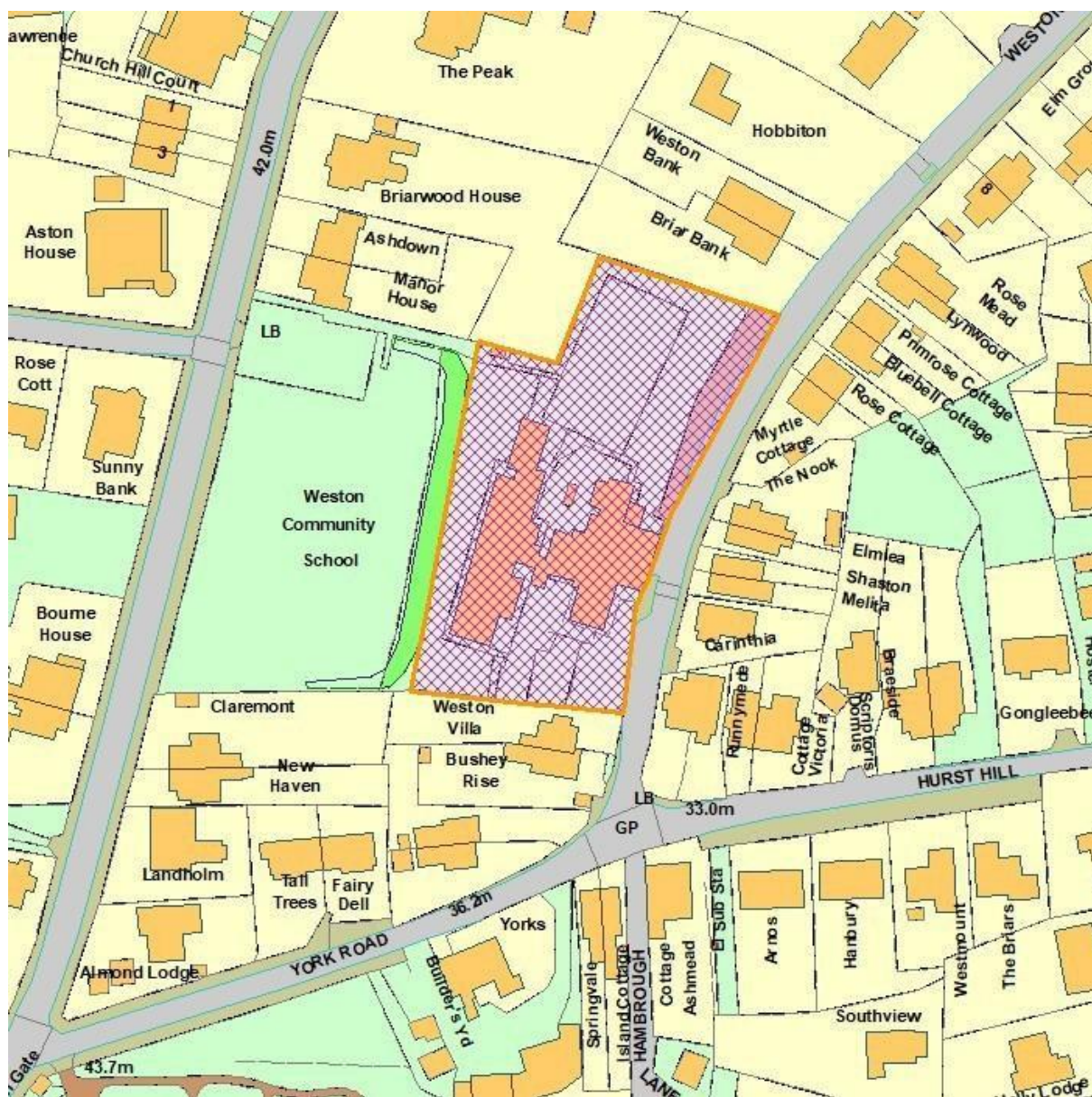
St Thomas Street Car park, St Thomas Street (South), Ryde, Isle of Wight



BFR100

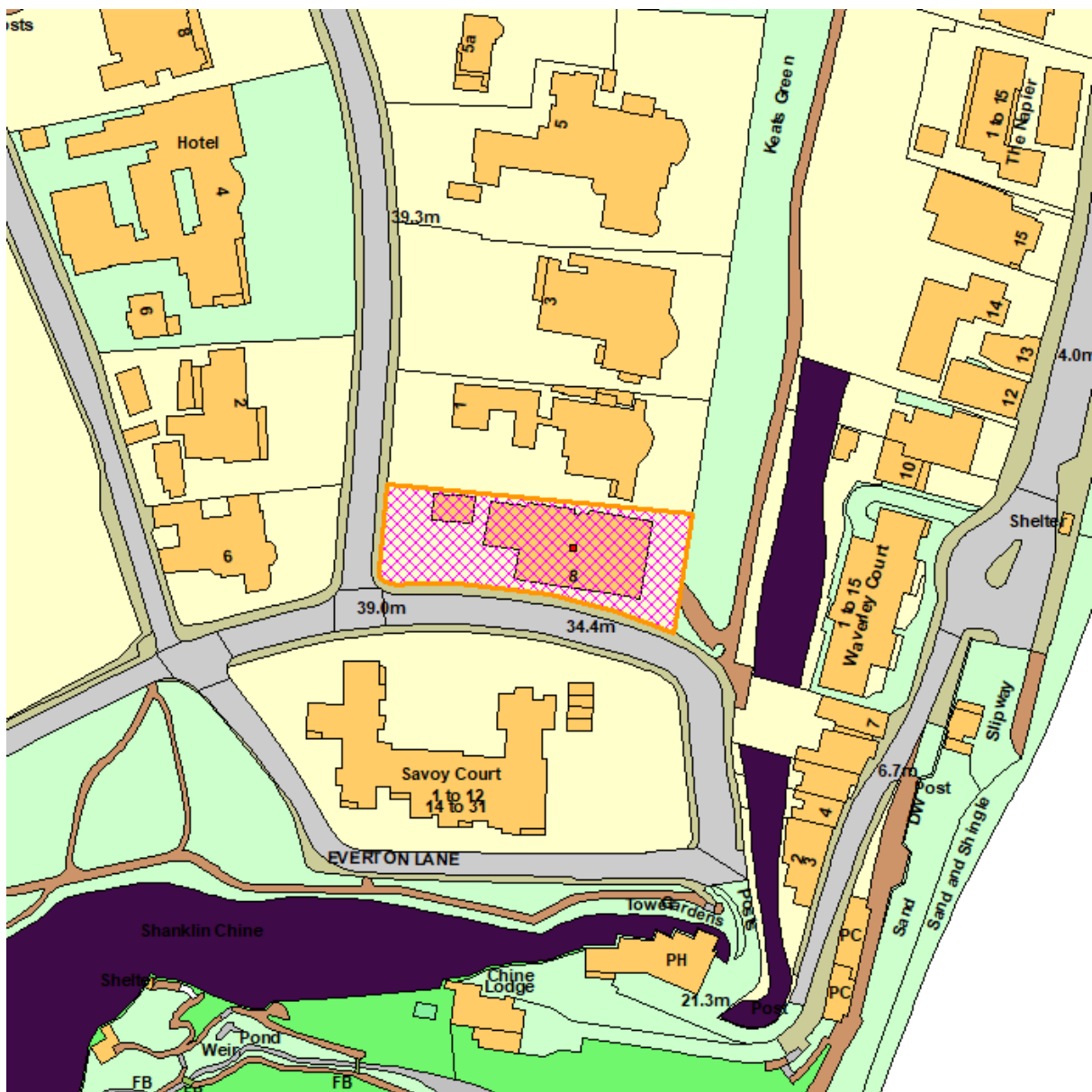
20/00455/FUL

Former Town Hall, Grafton Street, Sandown, Isle Of Wight



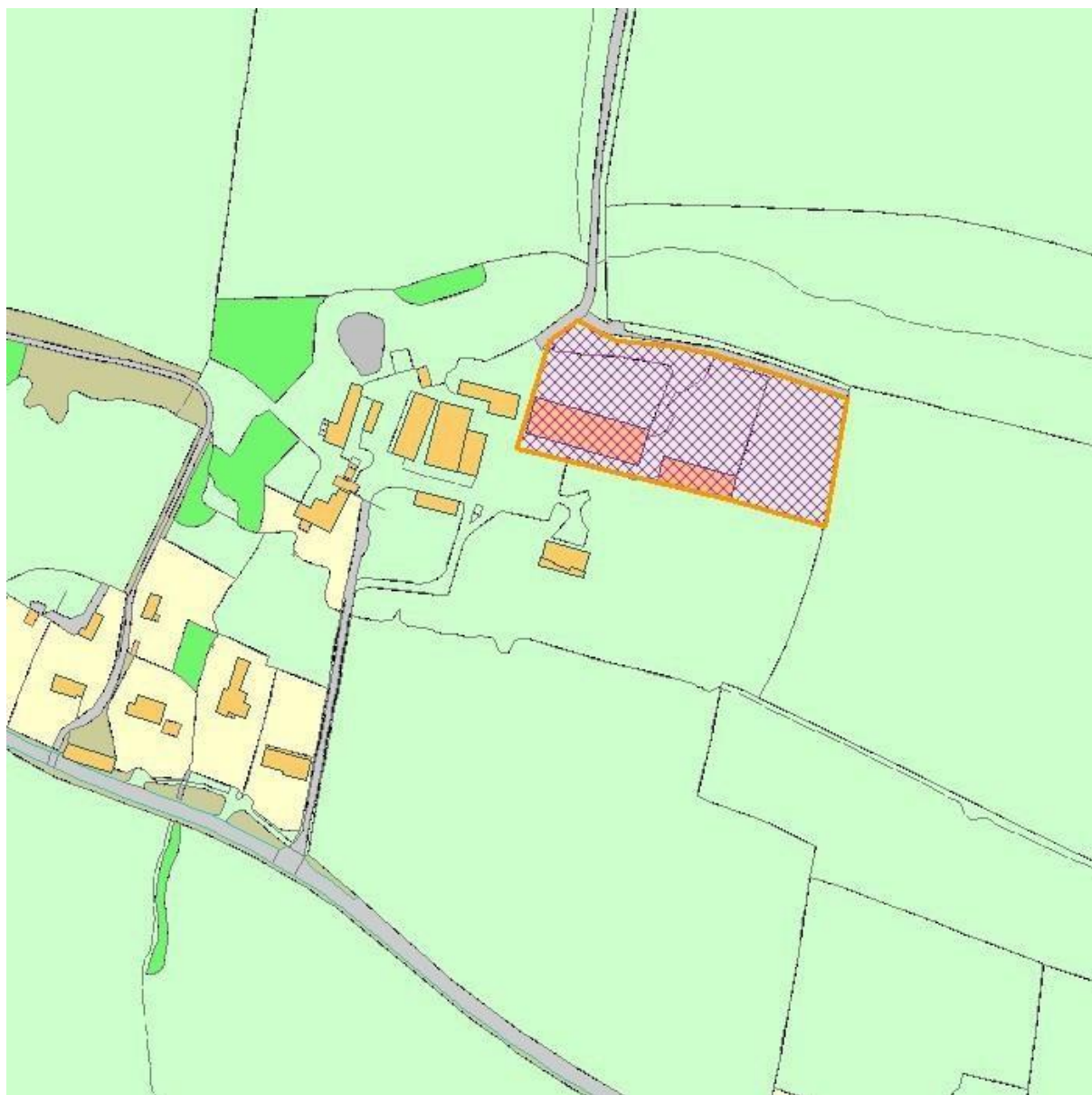
BFR101

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



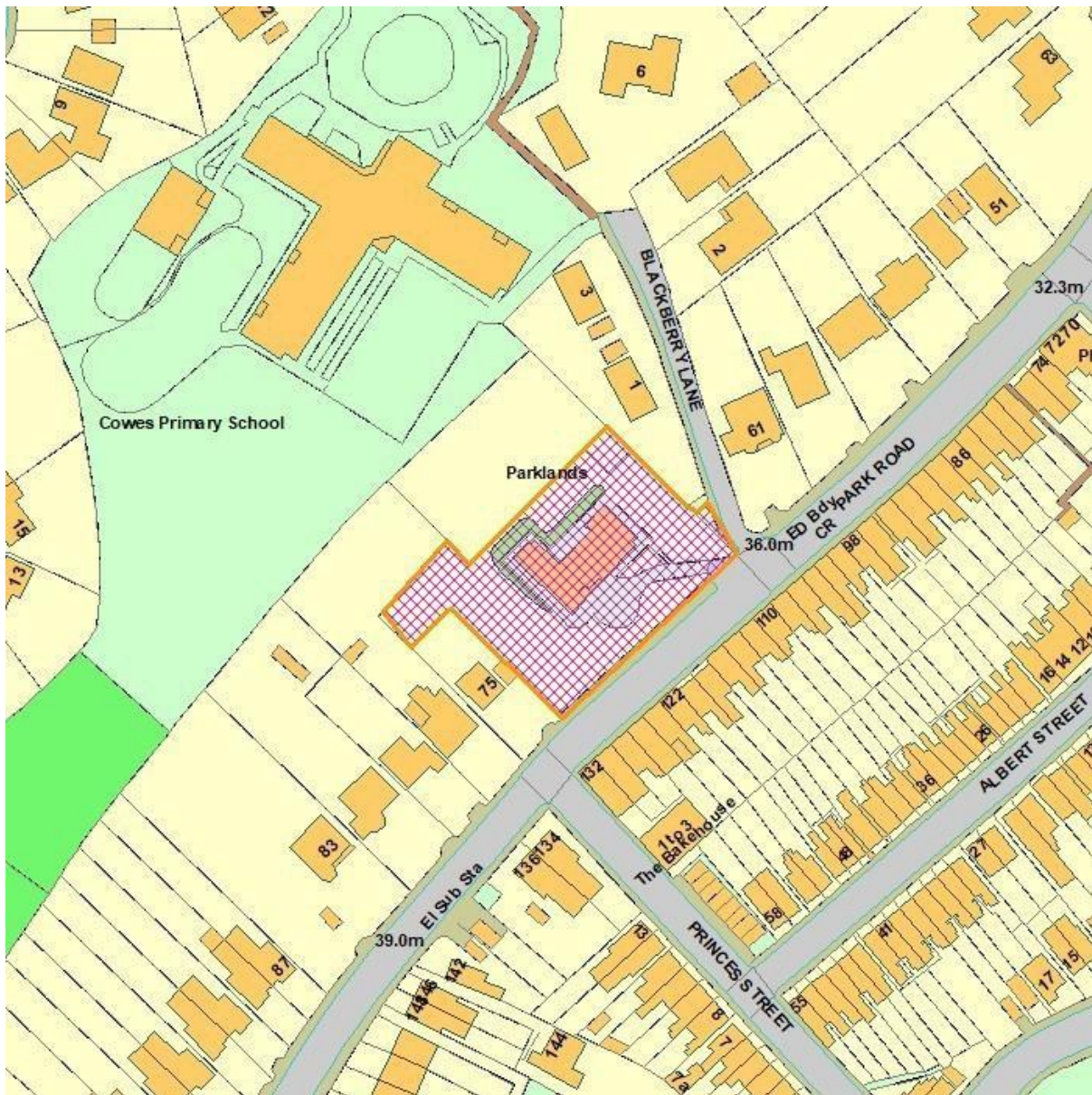
BER103

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



BER104

Buildings at Lee Farm, Main Road, Wellow, Yarmouth



BER105

Parklands Centre, Park Road, Cowes, Isle Of Wight



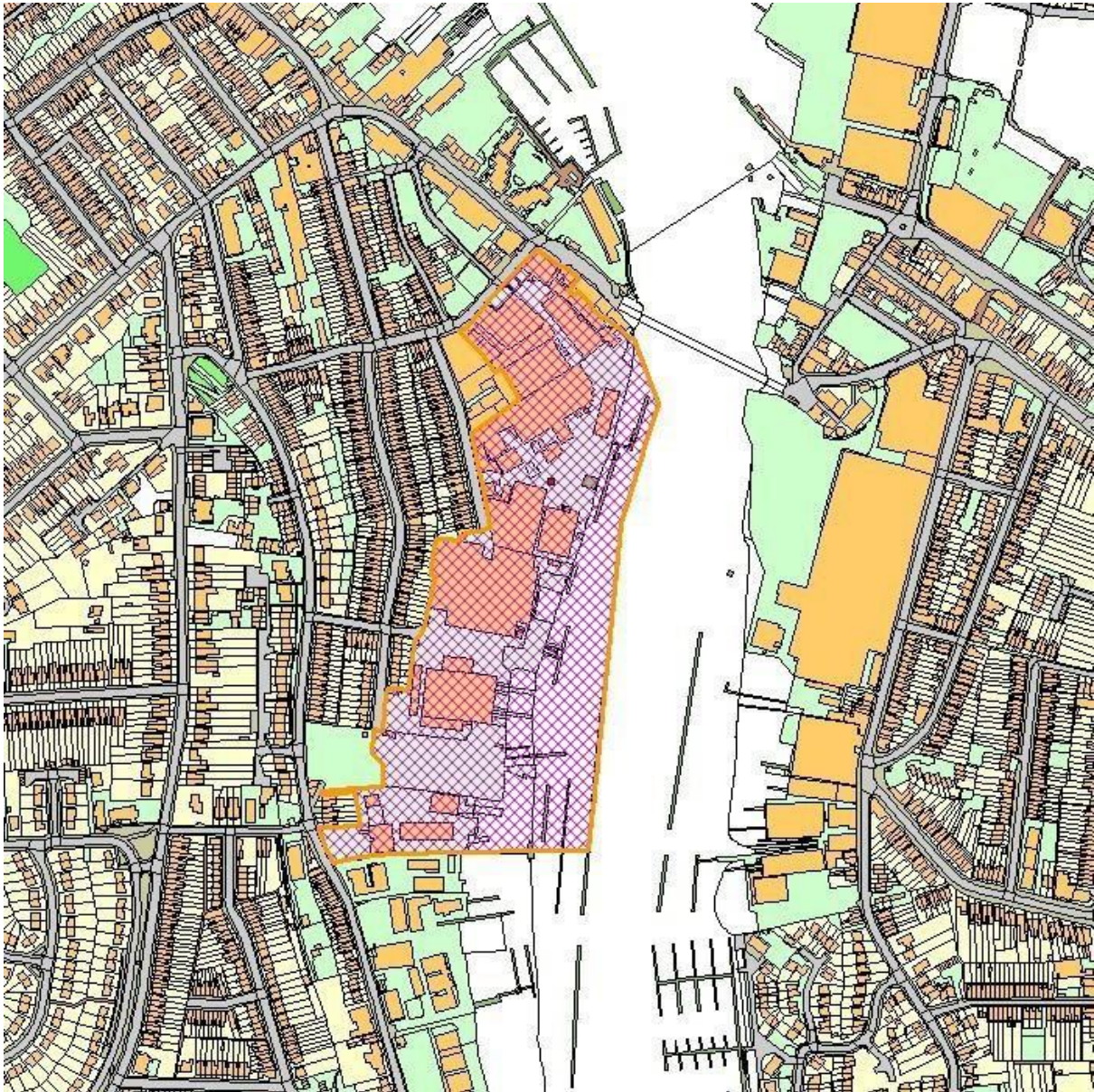
BER106

Shanklin Esplanade Car Park, Shanklin



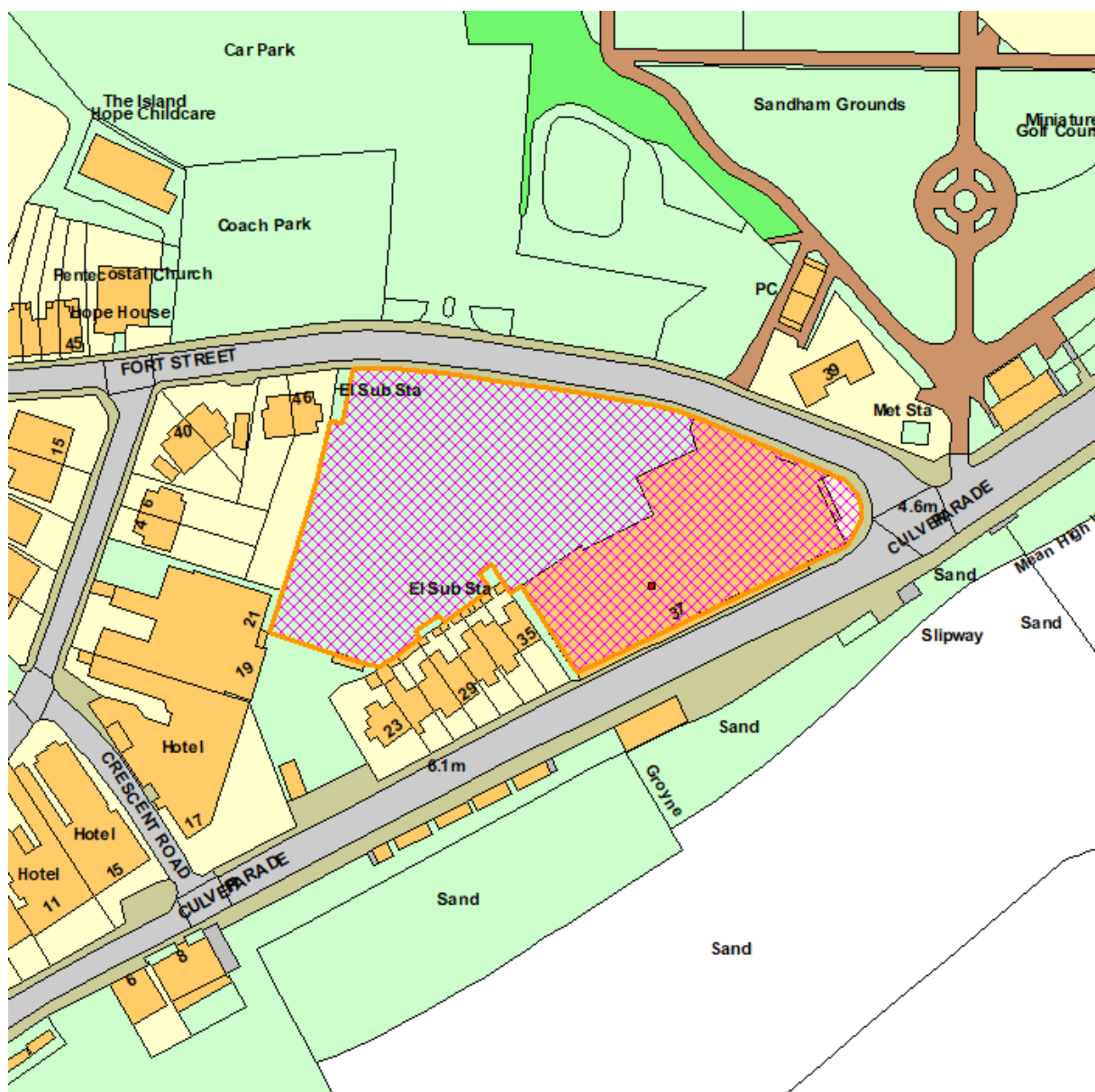
BFR107

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



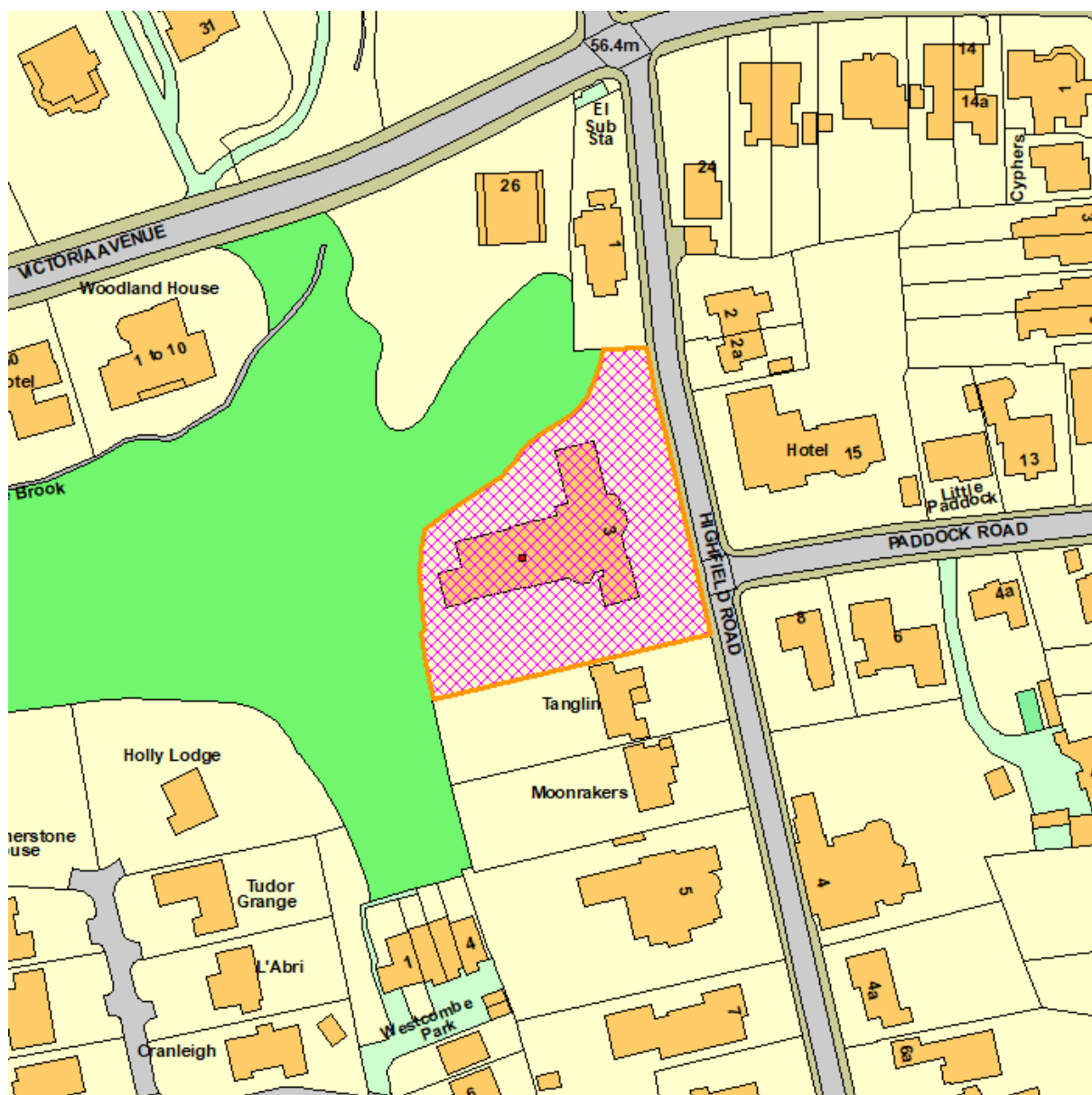
BER108

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



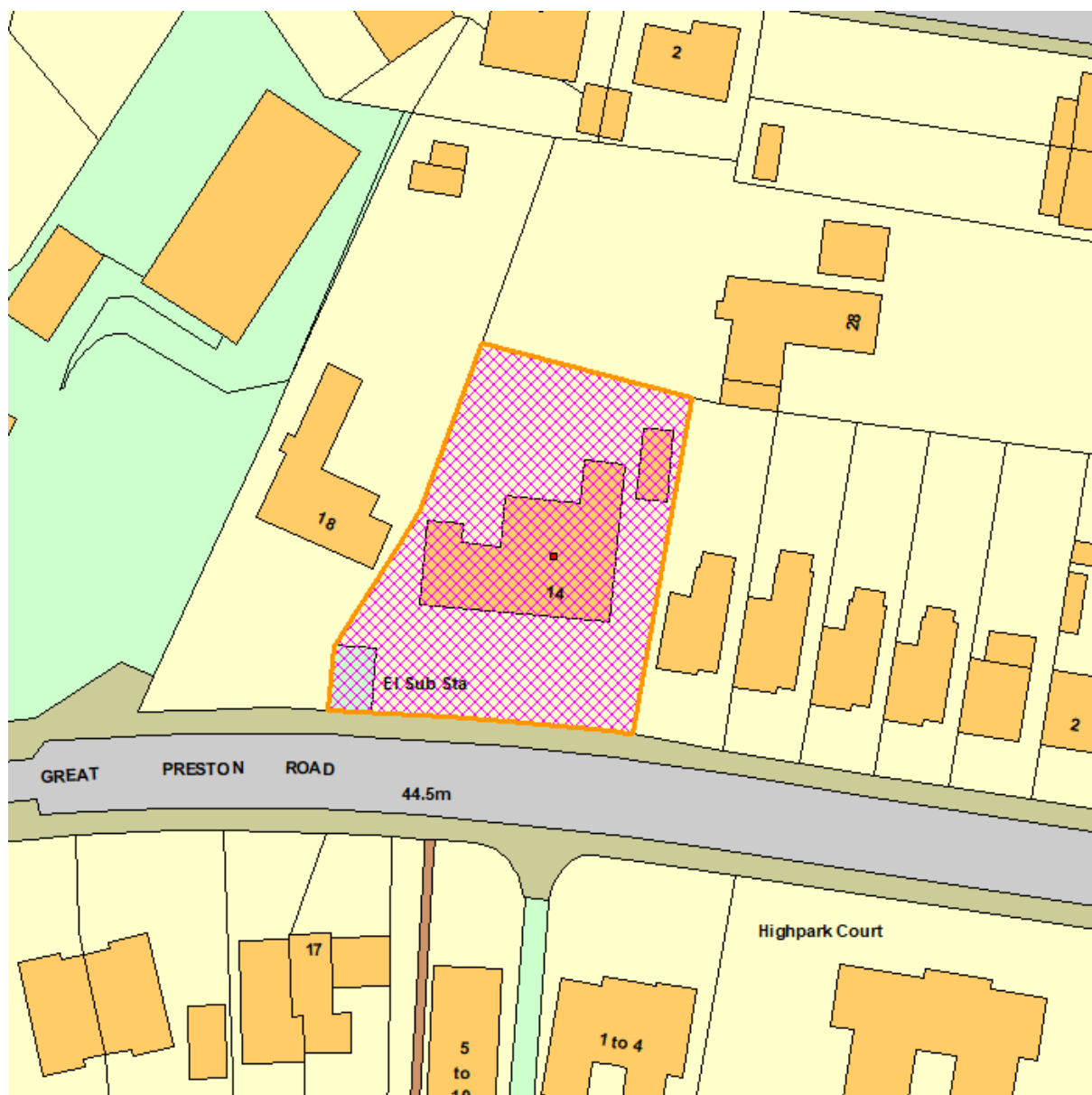
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P/00691/17 Wight City Leisure Centre, 37 Culver Parade, Sandown, Isle Of Wight, PO368AT



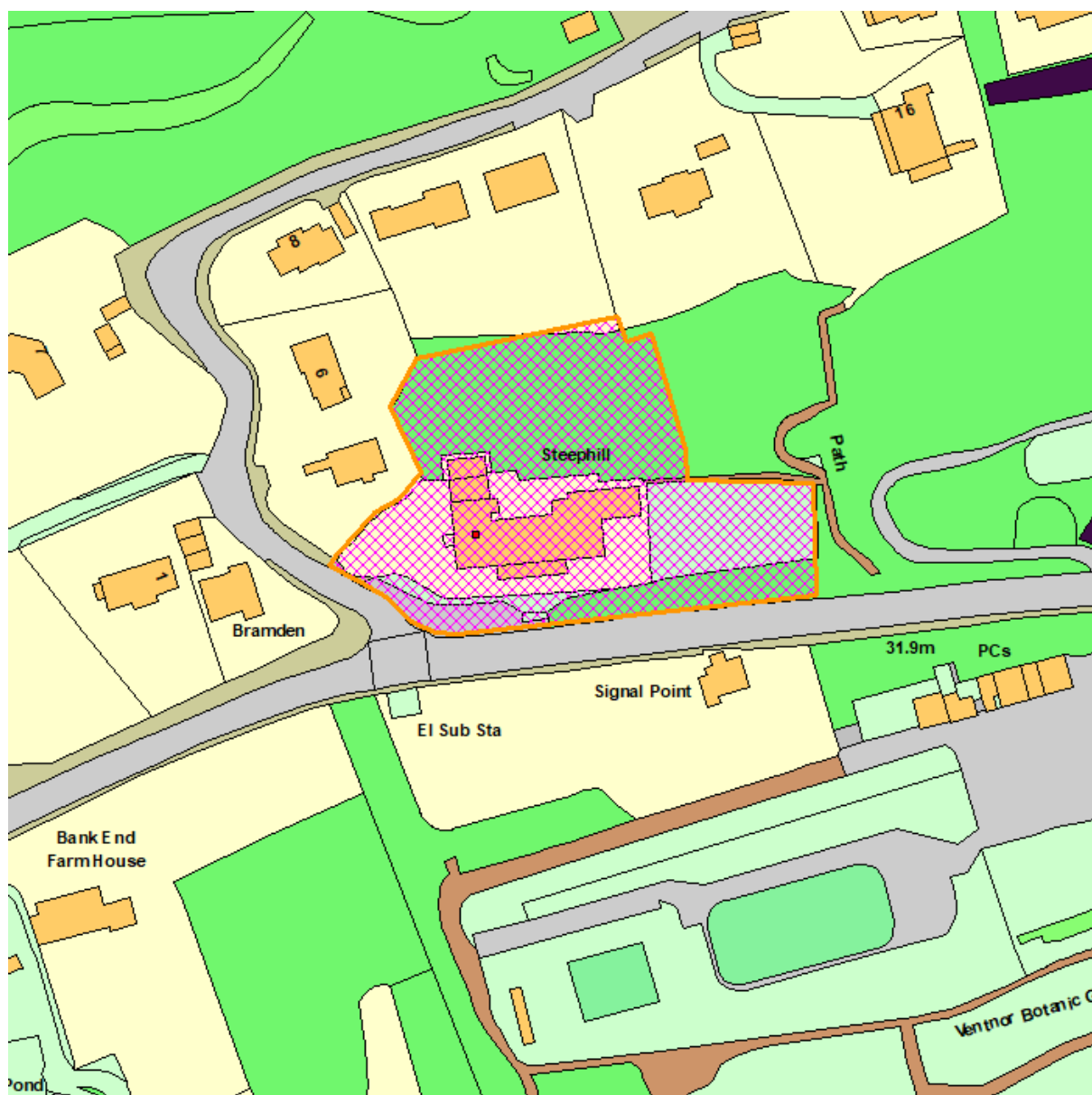
BFR110

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



BER111

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



BFR112

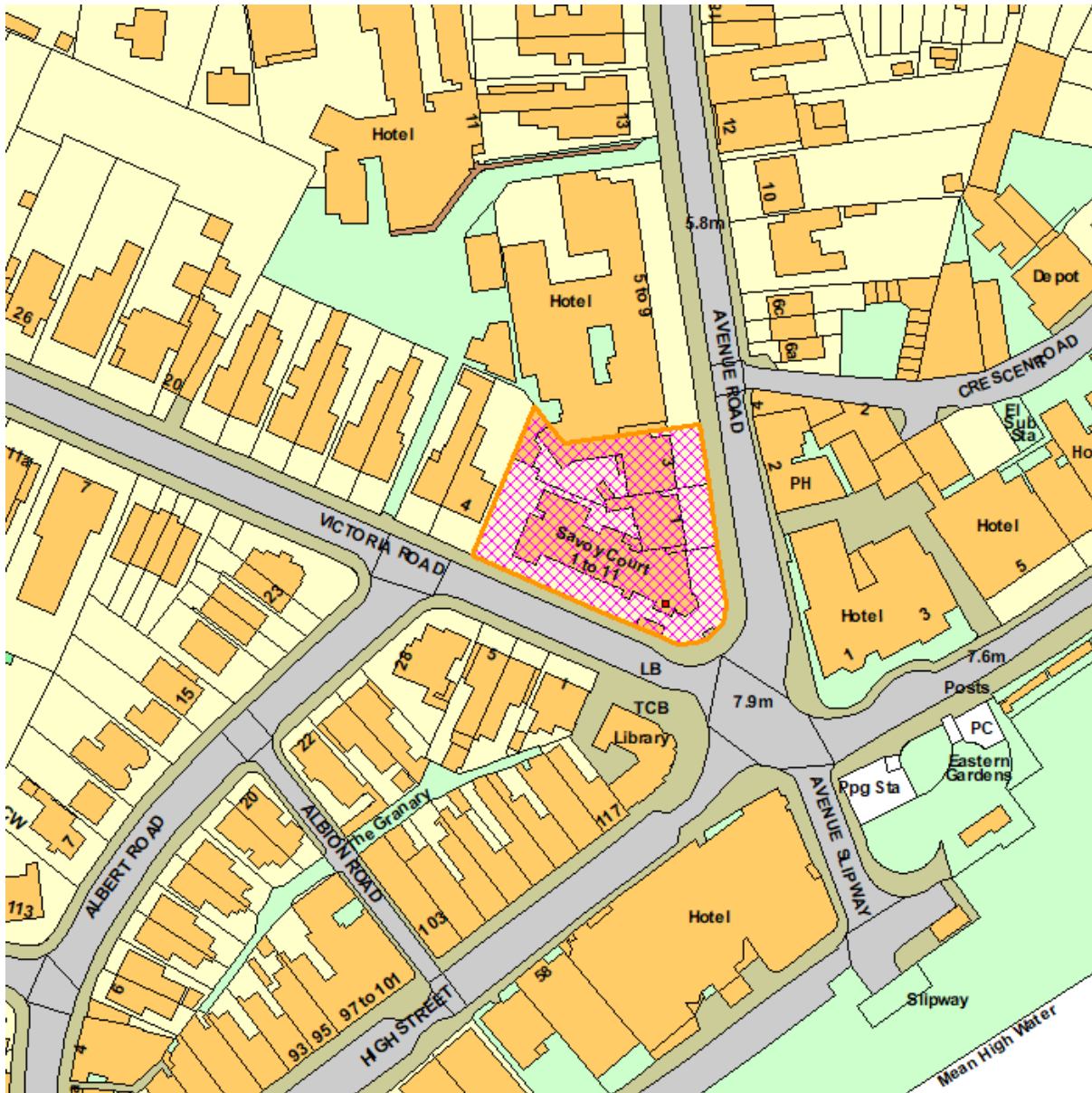
P/00505/18 Steephill Residential Home, 2 Steephill Court Road, Ventnor, Isle Of Wight, PO381UJ



BER113

P/01203/17

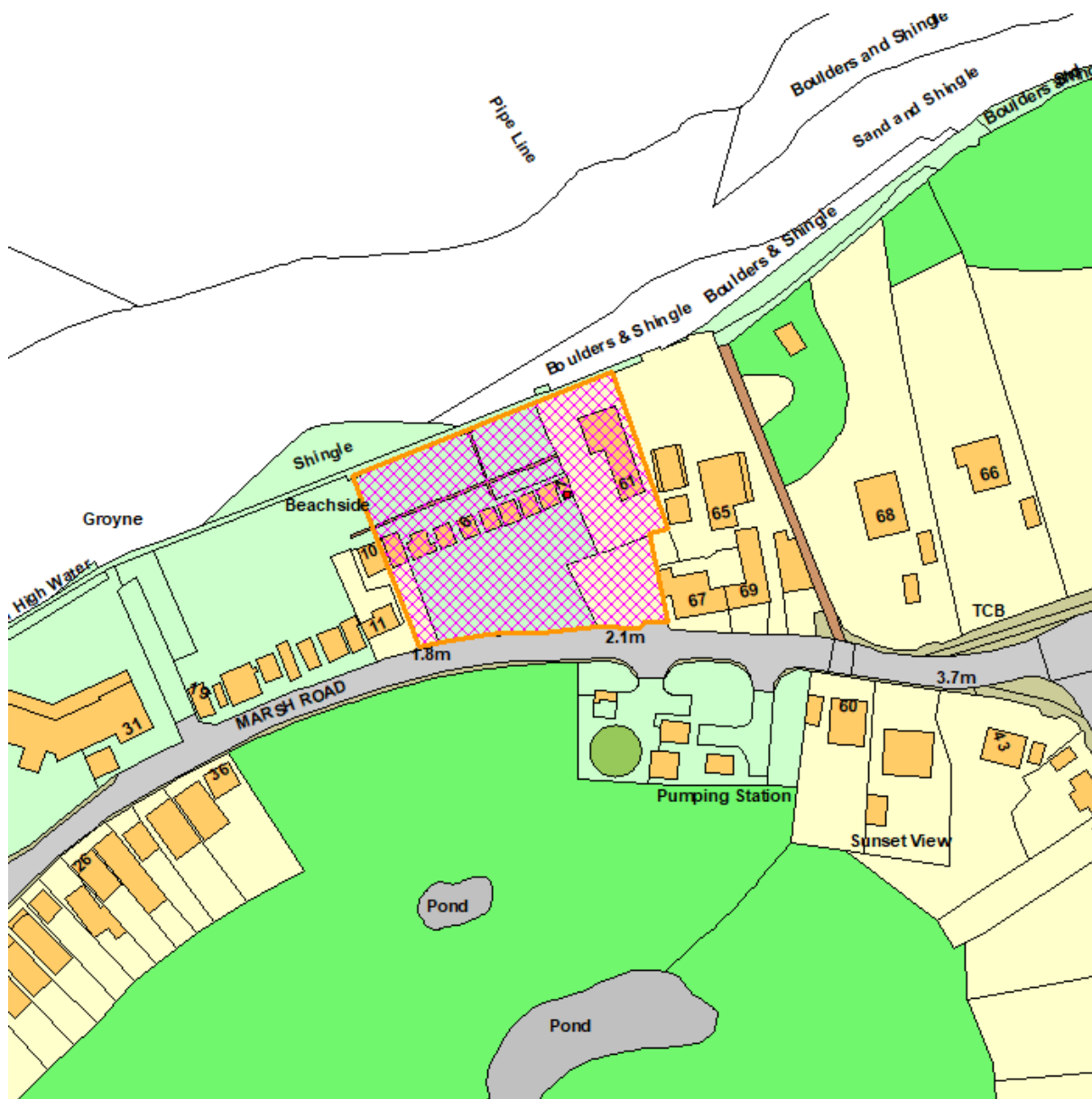
91-93B High Street, Ryde, Isle Of Wight



BER114

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

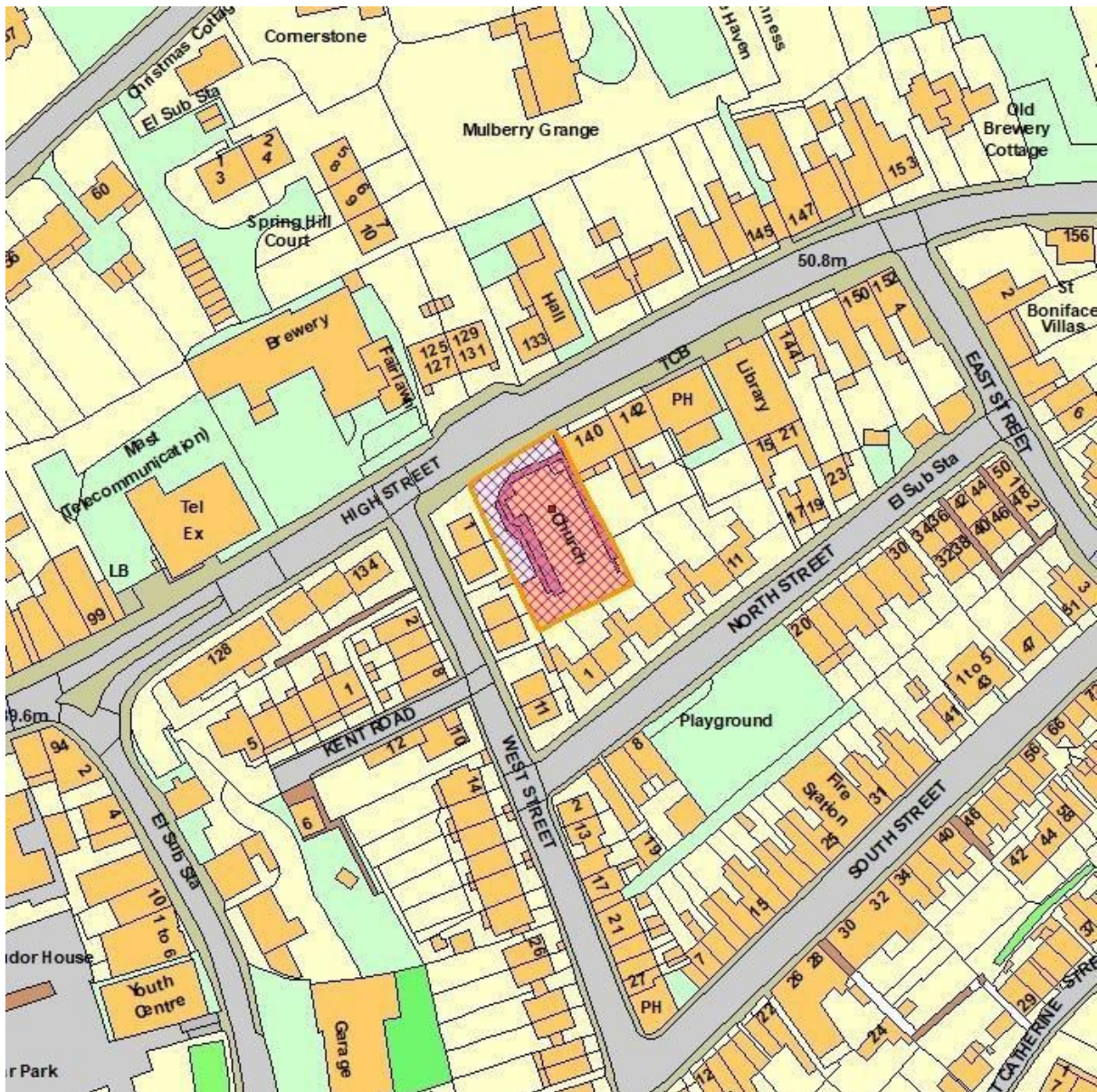
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BER117

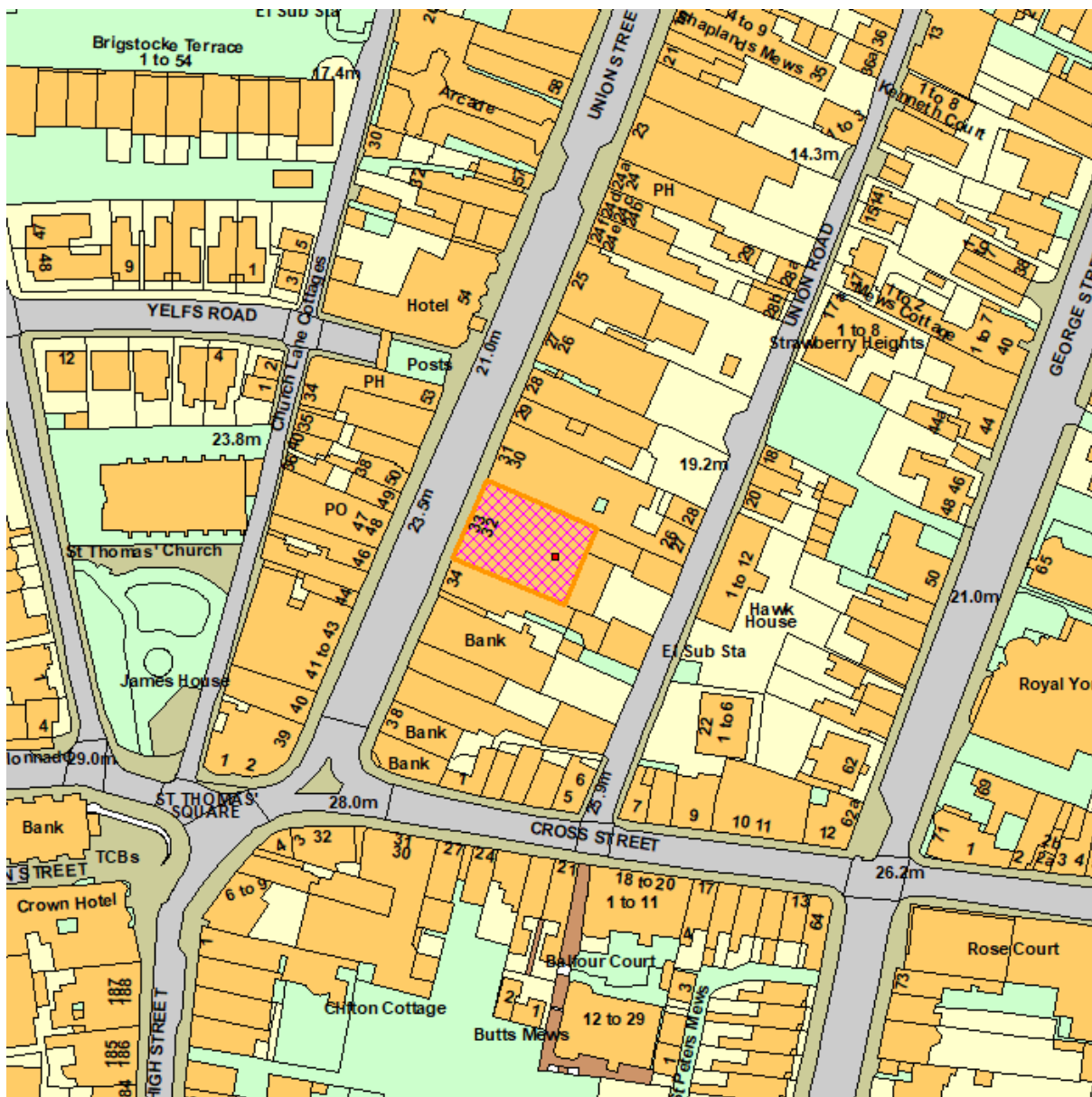
P/00903/16

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



BER118

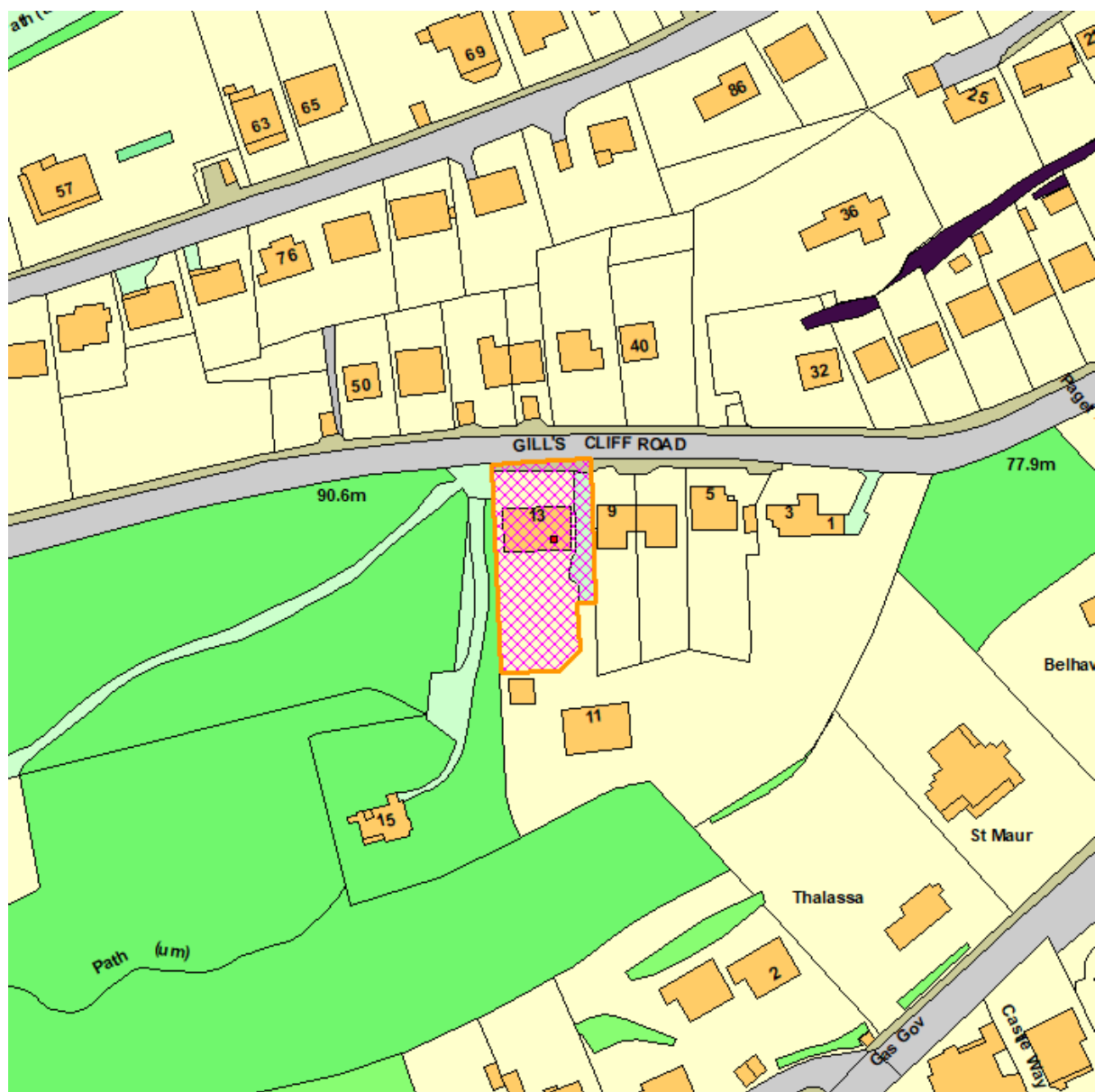
P/00678/18 Former Ventnor Methodist Church, High Street, Ventnor, Isle Of Wight, PO381LZ



BFR119

P/00830/18

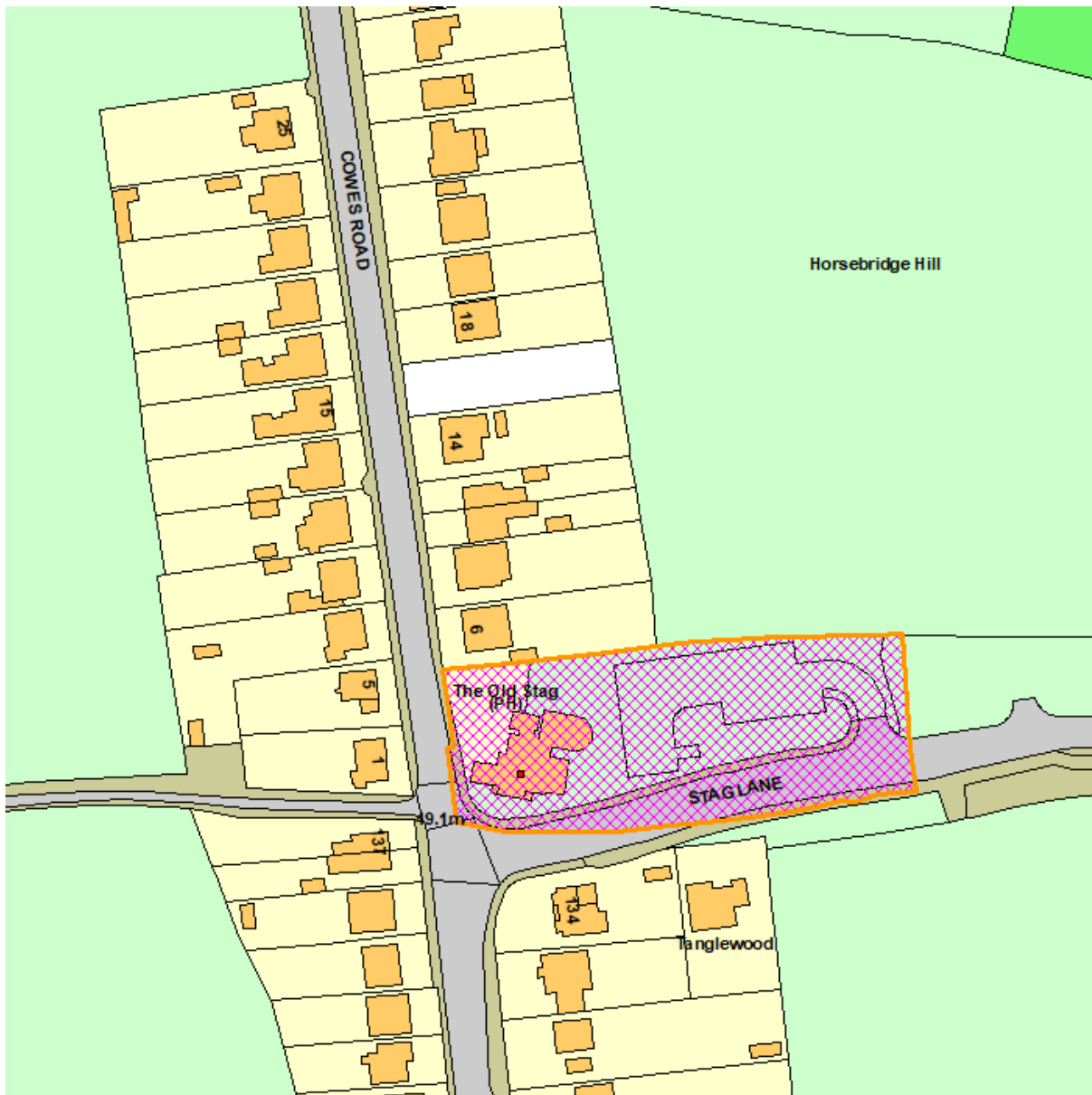
32A, Union Street, Ryde, Isle Of Wight, PO33



BER120

P/00832/18

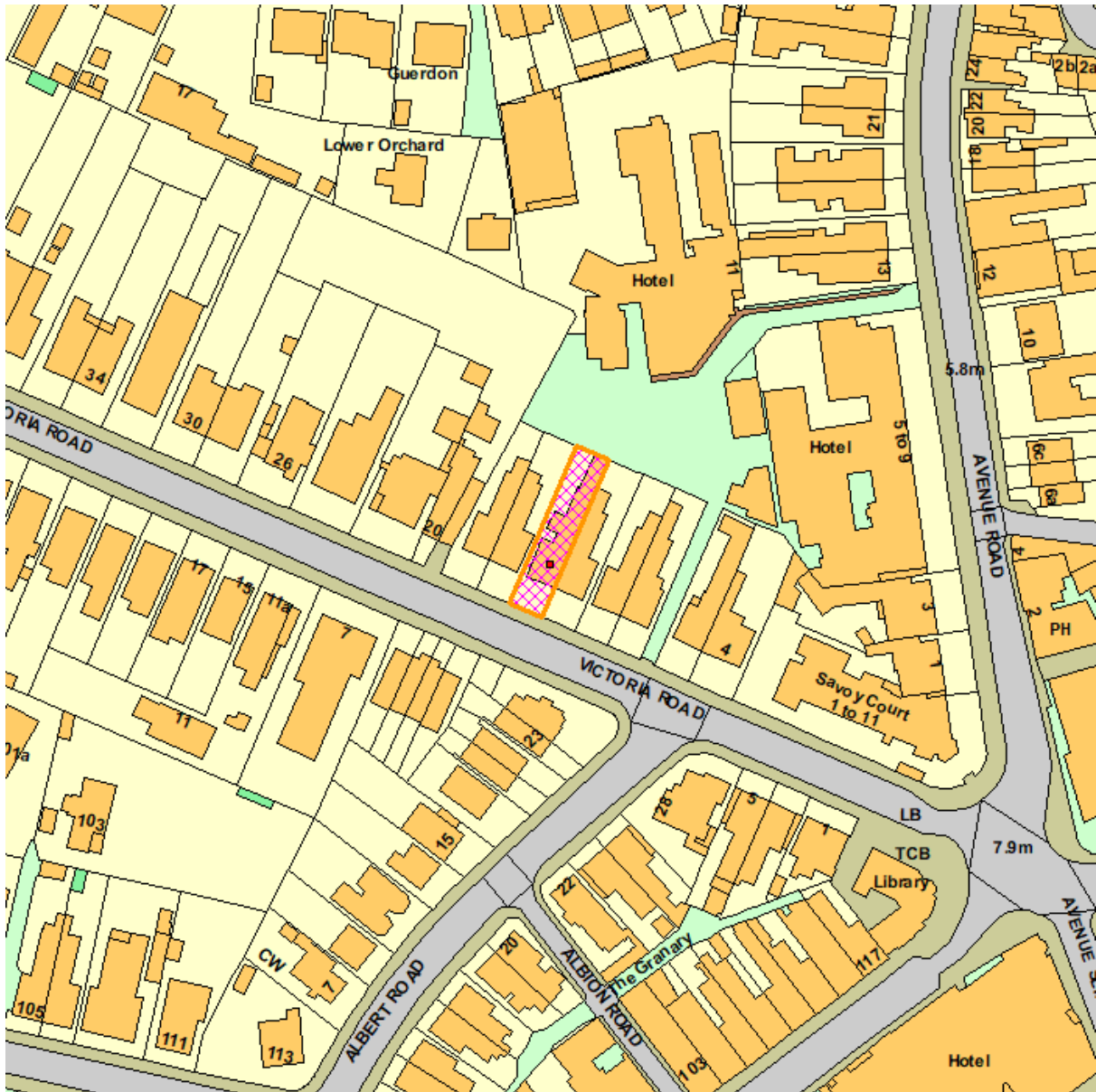
13 Gills Cliff Road, Ventnor, Isle Of Wight, PO381LH



BER121

P/01265/18

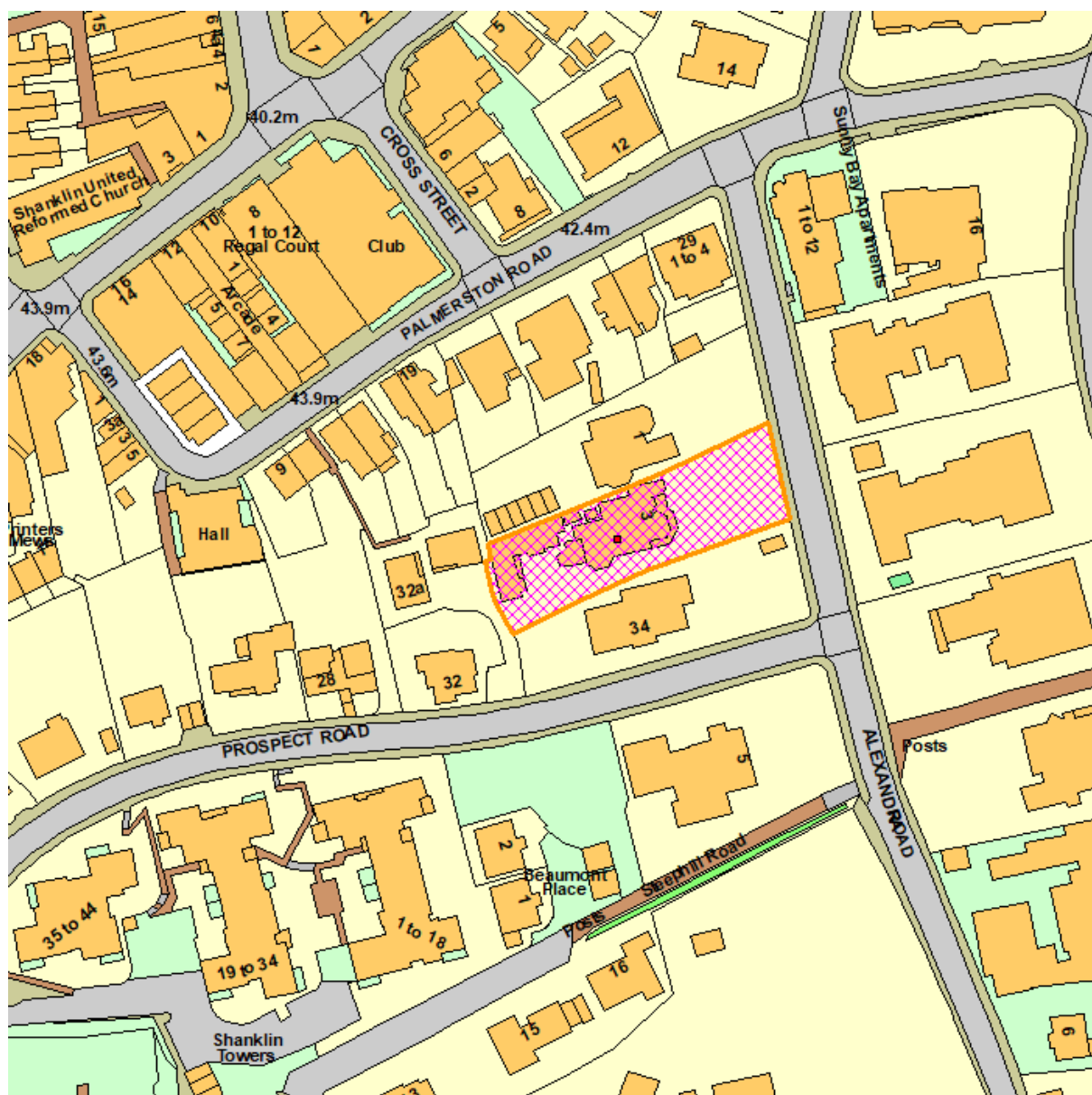
Old Stag Inn, 2 Cowes Road, Newport, Isle Of Wight, PO305TW



BER122

P/00045/19

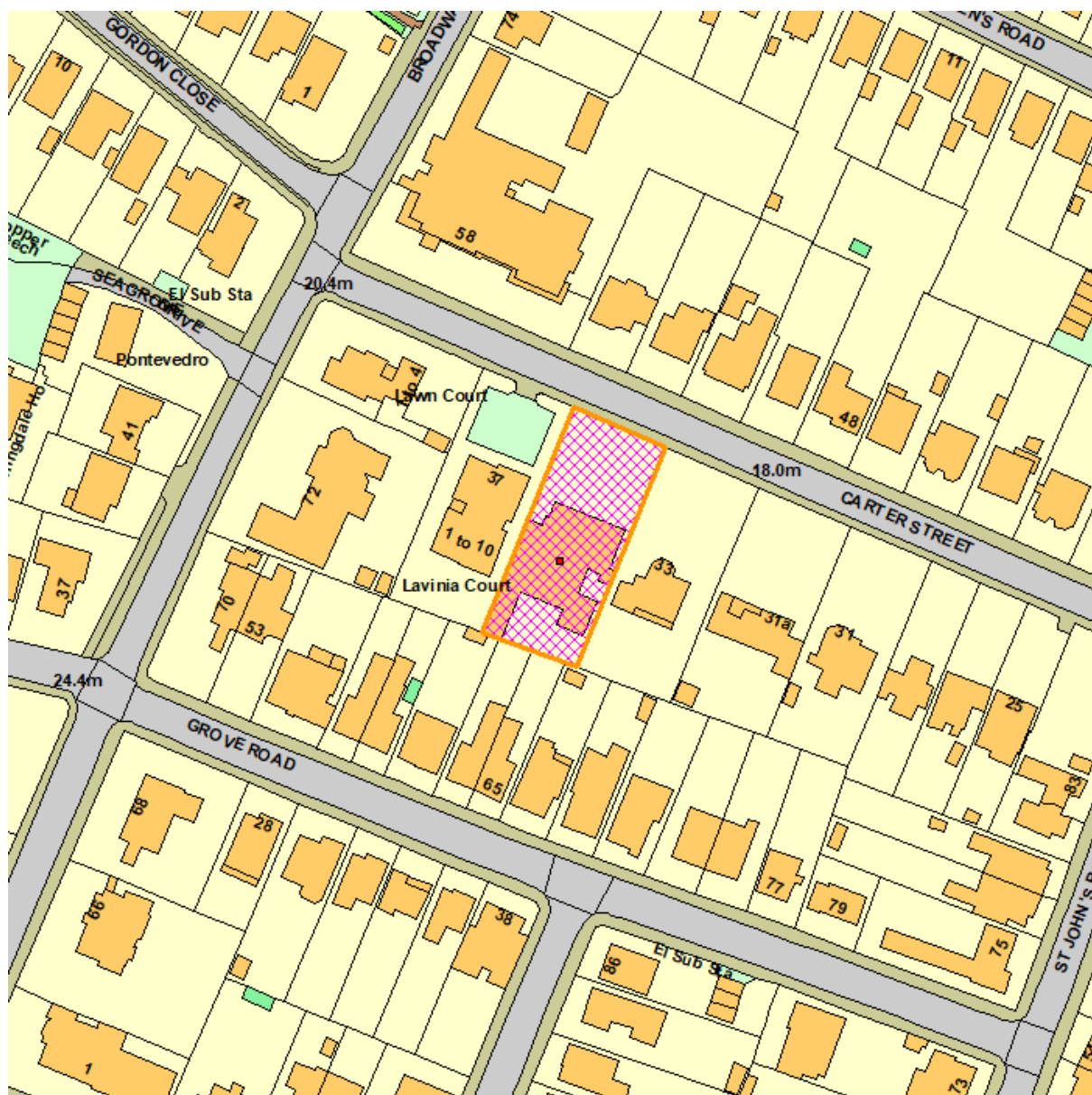
14 Victoria Road, Sandown, Isle Of Wight, PO368AL



BFR123

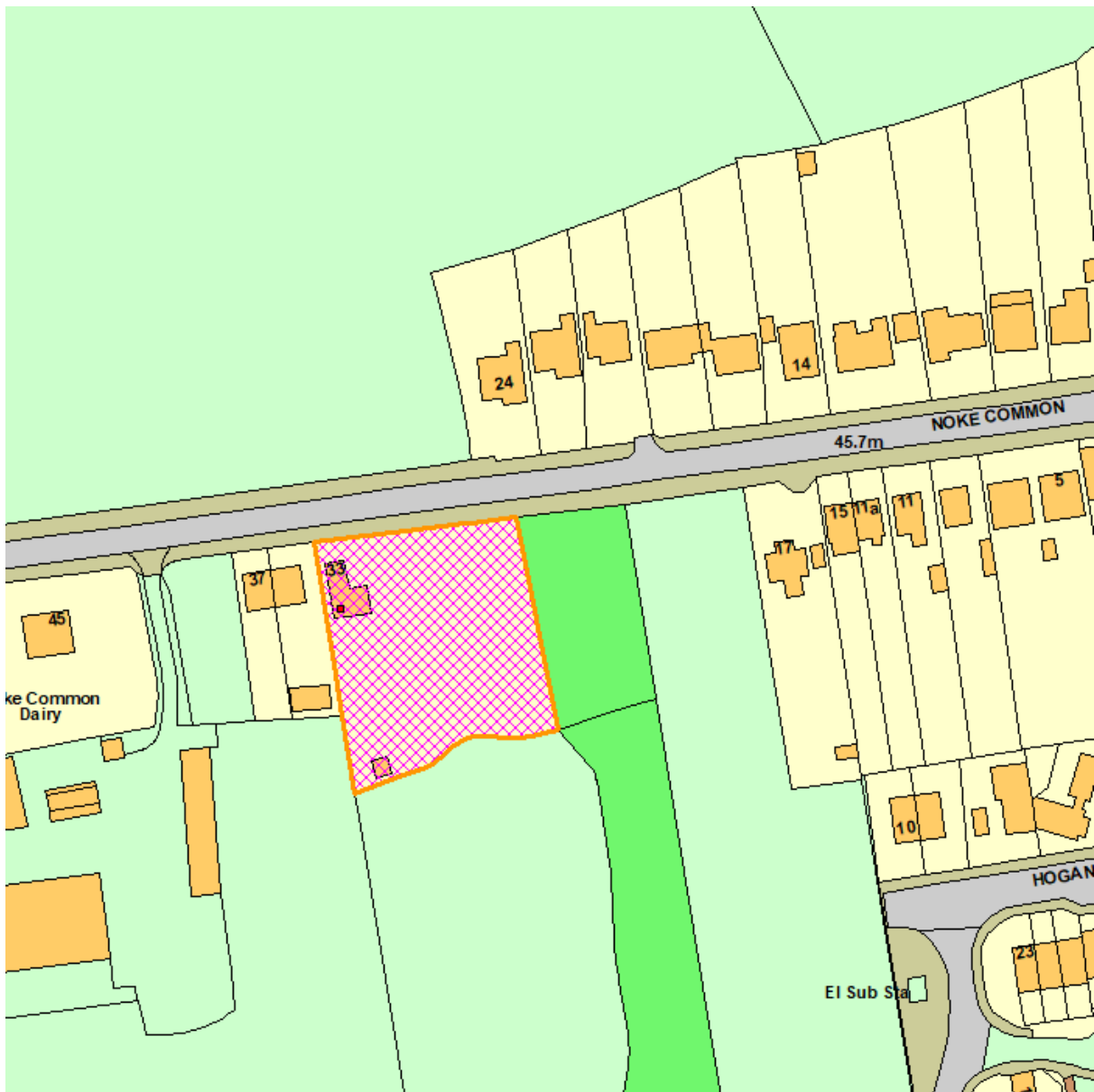
P/00813/18

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



BFR124

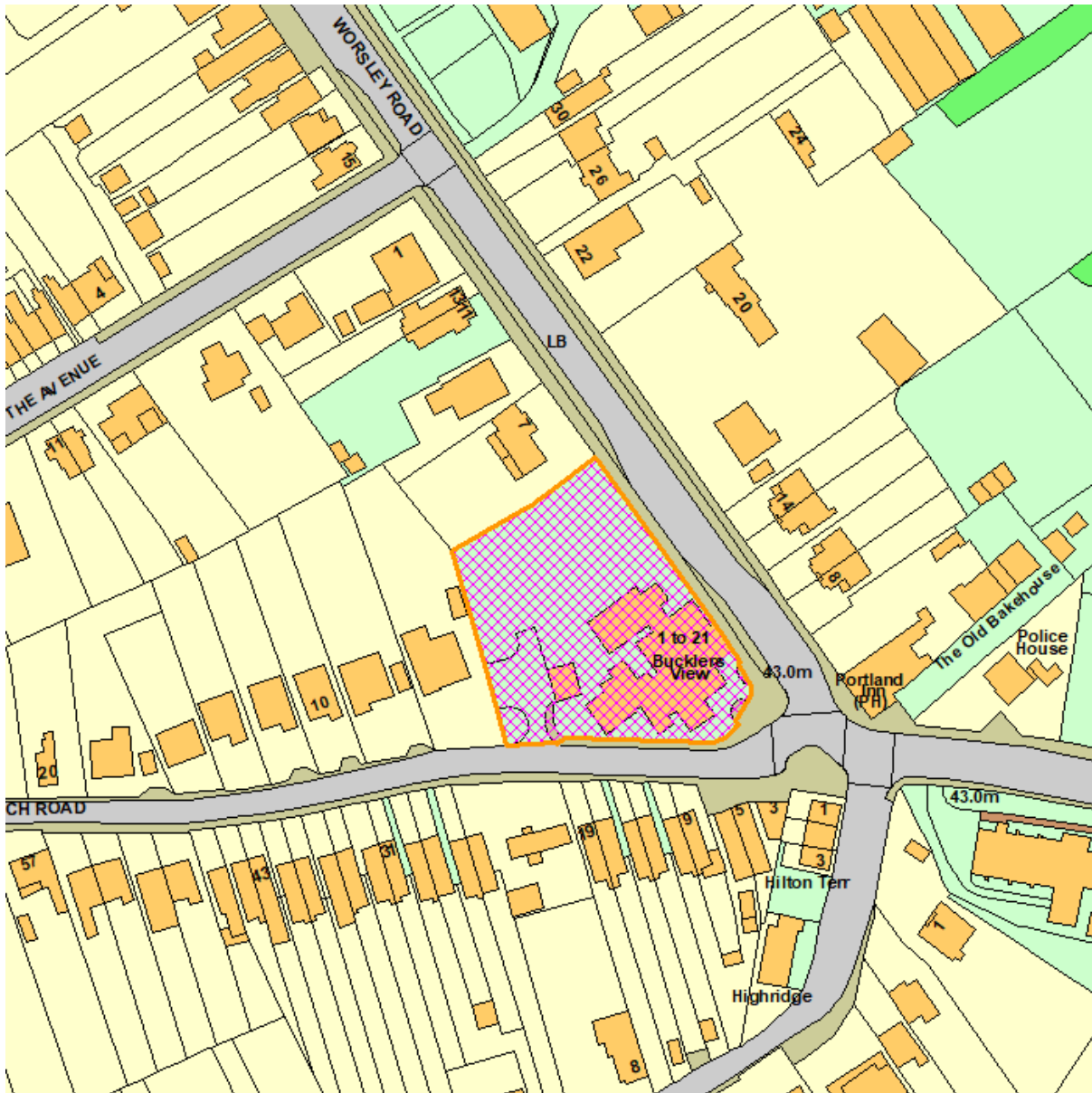
P/00339/19 Christian Respite Centre, 35 Carter Street, Sandown, Isle Of Wight, PO368DQ



BER125

P/00344/19

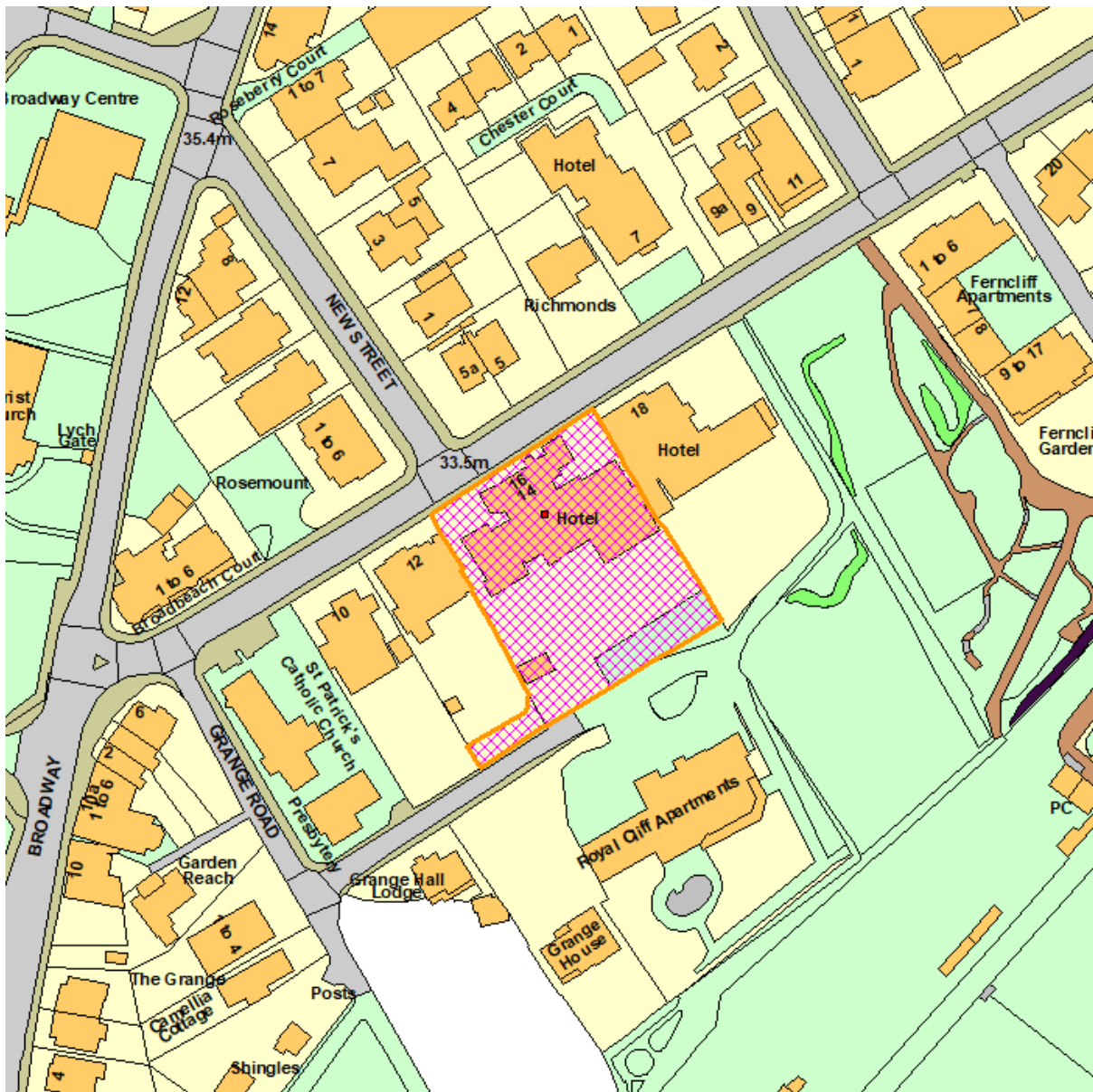
33 Noke Common, Newport, Isle Of Wight, PO305TY



BFR126

19/00080/FUL

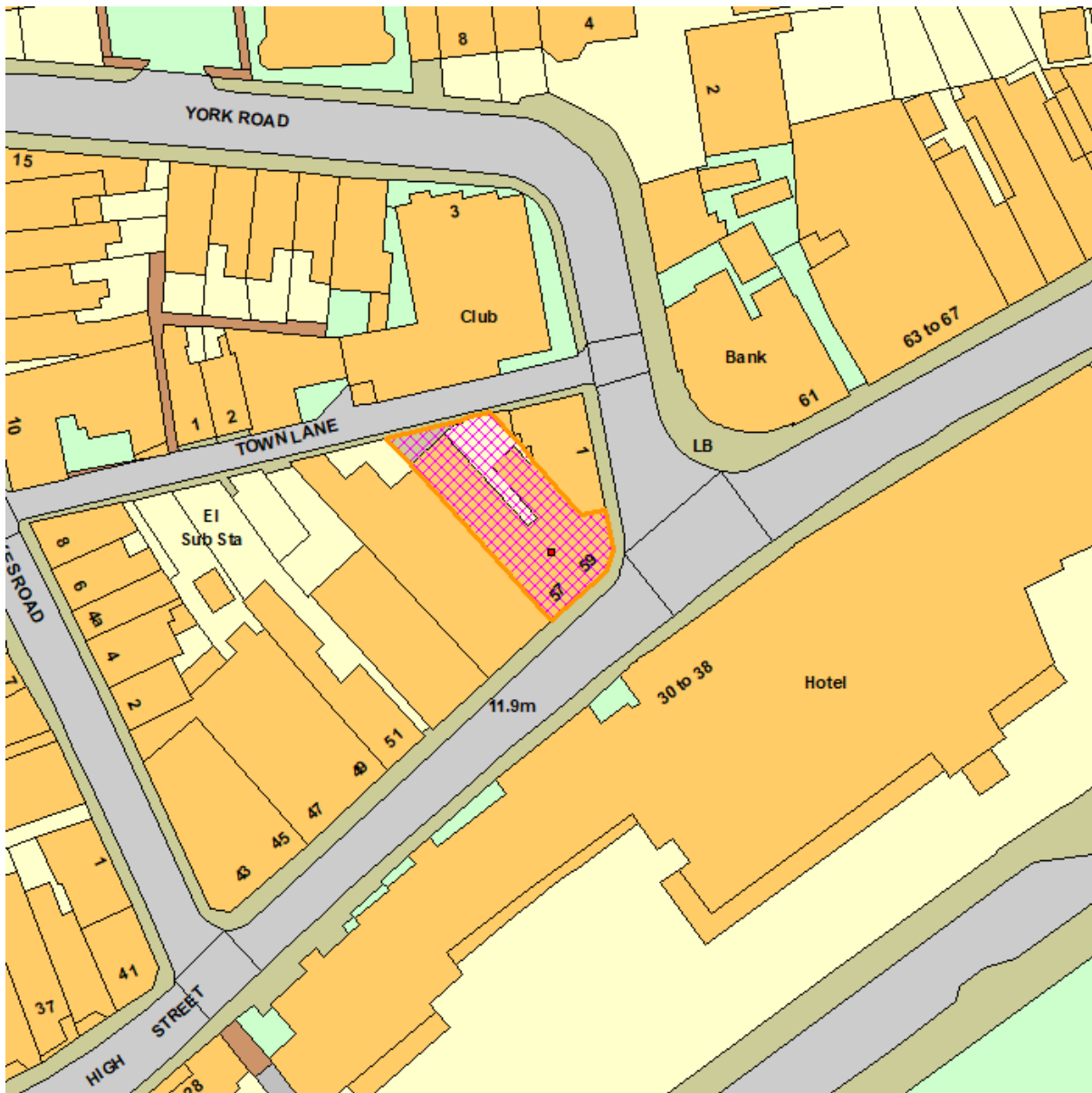
Bucklers View, Worsley Road, Gurnard, Cowes, Isle Of Wight



BER127

19/00810/FUL

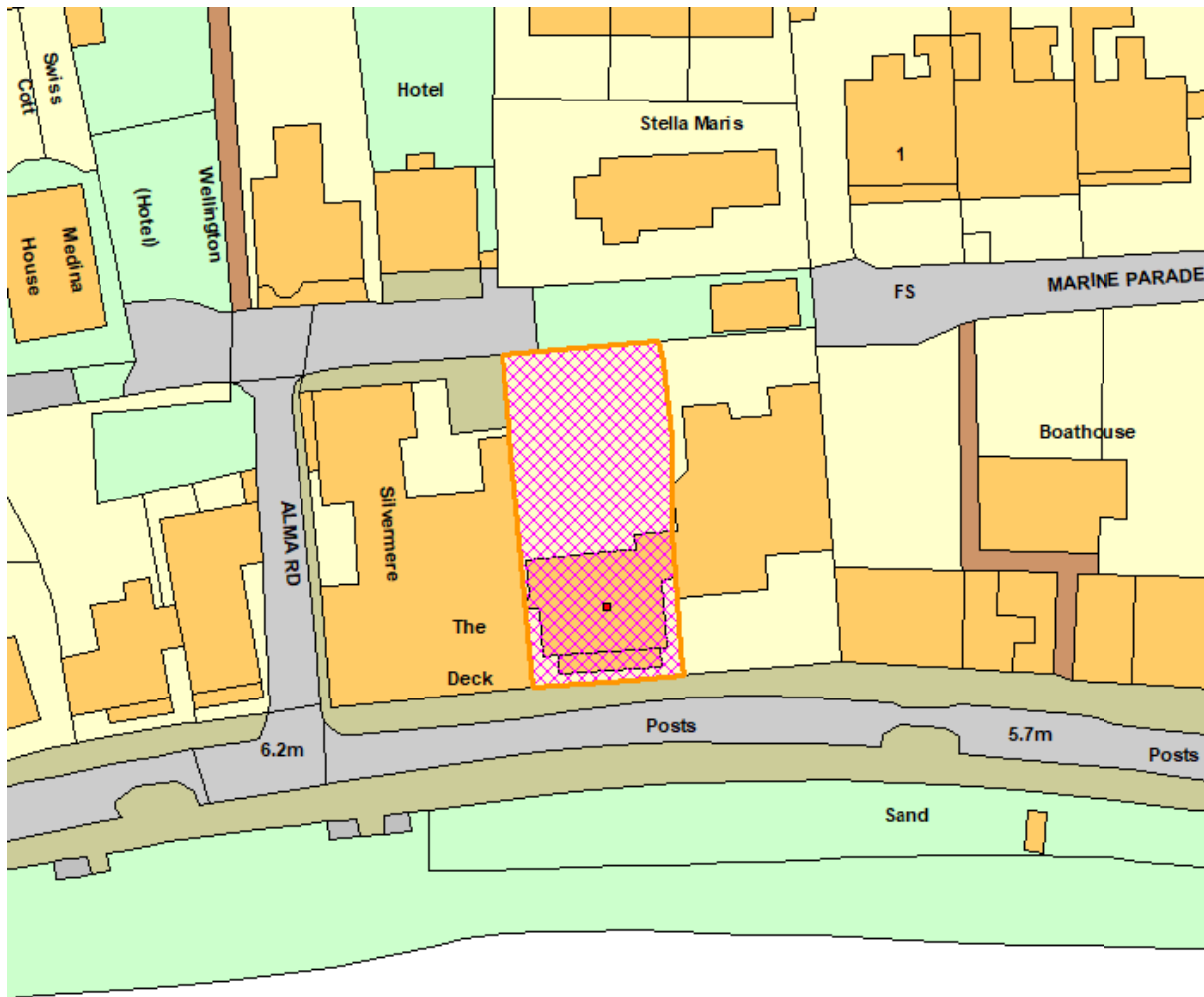
Belgrave Hotel, 14 - 16 Beachfield Road, Sandown, Isle Of Wight, PO36 8NA



BFR128

19/01019/FUL

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



oyne

Sand

BFR129

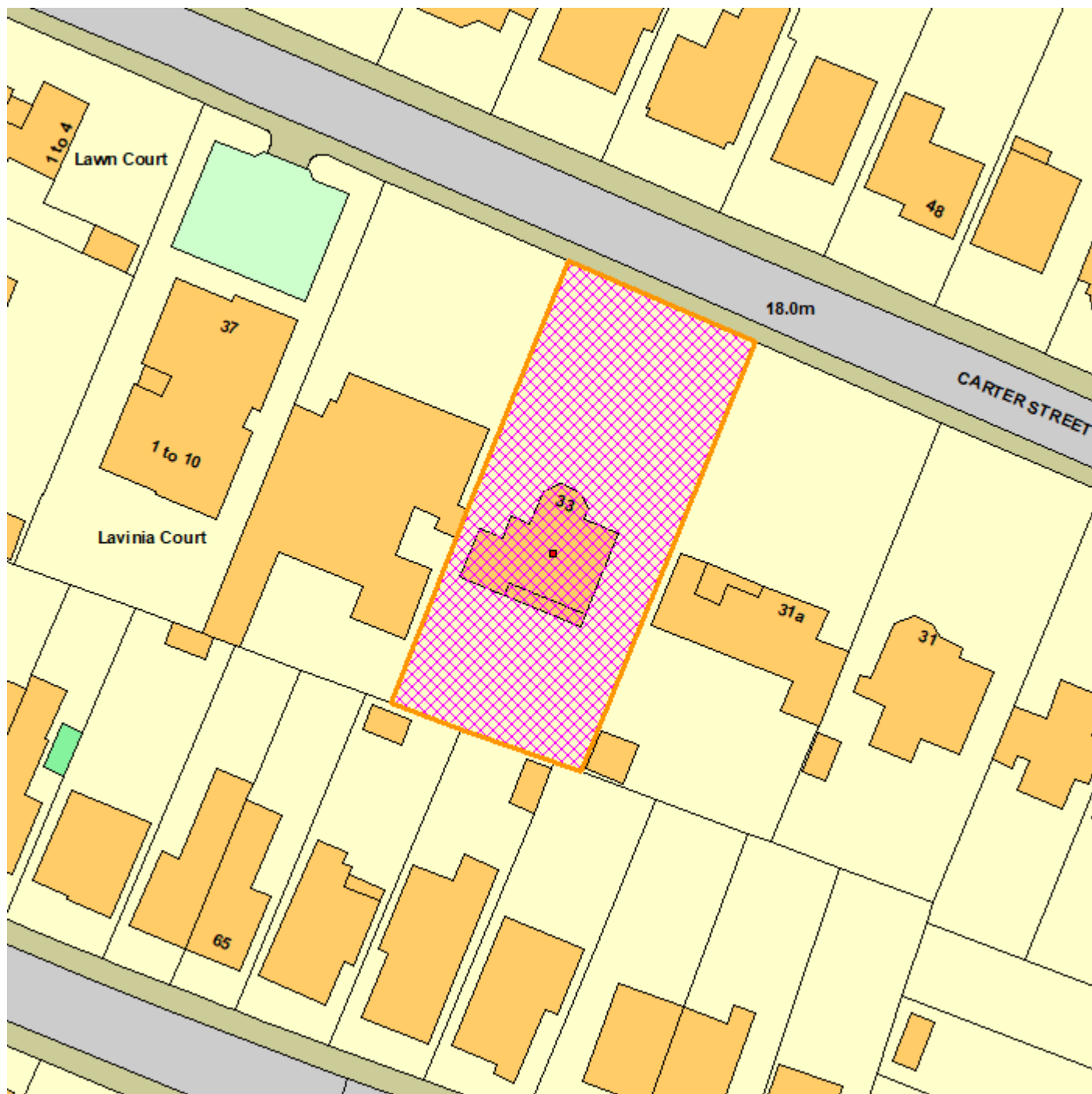
19/01377/FUL

La Veness, Esplanade, Ventnor, Isle Of Wight



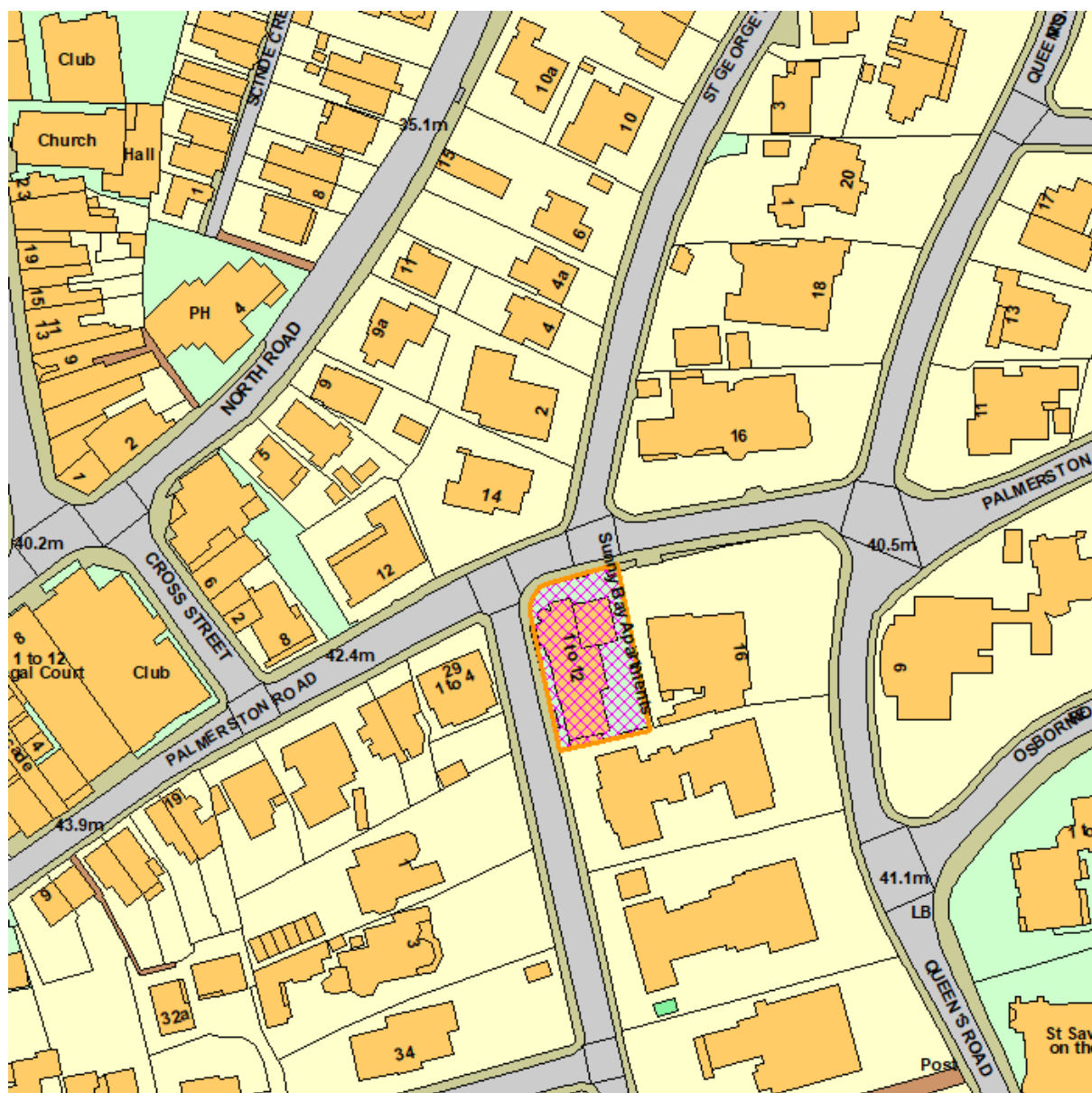
BFR130

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



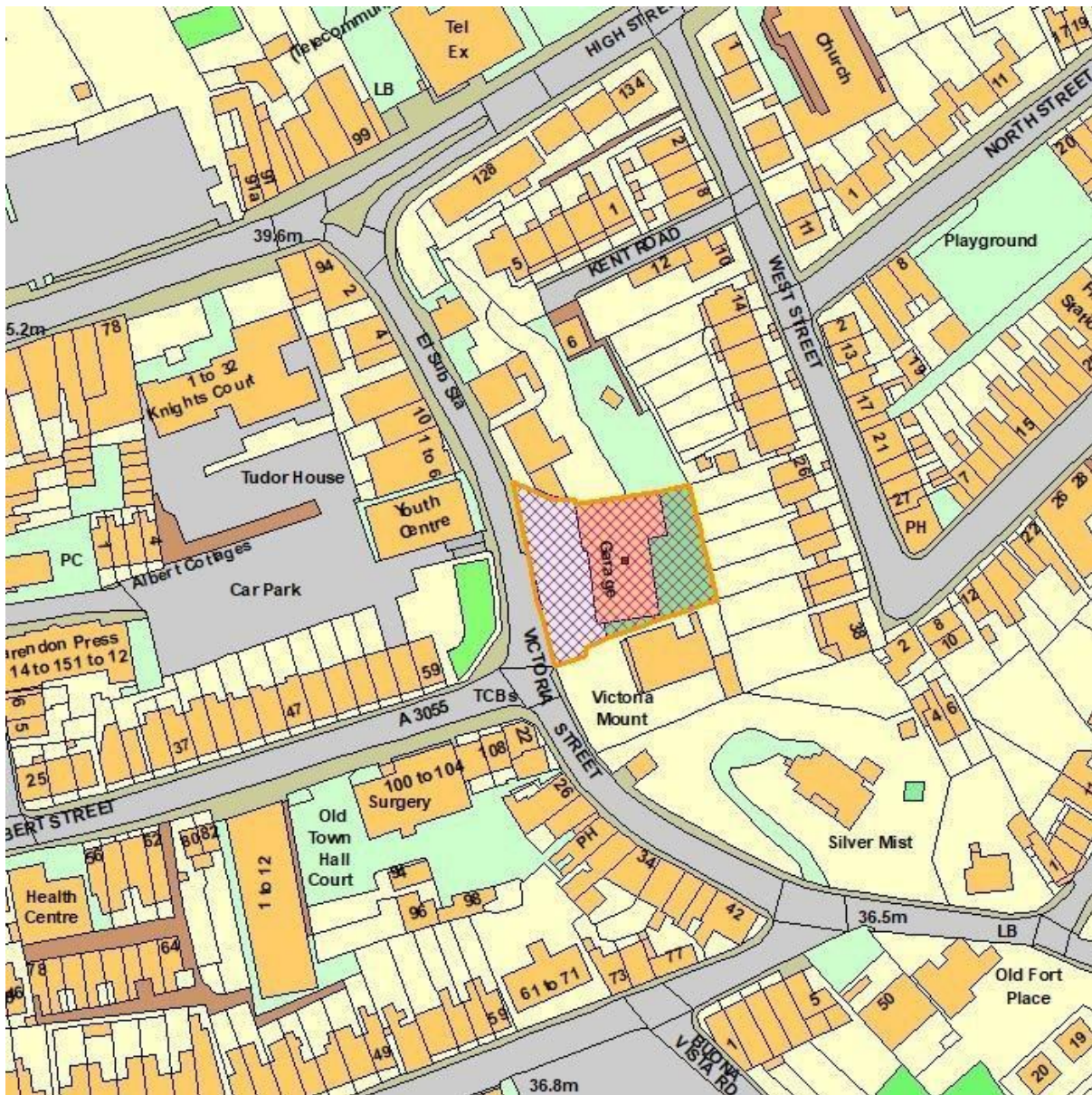
BFR131

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



BER132

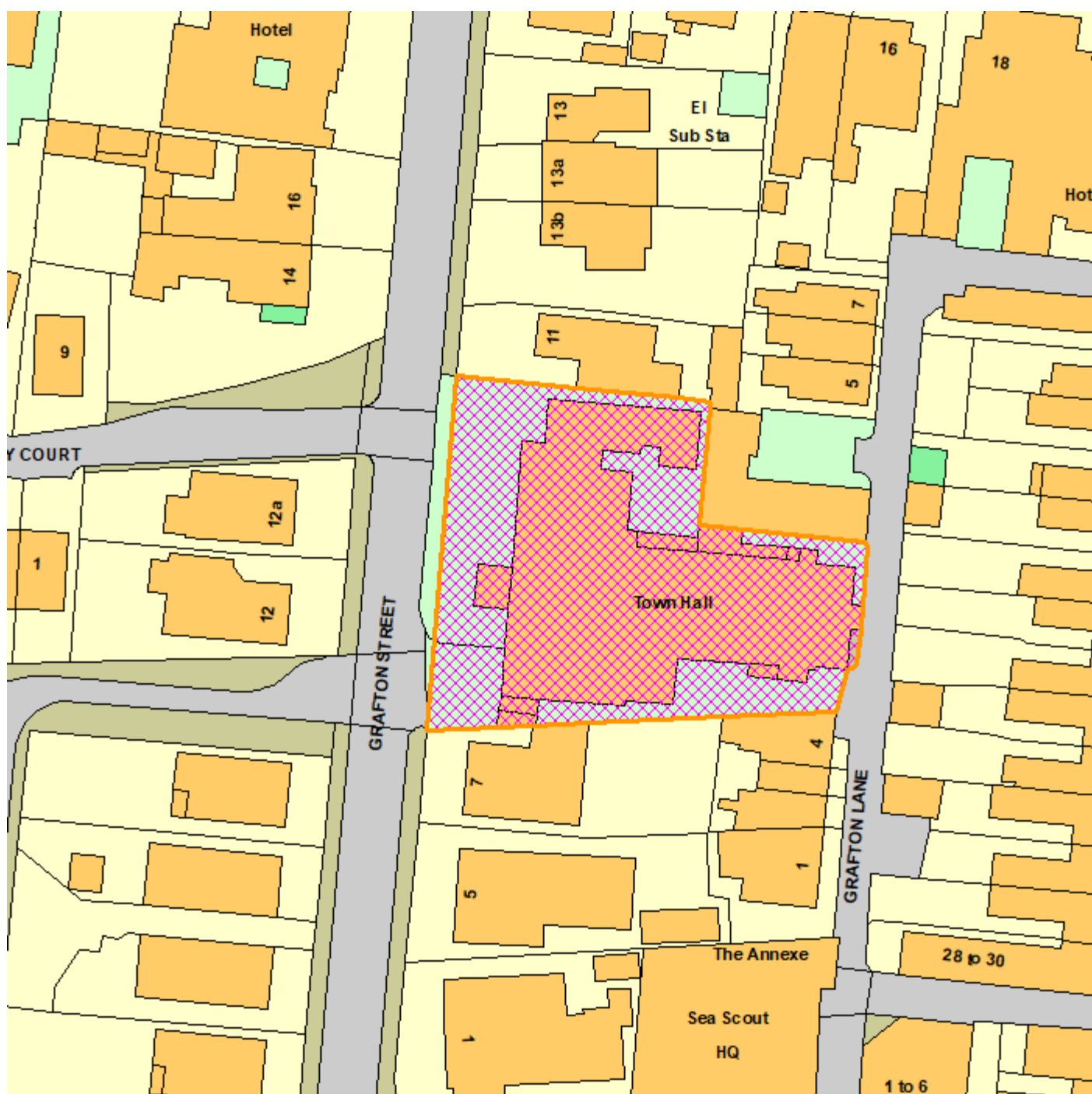
19/01575/FUL Sunny Bay Apartments, Alexandra Road, Shanklin, Isle Of Wight, PO37 6AF



BER133

20/00354/FUL

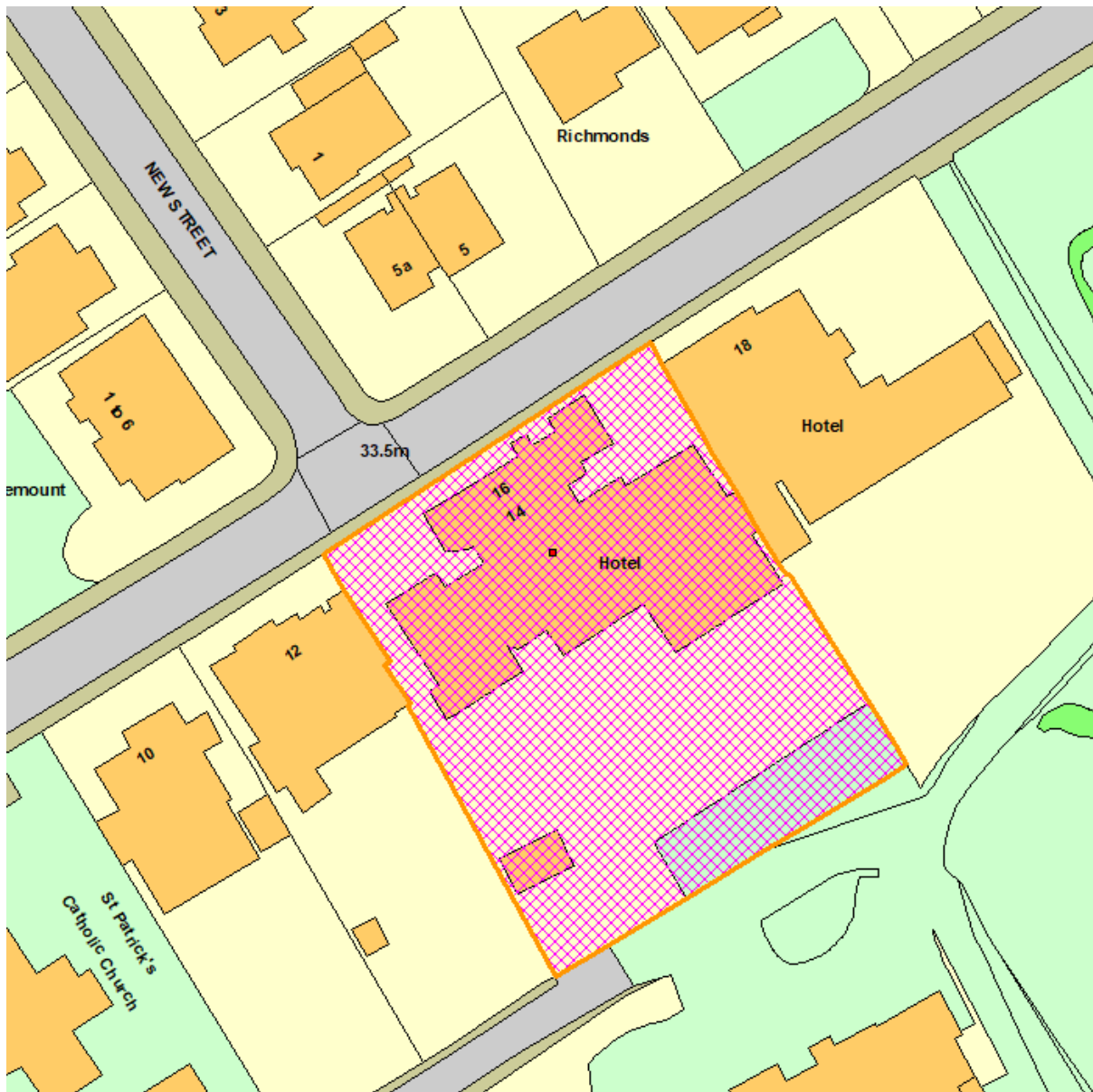
Central, Victoria Street, Ventnor, Isle Of Wight, PO38 1ET



BER135

20/00455/FUL

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



BFR136

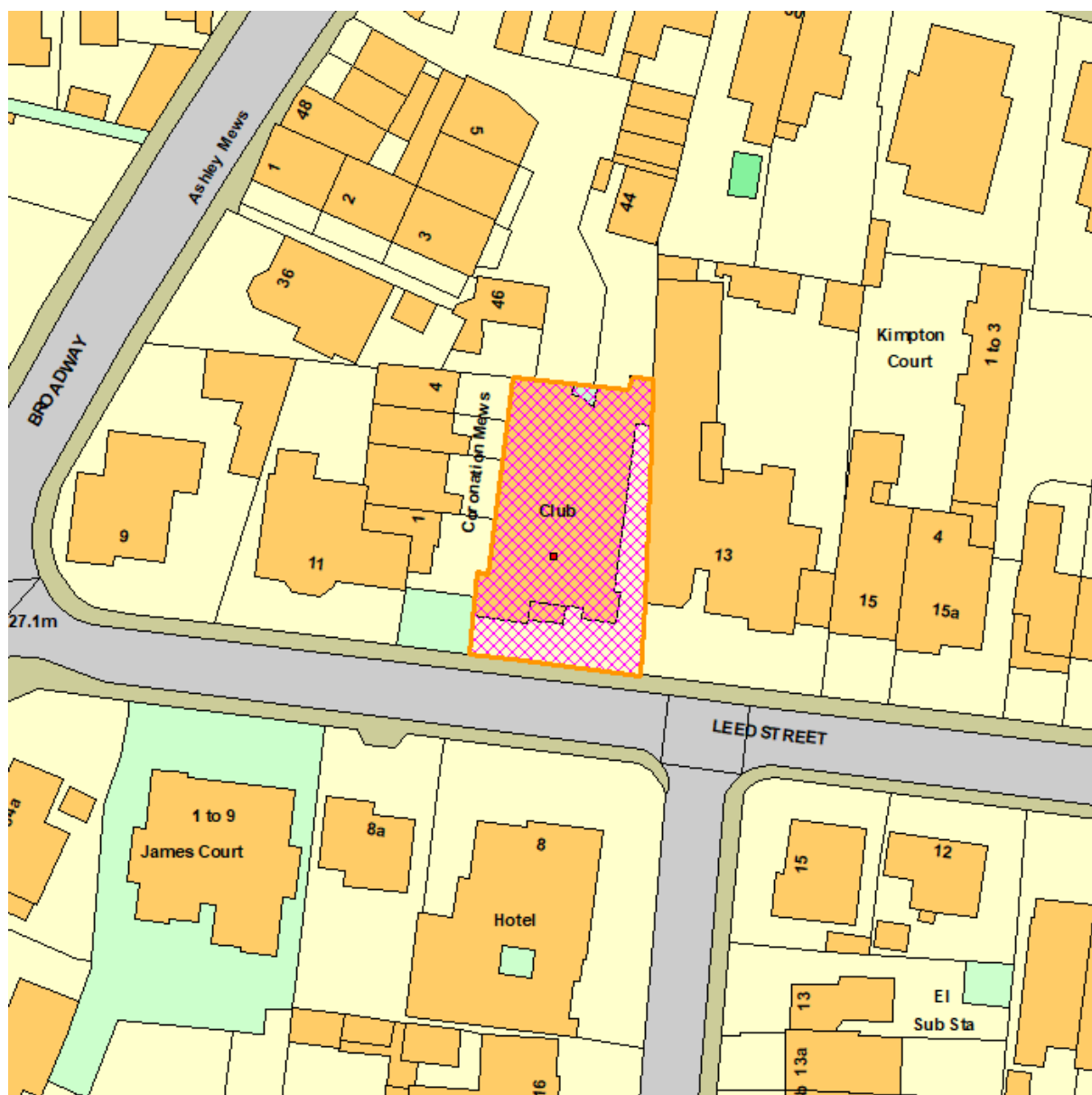
20/00412/FUL Belgrave Hotel, 14 - 16 Beachfield Road, Sandown, Isle Of Wight, PO36 8NA



BFR137

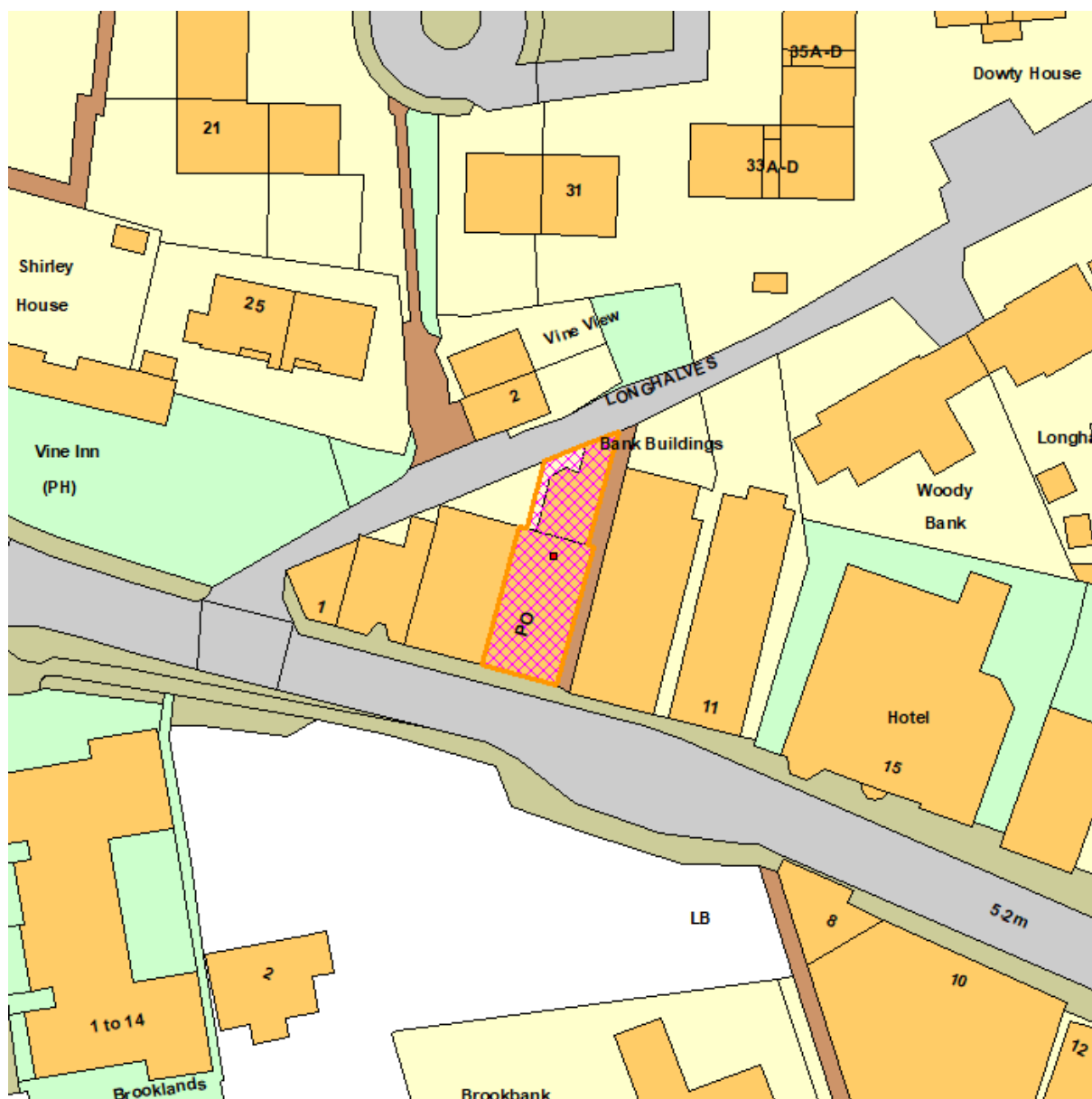
20/00779/FUL

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



BFR138

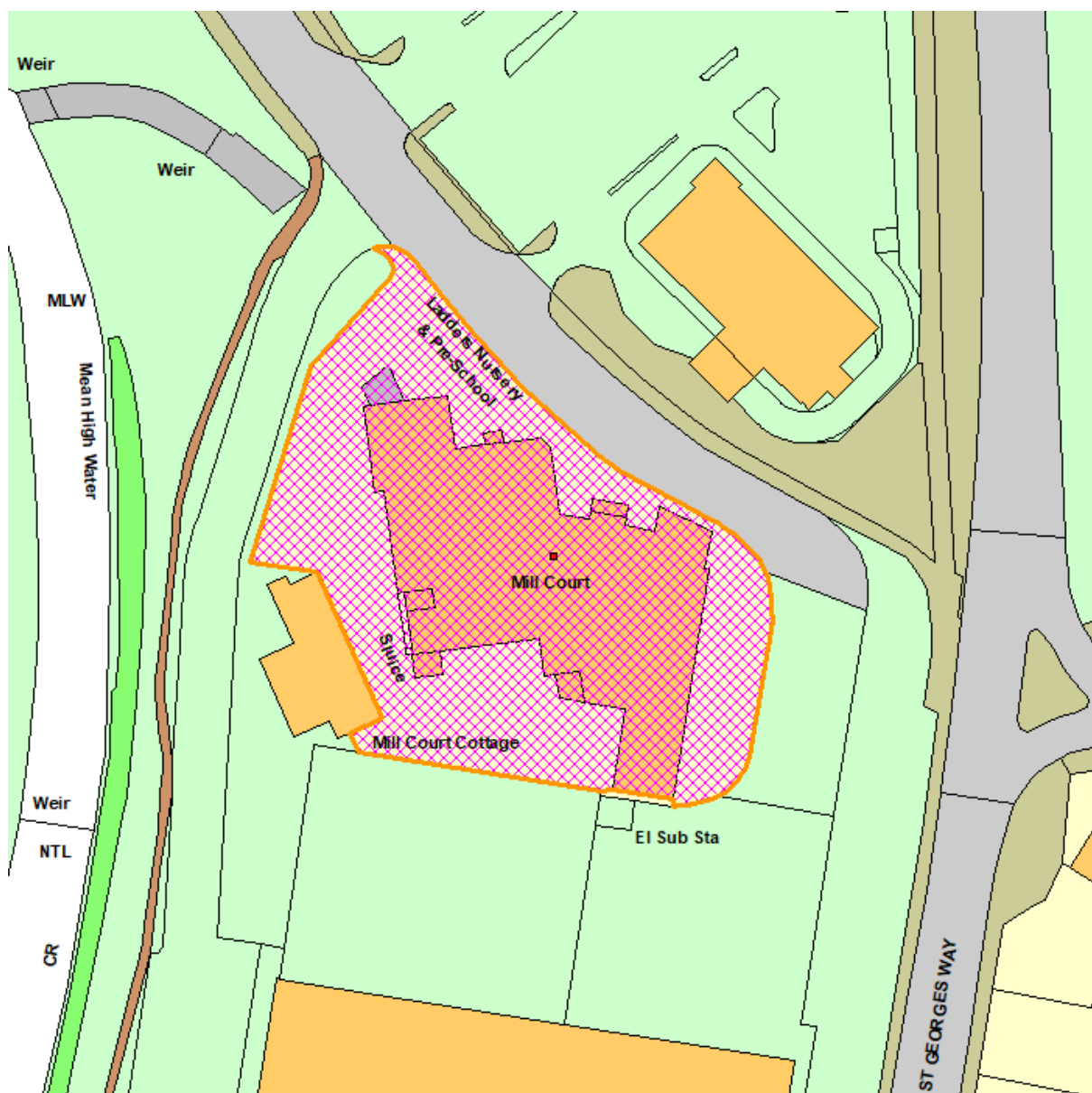
20/00492/FUL Former Sandown Snooker Club, Leed Street, Sandown, Isle Of Wight, PO36 8JQ



BFR139

20/01407/FUL

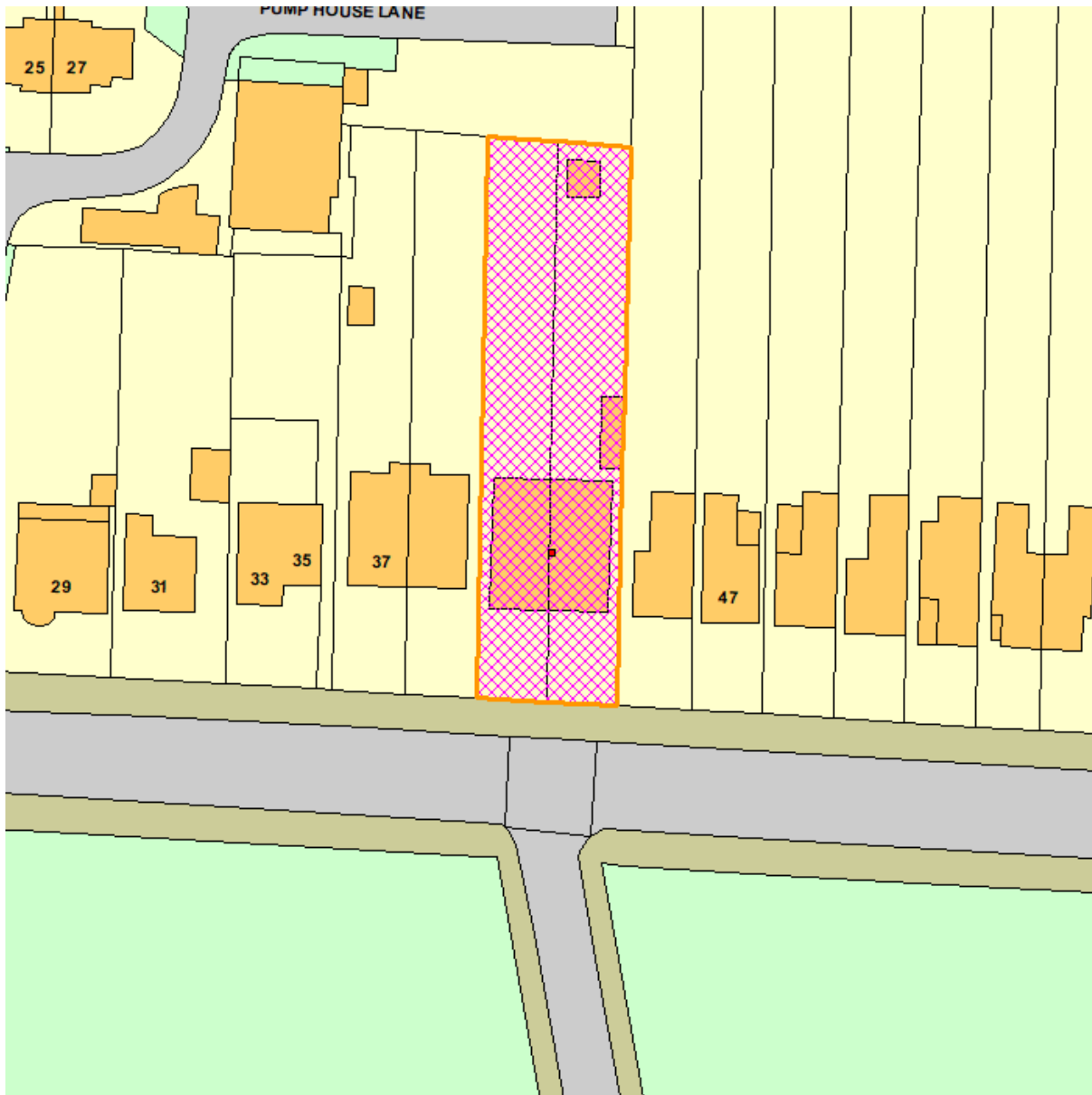
7 School Green Road, Freshwater, Isle Of Wight, PO40 9AJ



BFR140

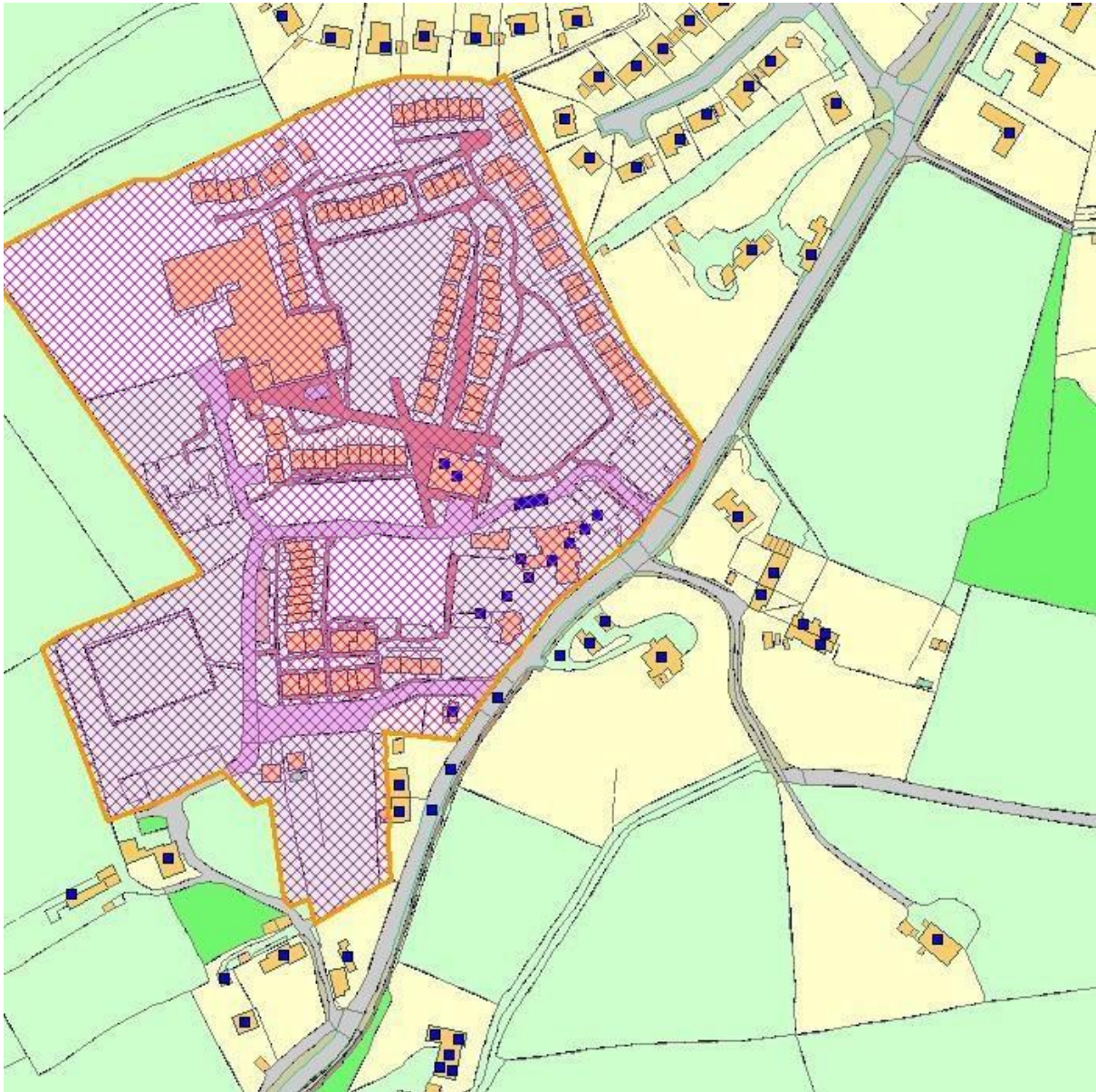
20/01216/FUL

Mill Court, Furrongs, Newport, Isle Of Wight, PO30 2AA



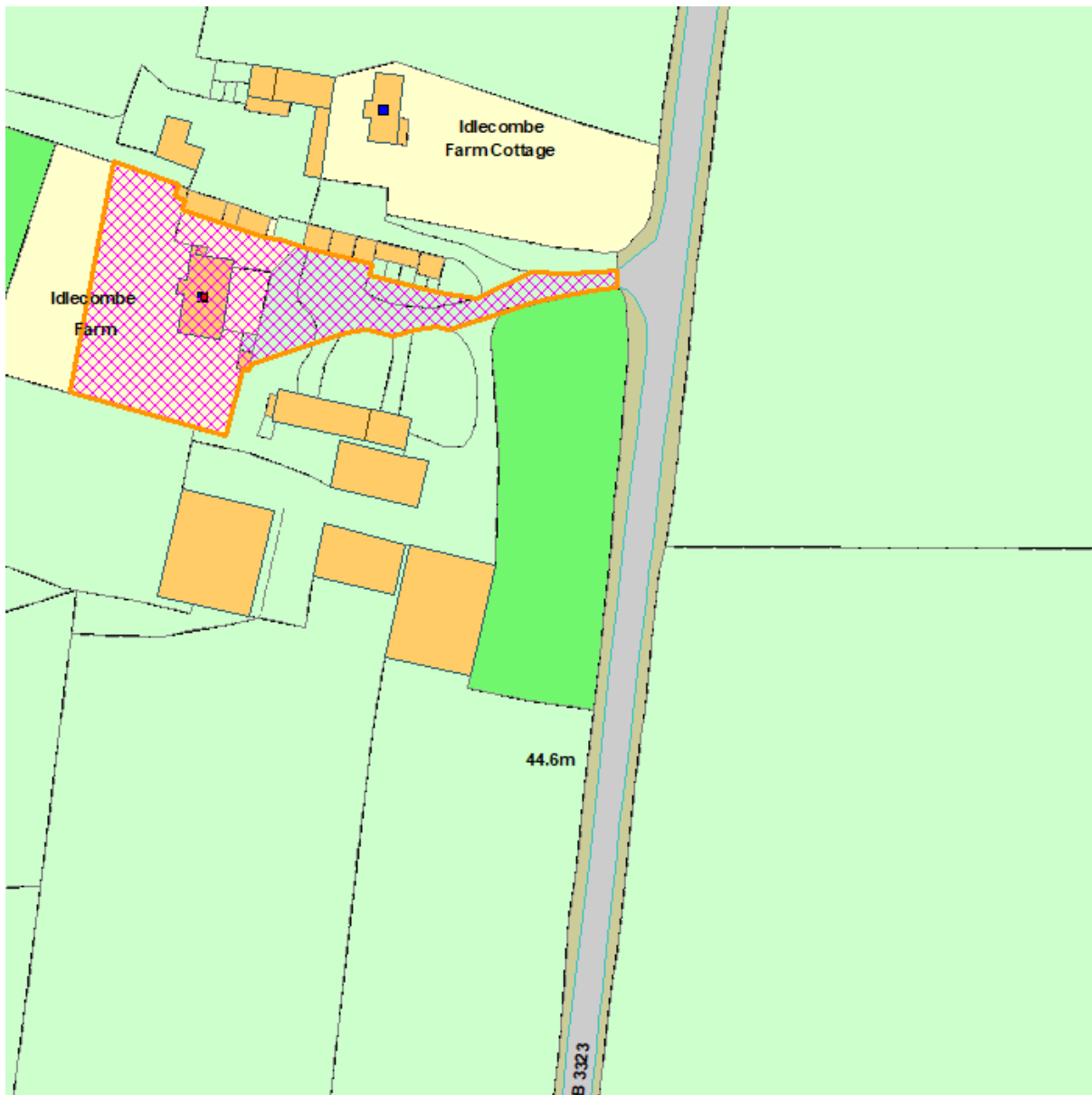
BFR141

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



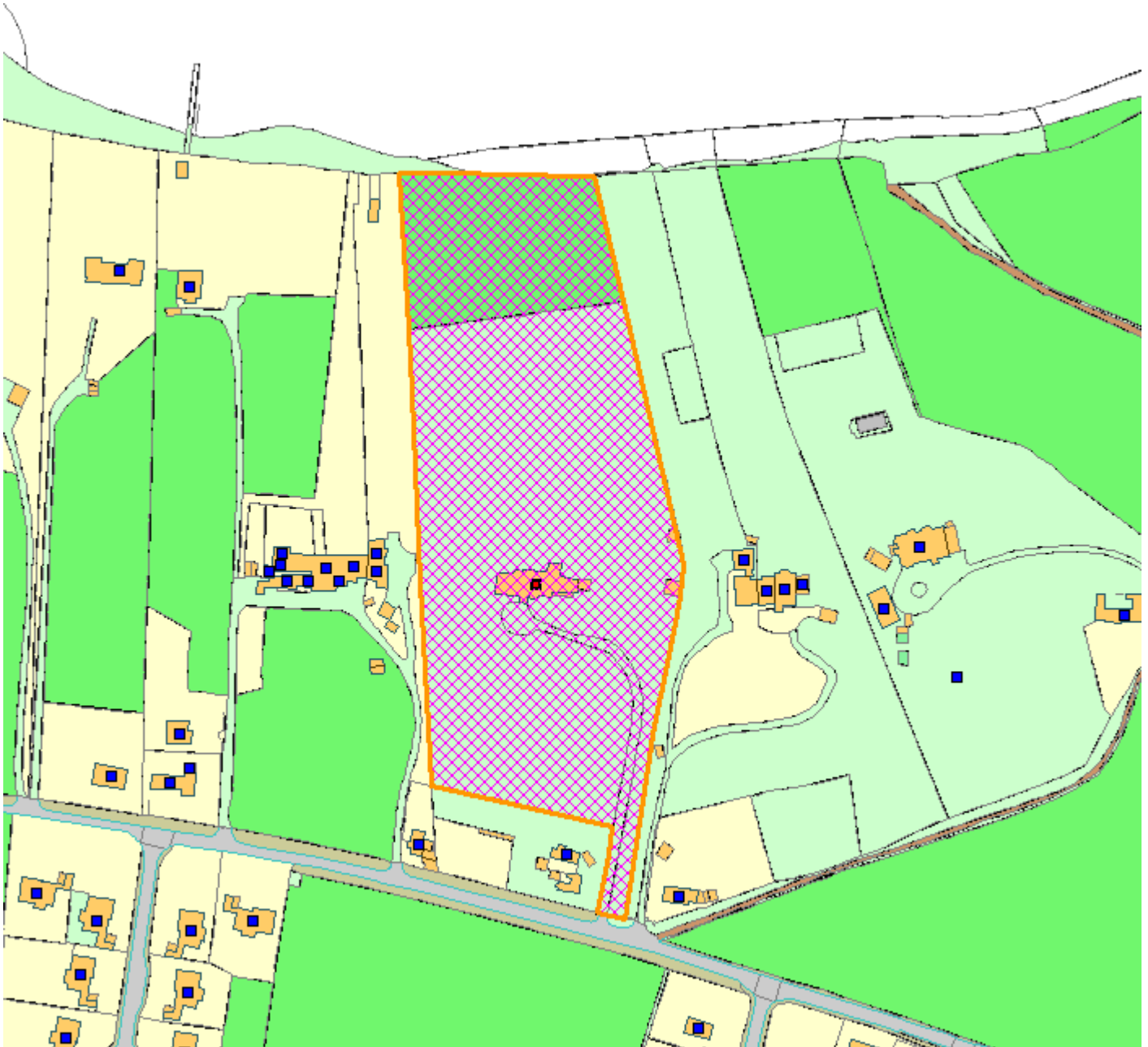
BFR142

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



BFR145

21/00110/FUL

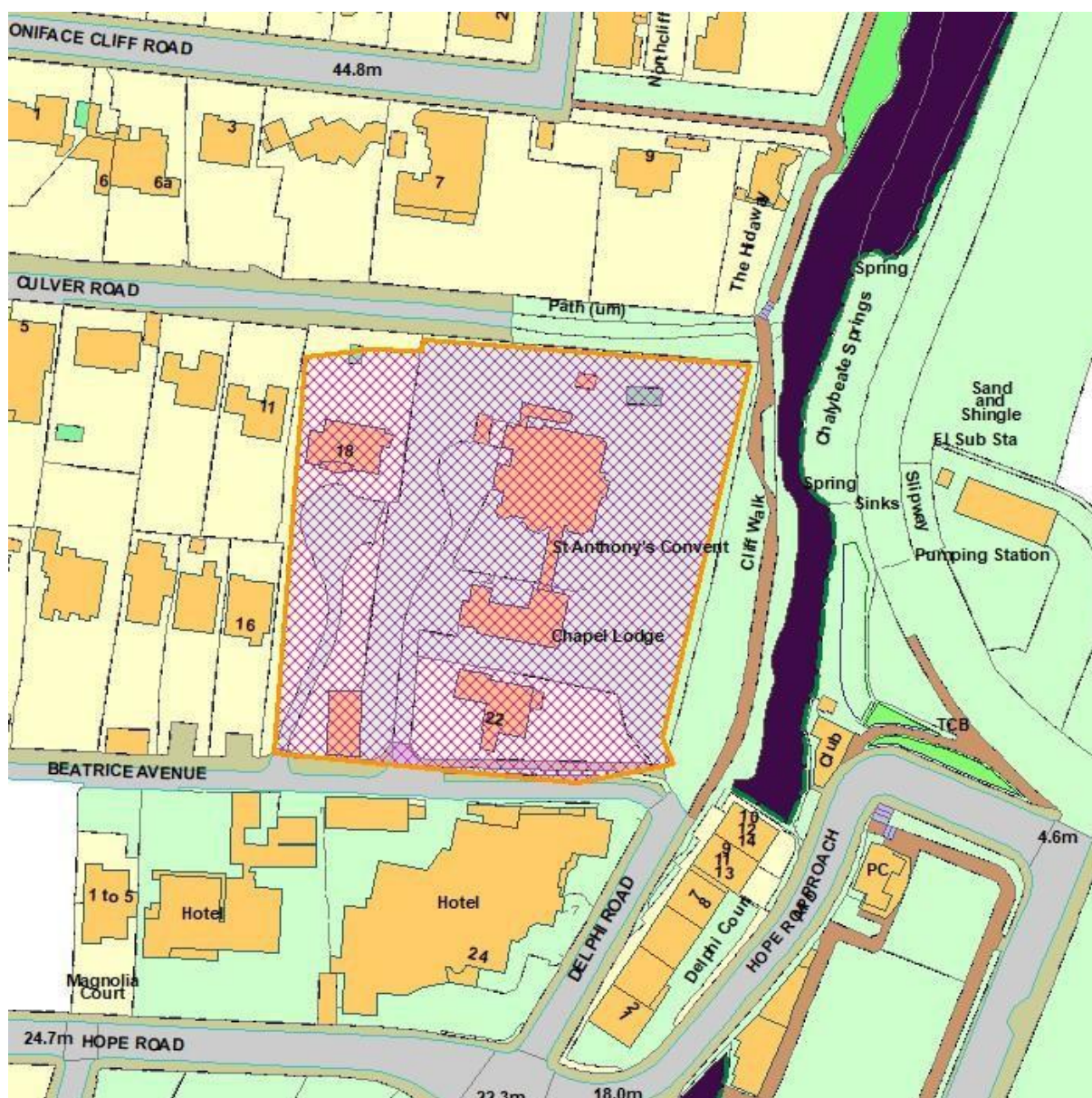
Bullen Mead, Bullen Road, Nettlestone, Ryde, Isle Of Wight



BFR146

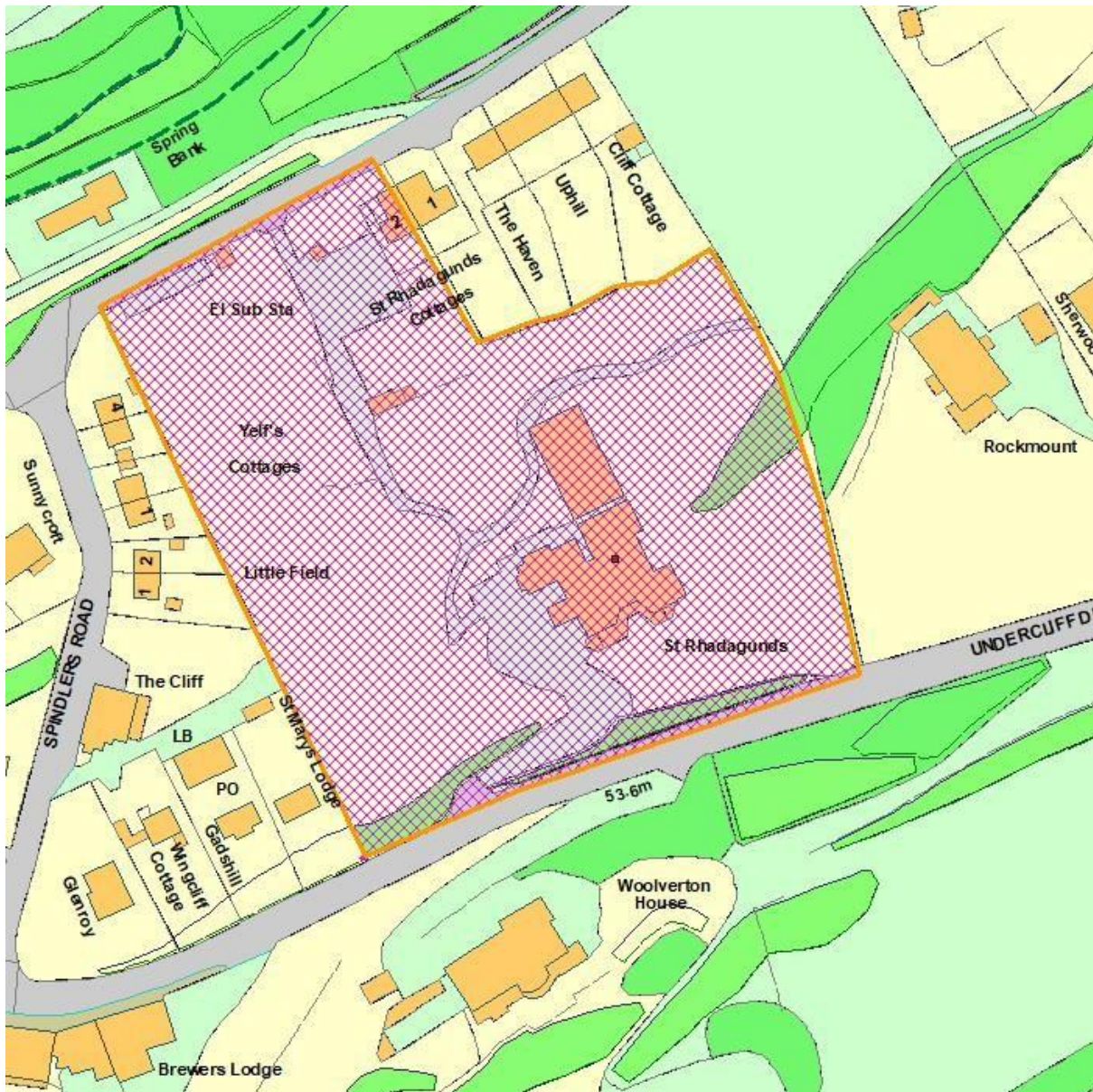
20/02235/FUL

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



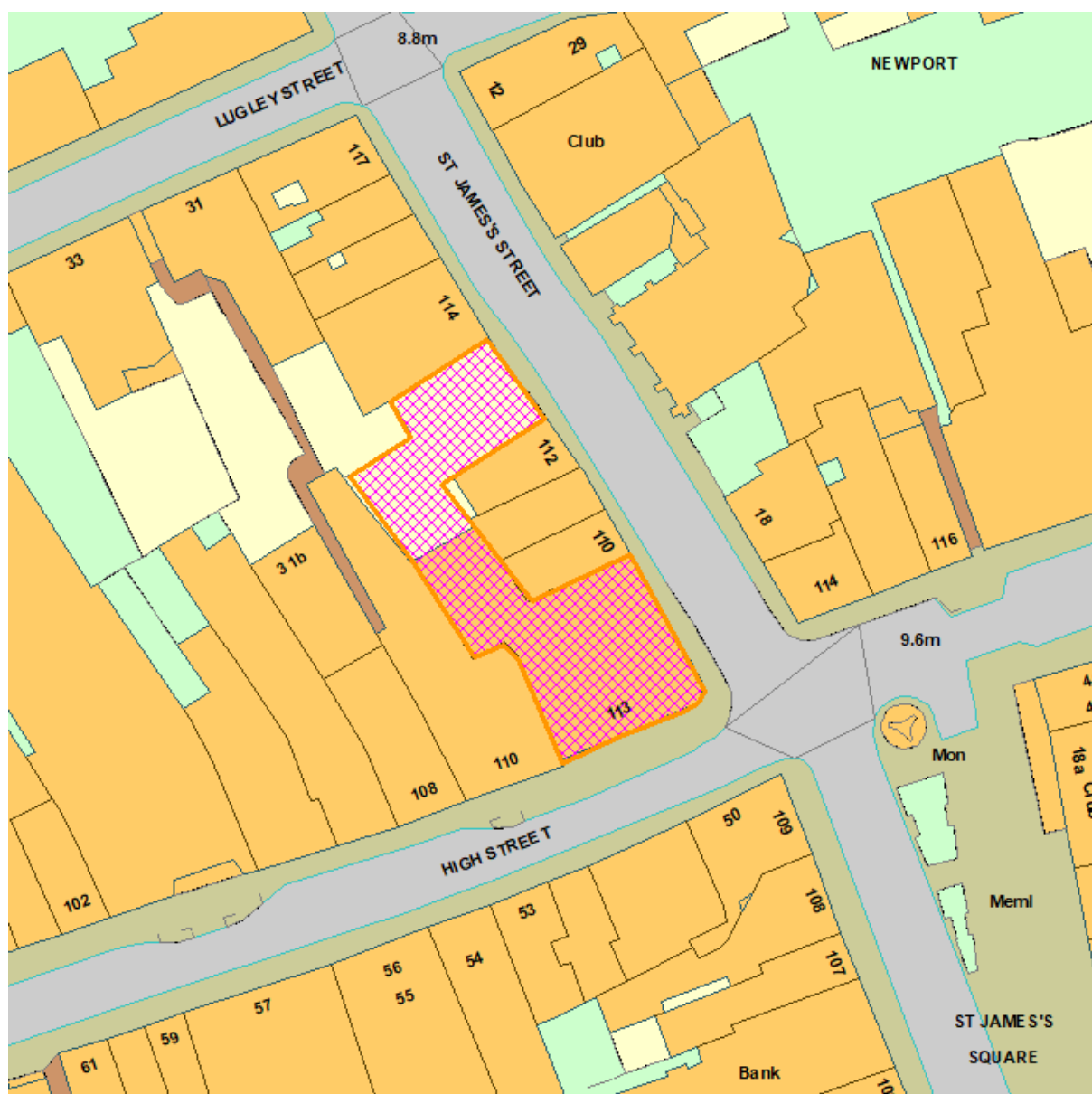
BFR147

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



BFR148

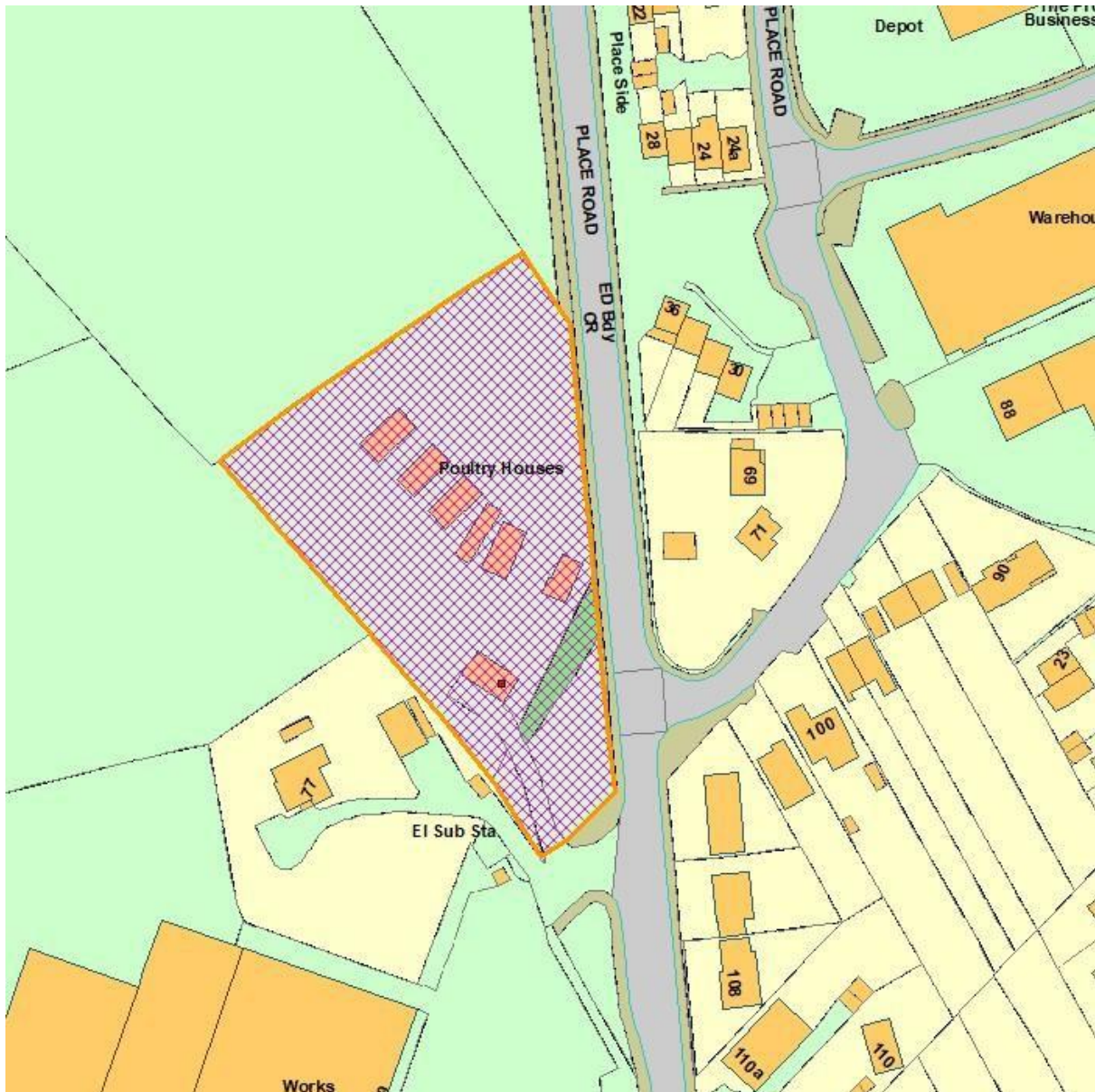
21/00905/FUL St Rhadagunds, Undercliff Drive, St Lawrence, Ventnor, Isle Of Wight



BFR149

21/00533/FUL

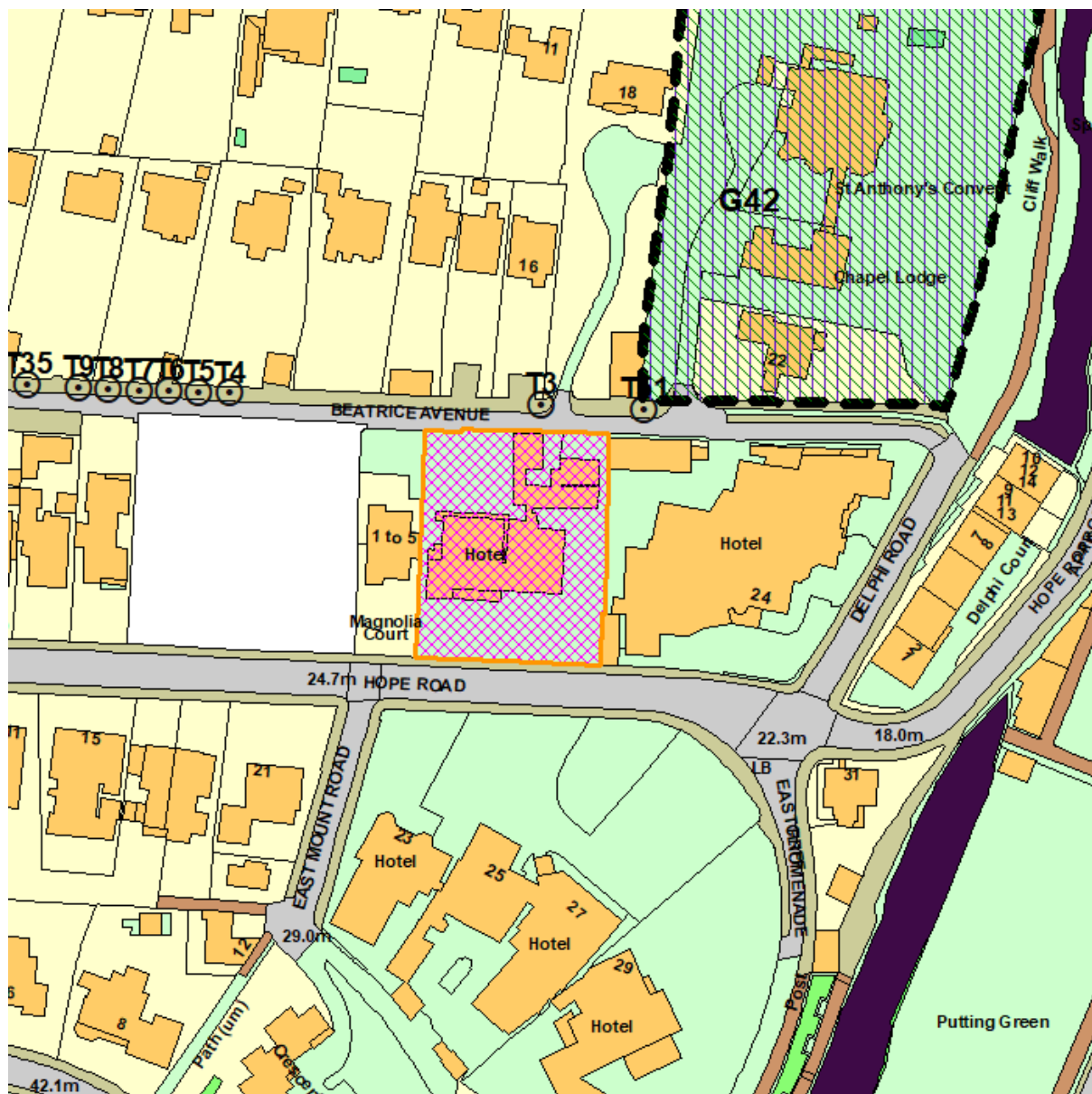
113 High Street, Newport, Isle Of Wight, PO30 1TJ,



BFR150

20/02229/OUT

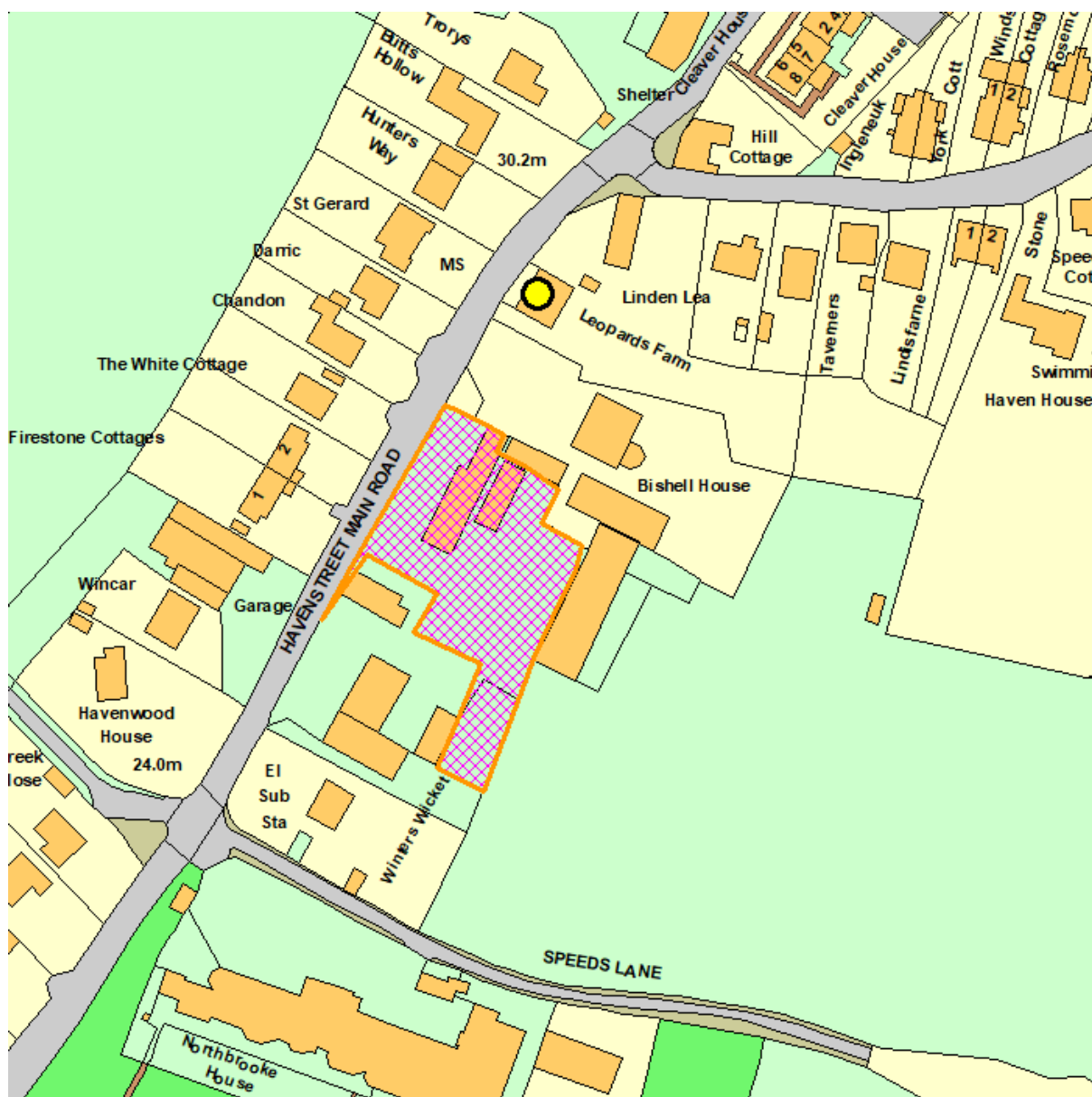
Land Adjacent To 77 Place Road, Cowes, Isle Of Wight, PO31 7AE,



BFR151

21/01941/OUT

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



BFR152

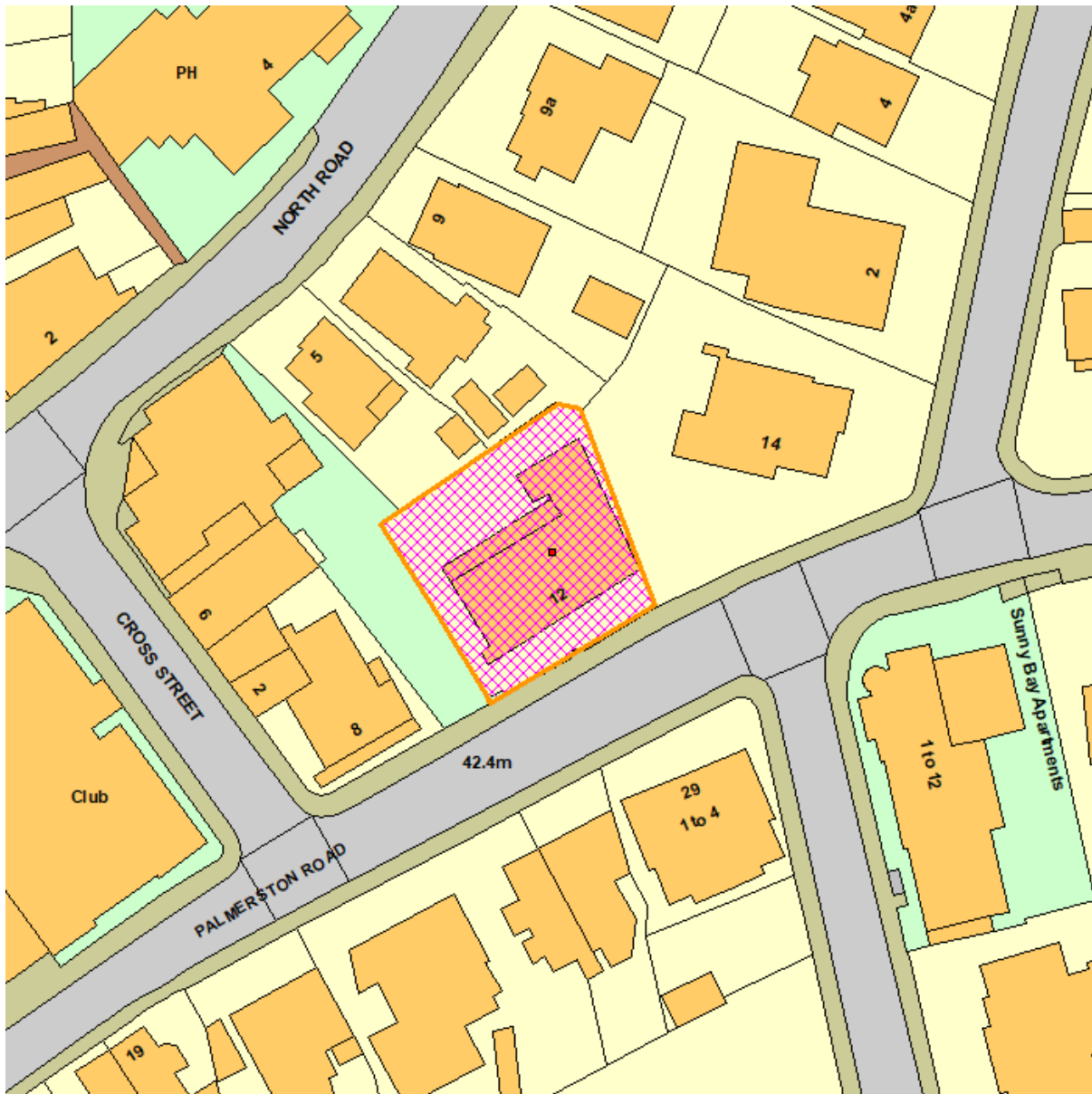
21/00358/FUL F H Winter and Sons Ltd, Havenstreet Main Road, Havenstreet, Ryde, Isle Of Wight



BFR153

21/01570/FUL

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



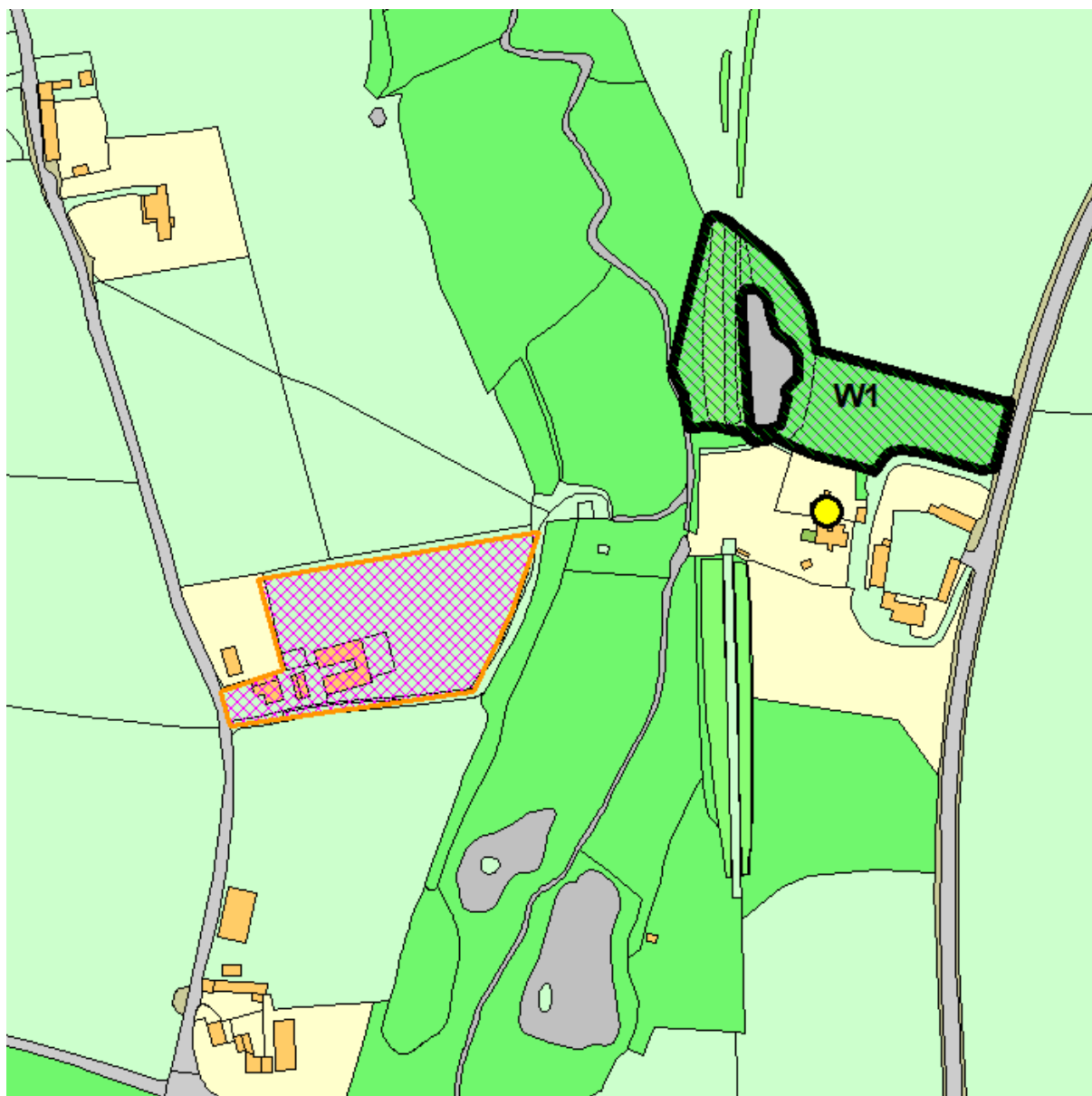
BFR154

21/01967/FUL

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

BFR155

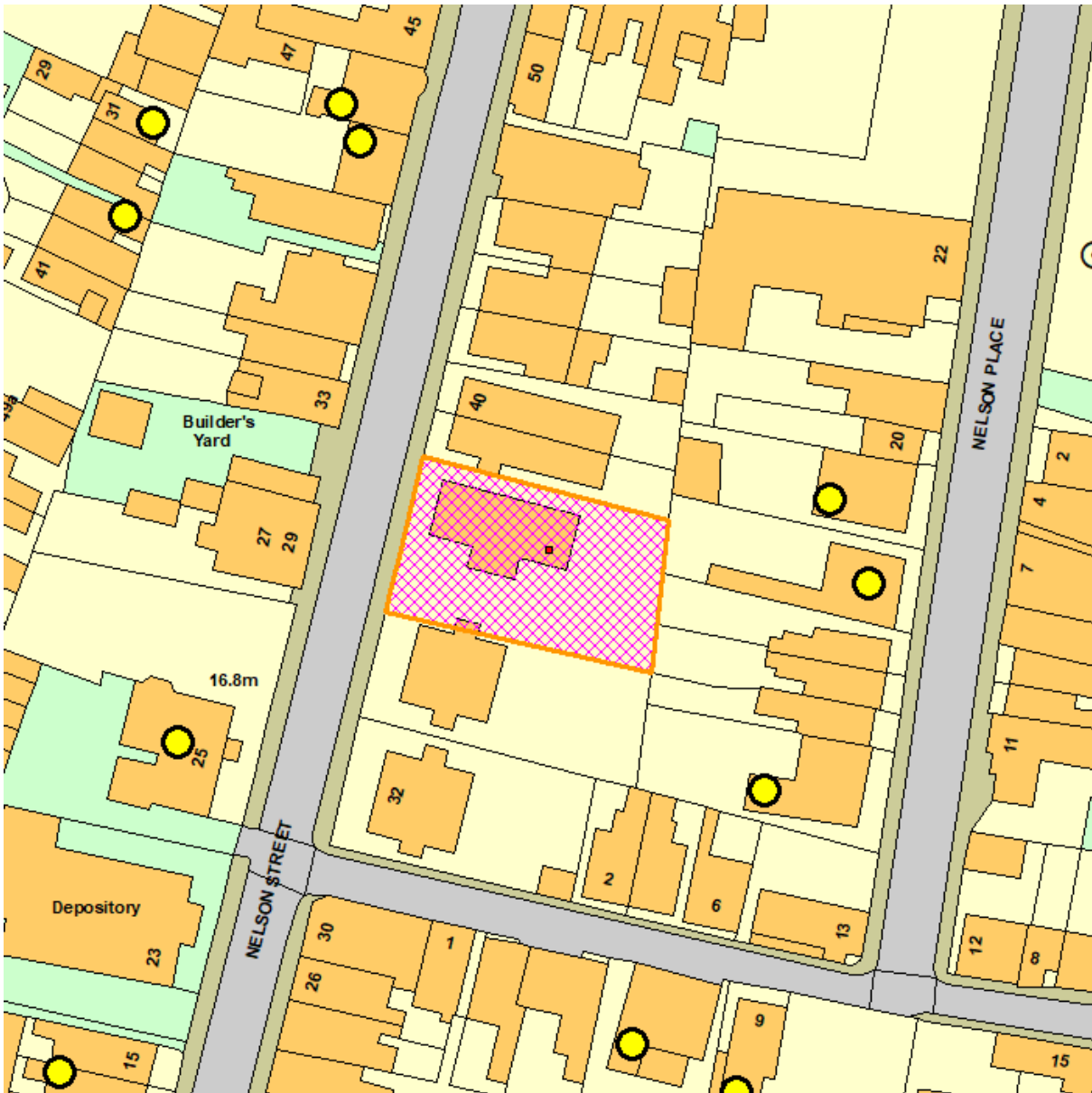
21/02041/FUL Fairview Residential Care Home, 37 Clatterford Road, Newport, Isle Of Wight, PO30 1PA



BFR156

21/02333/FUL

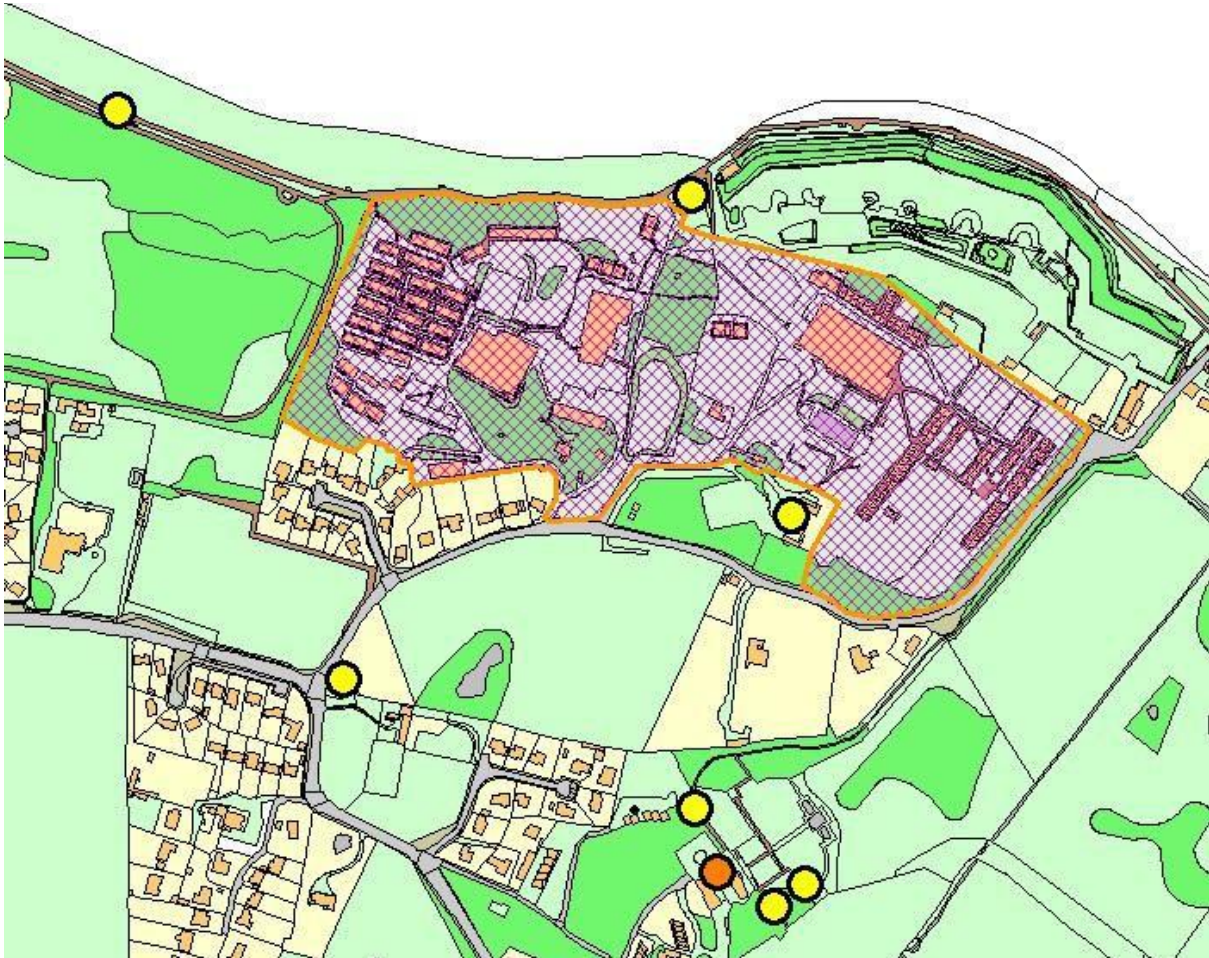
Kennels, Mill Cottage, Bagwich Lane, Godshill, Ventnor



BFR157

21/02054/FUL

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



BFR158

21/00031/ARM

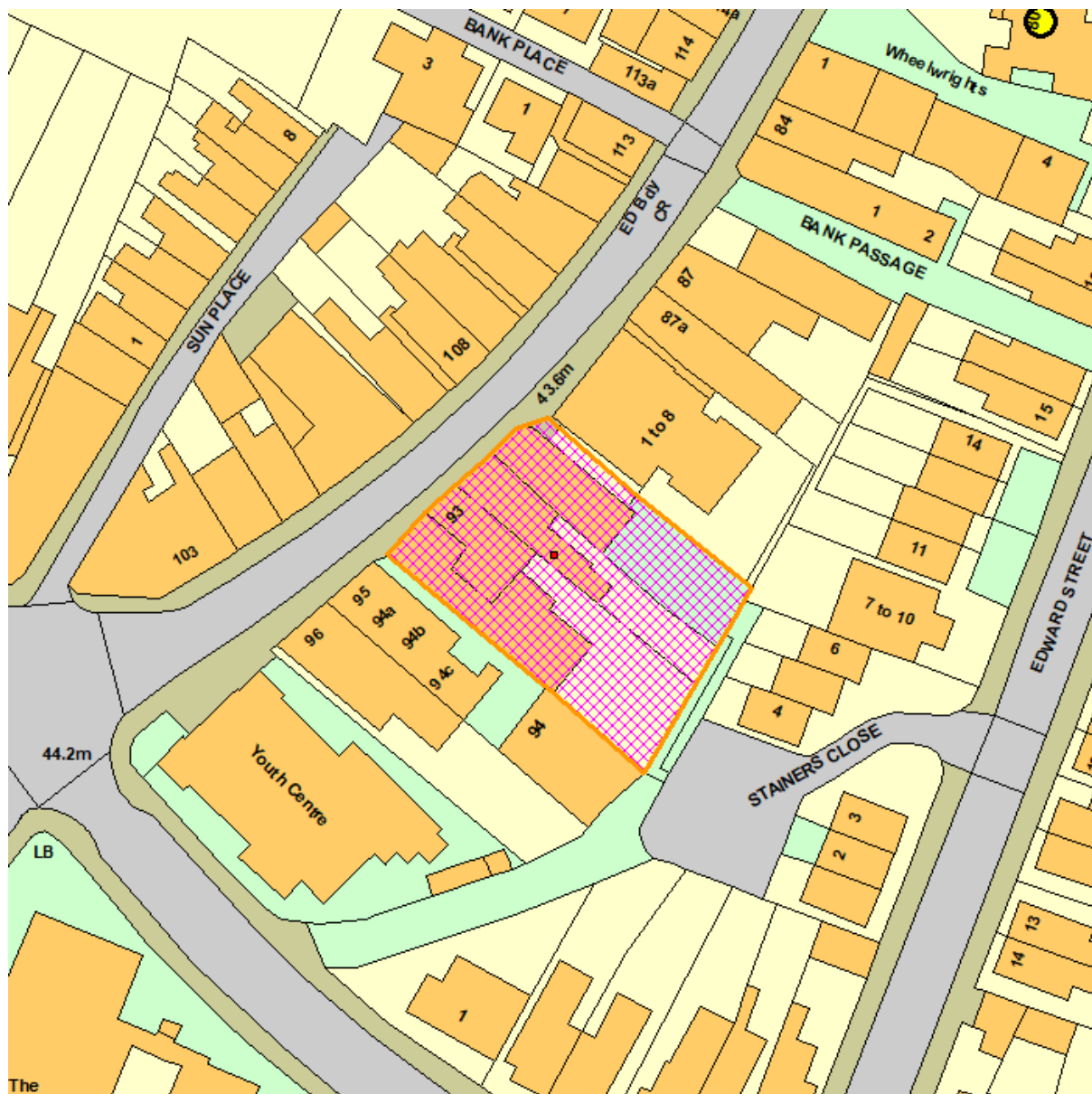
Former Harcourt Sands Holiday Park, Puckpool Hill, Seaview, Ryde, Isle Of Wight



BFR159

21/00699/ARM

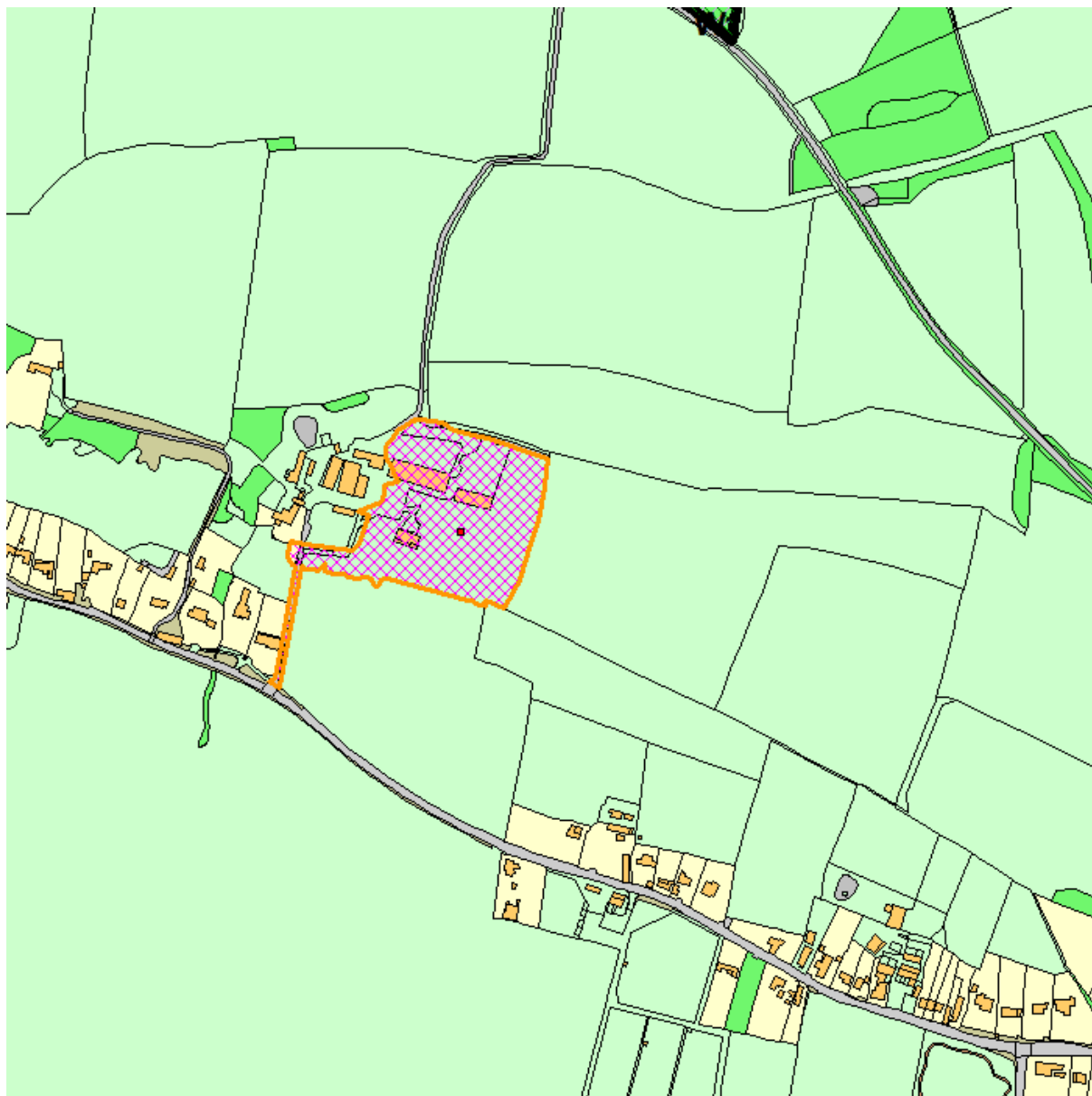
Former Harcourt Sands Holiday Park, Puckpool Hill, Seaview, Ryde, Isle Of Wight



BFR160

P/00910/1

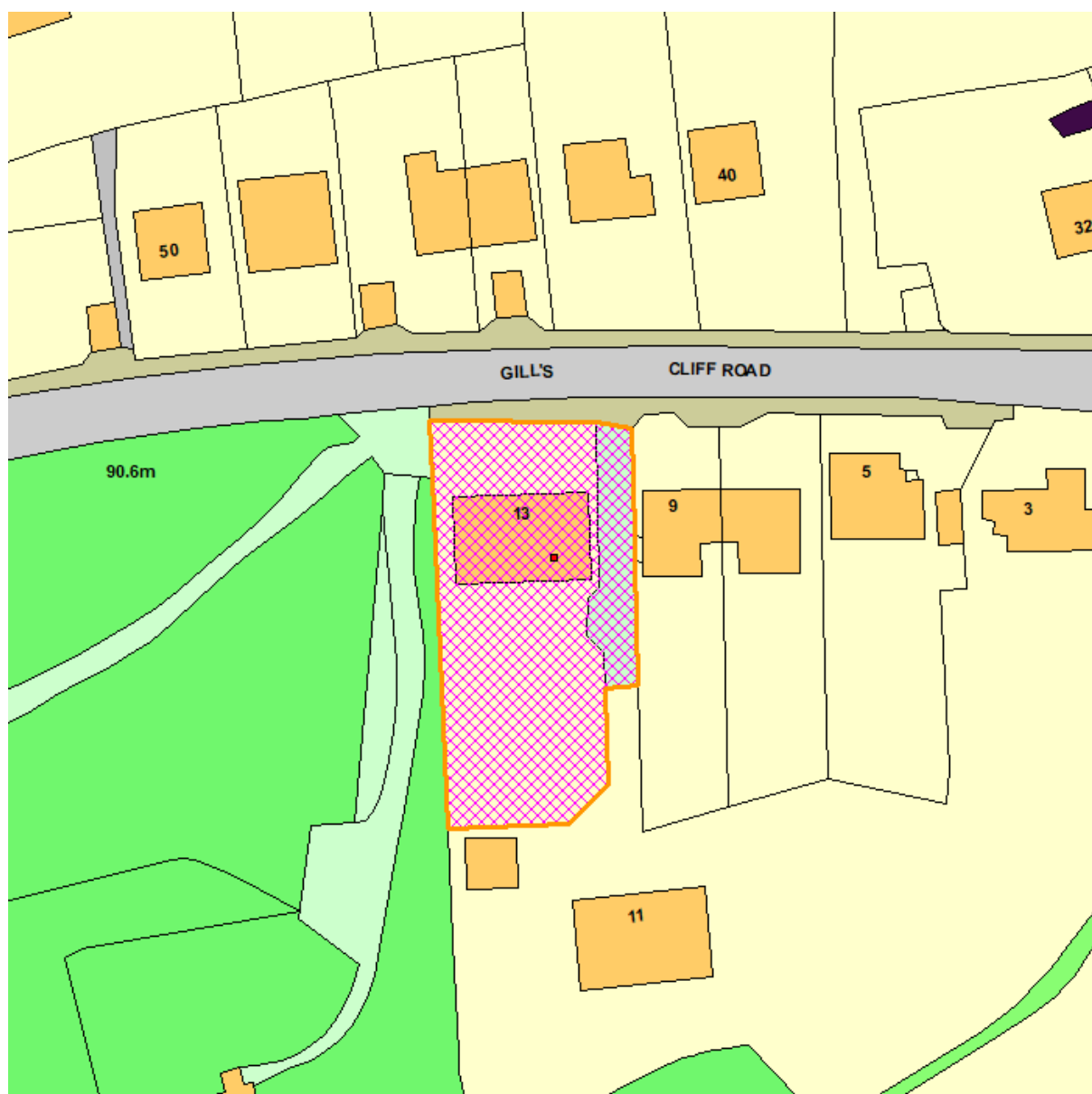
91-93B High Street, Ryde, Isle Of Wight, PO33,



BFR161

21/00684/FUL

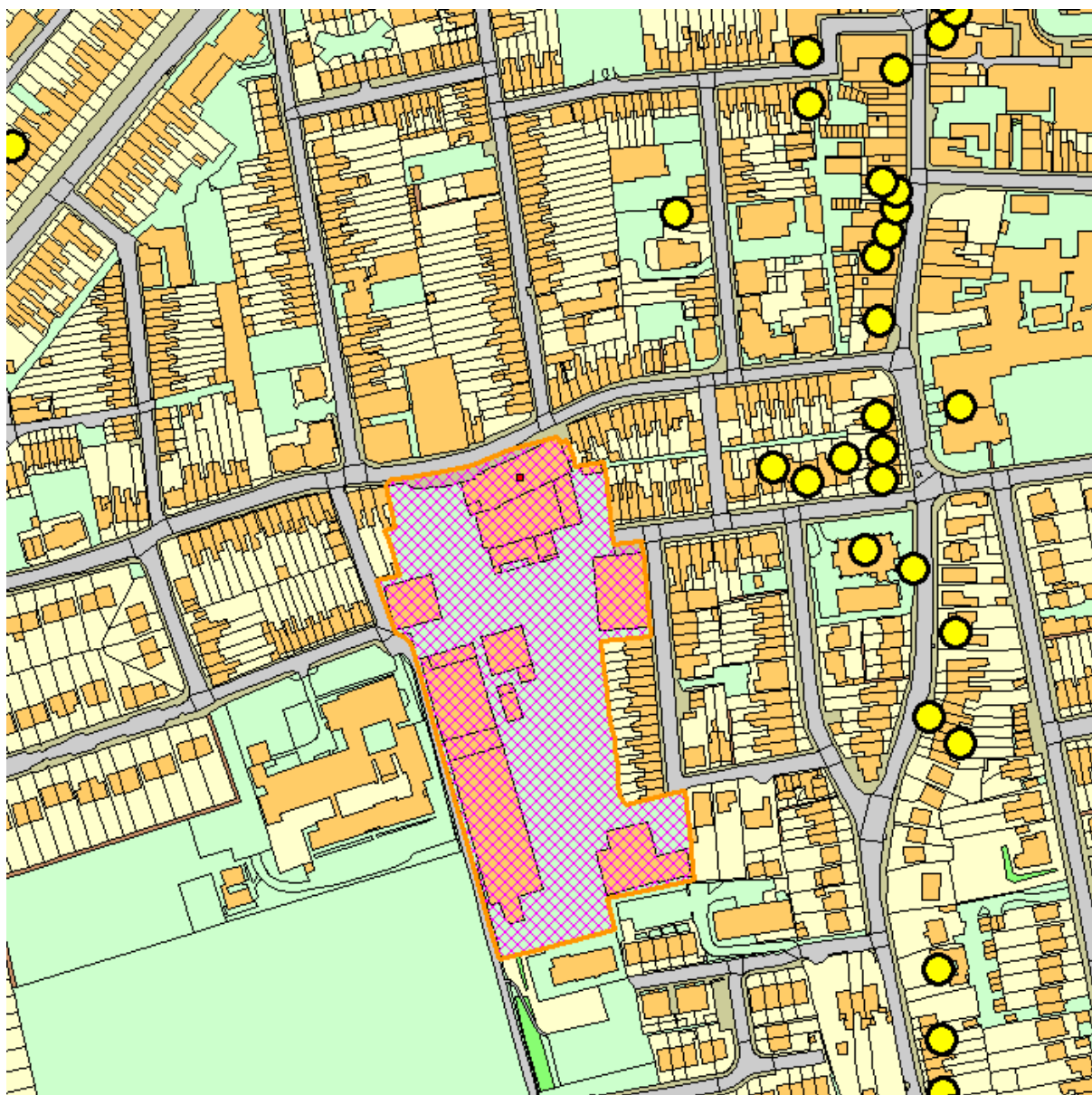
Land At Lee Farm, Main Road, Wellow, Isle Of Wight,



BFR162

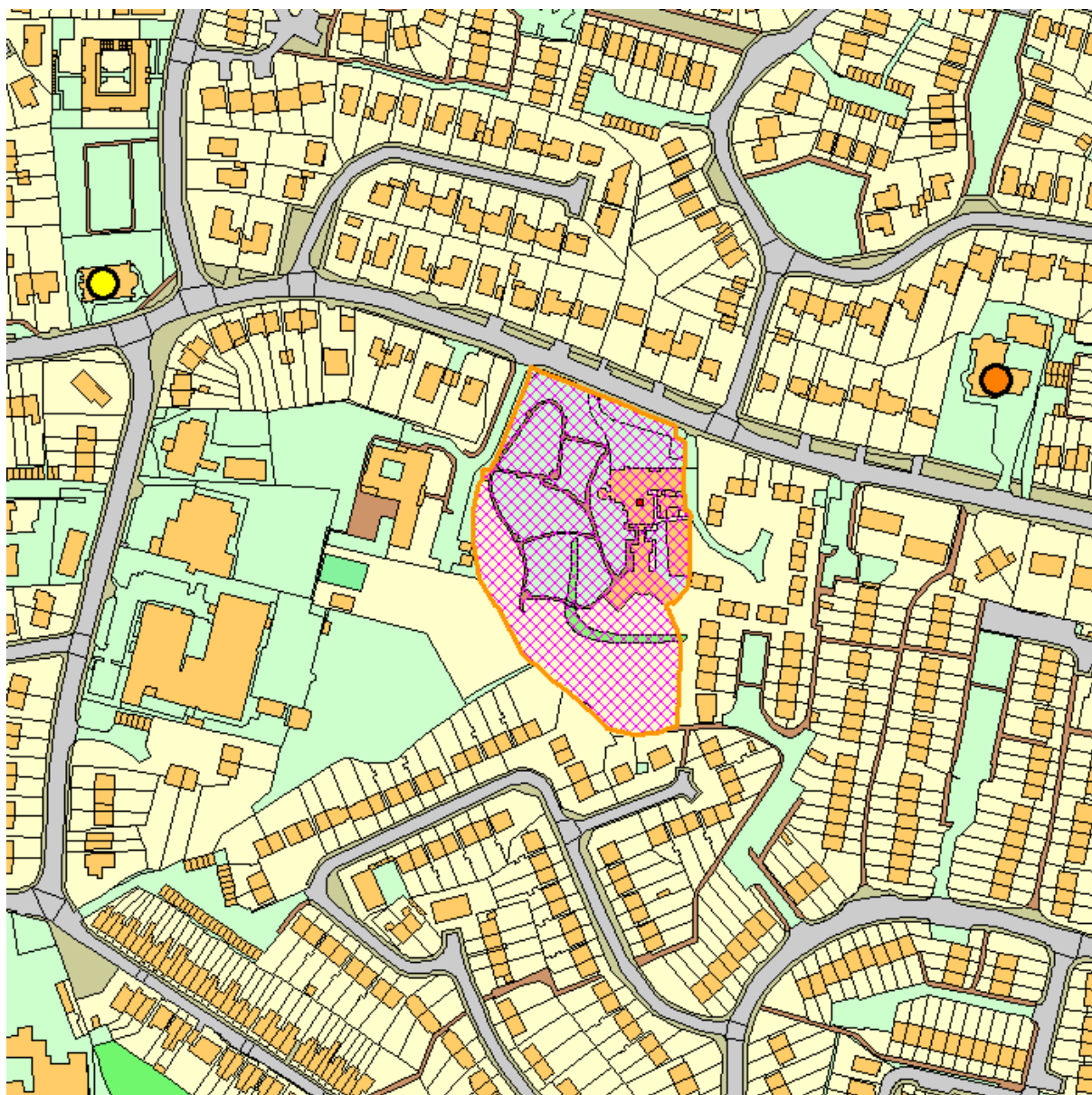
20/01227/ARM

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



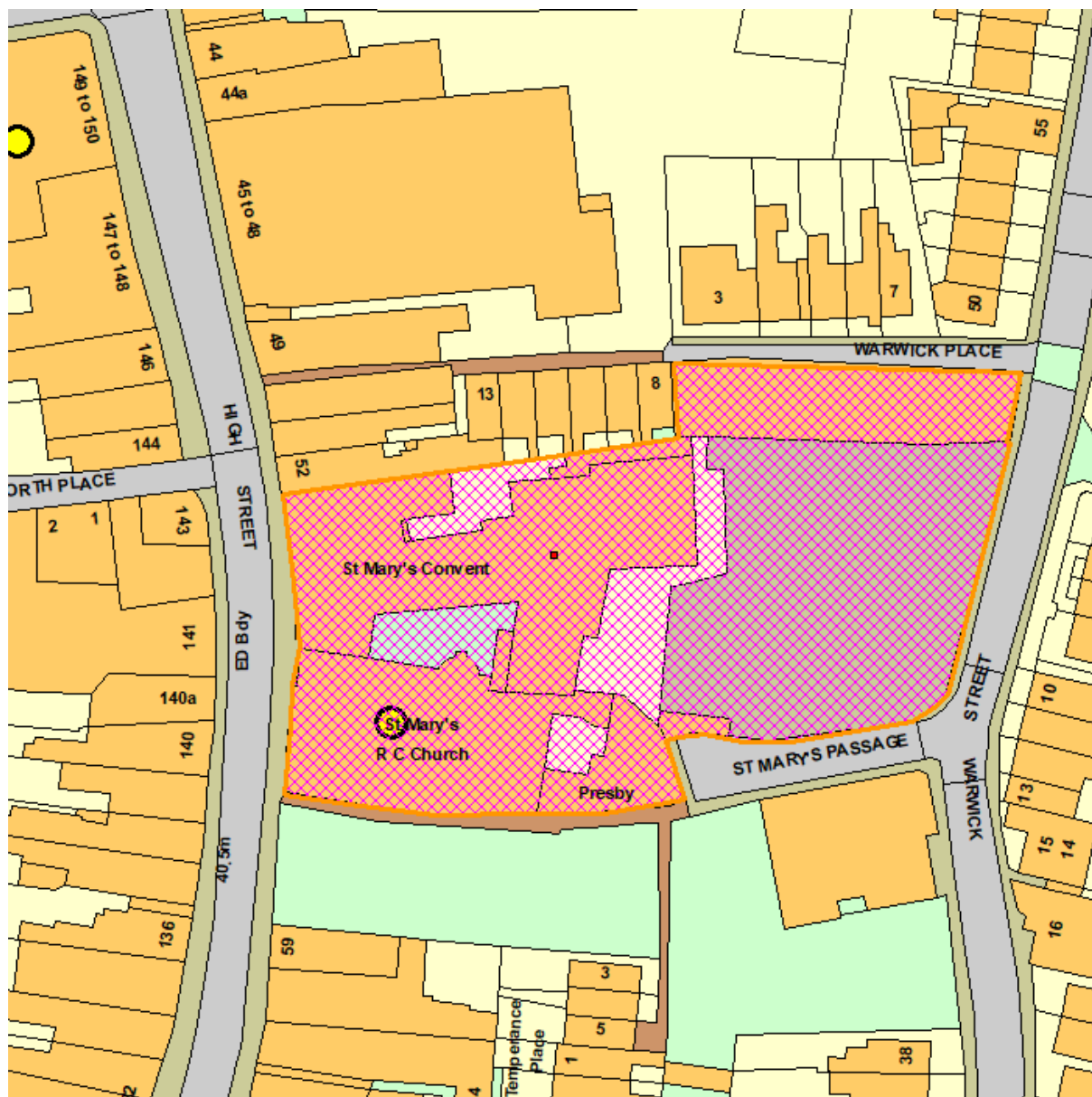
BFR164

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



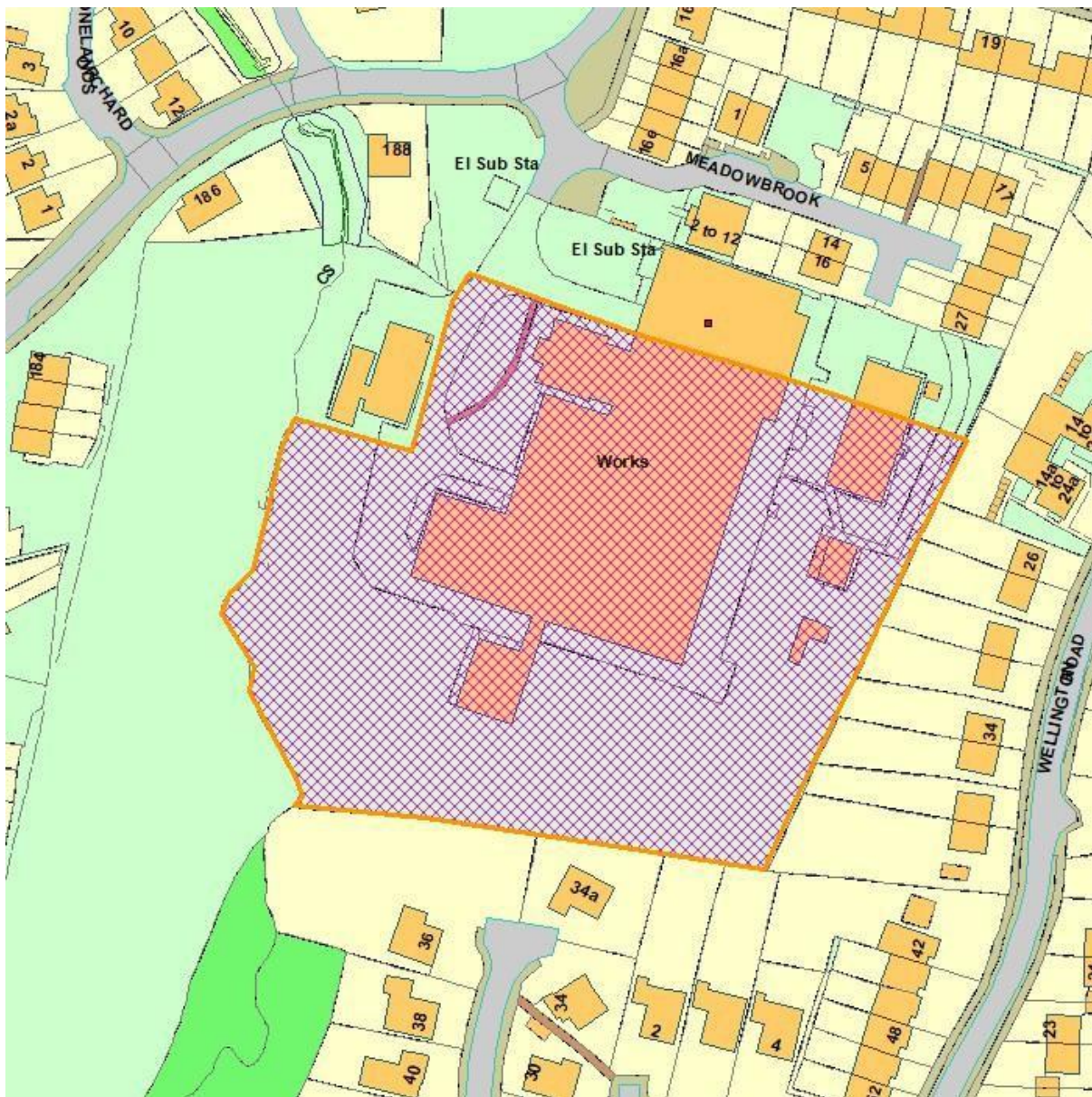
BFR165

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

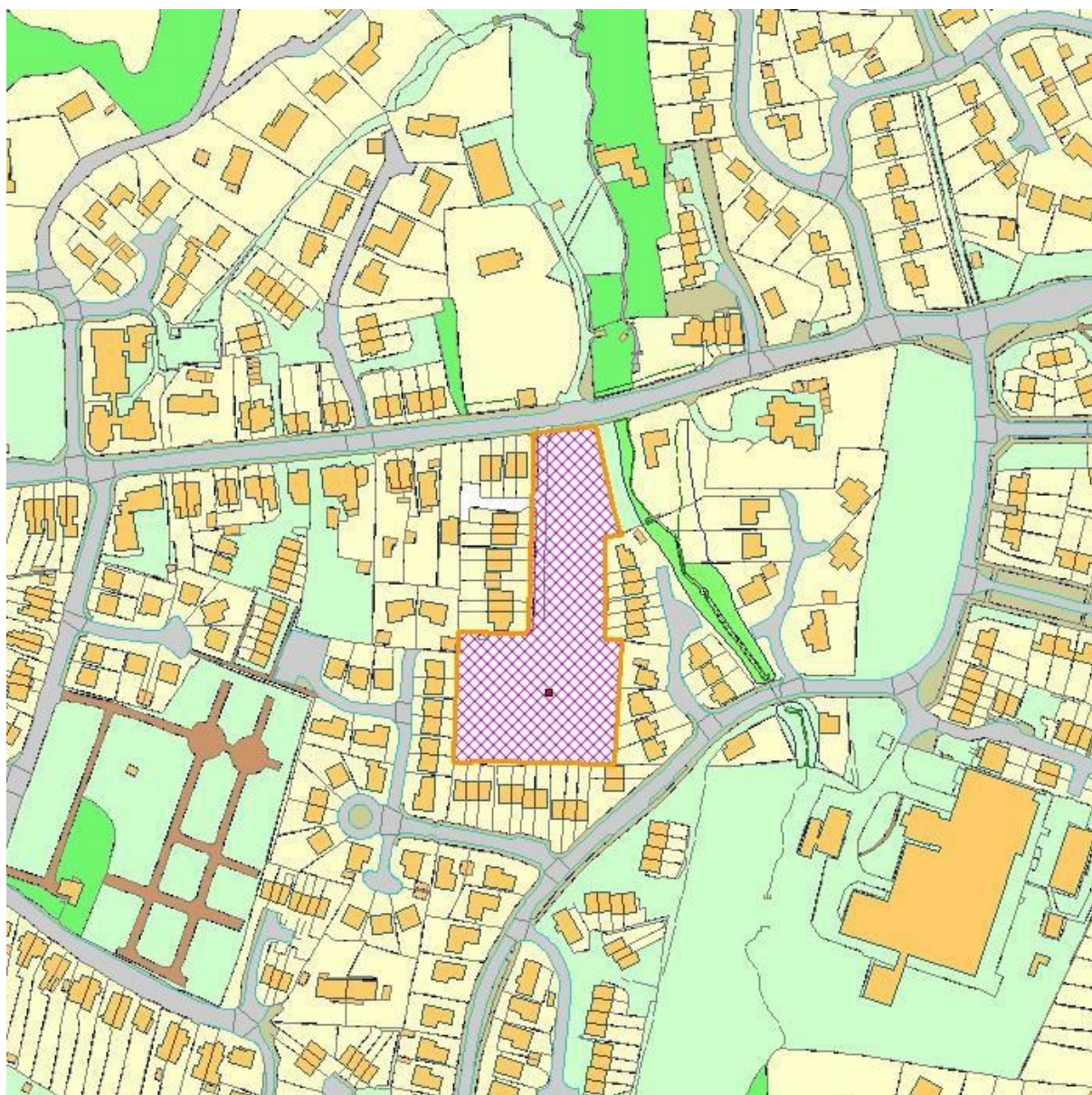
Clark Masts Teksam Ltd, 18 Ringwood Road, Binstead, Ryde, Isle Of Wight



BFR168

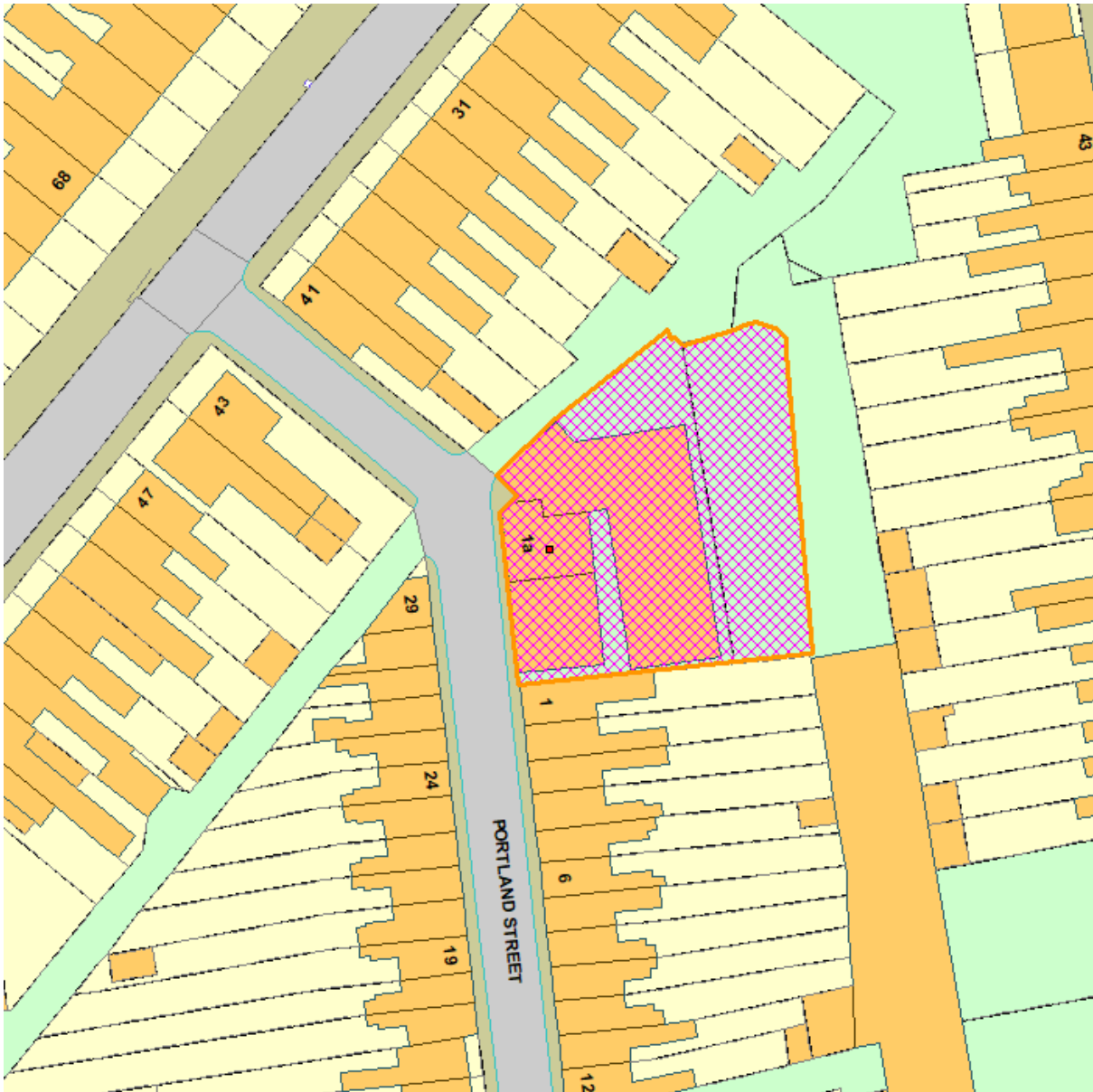
21/02514/FUL

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



BFR169

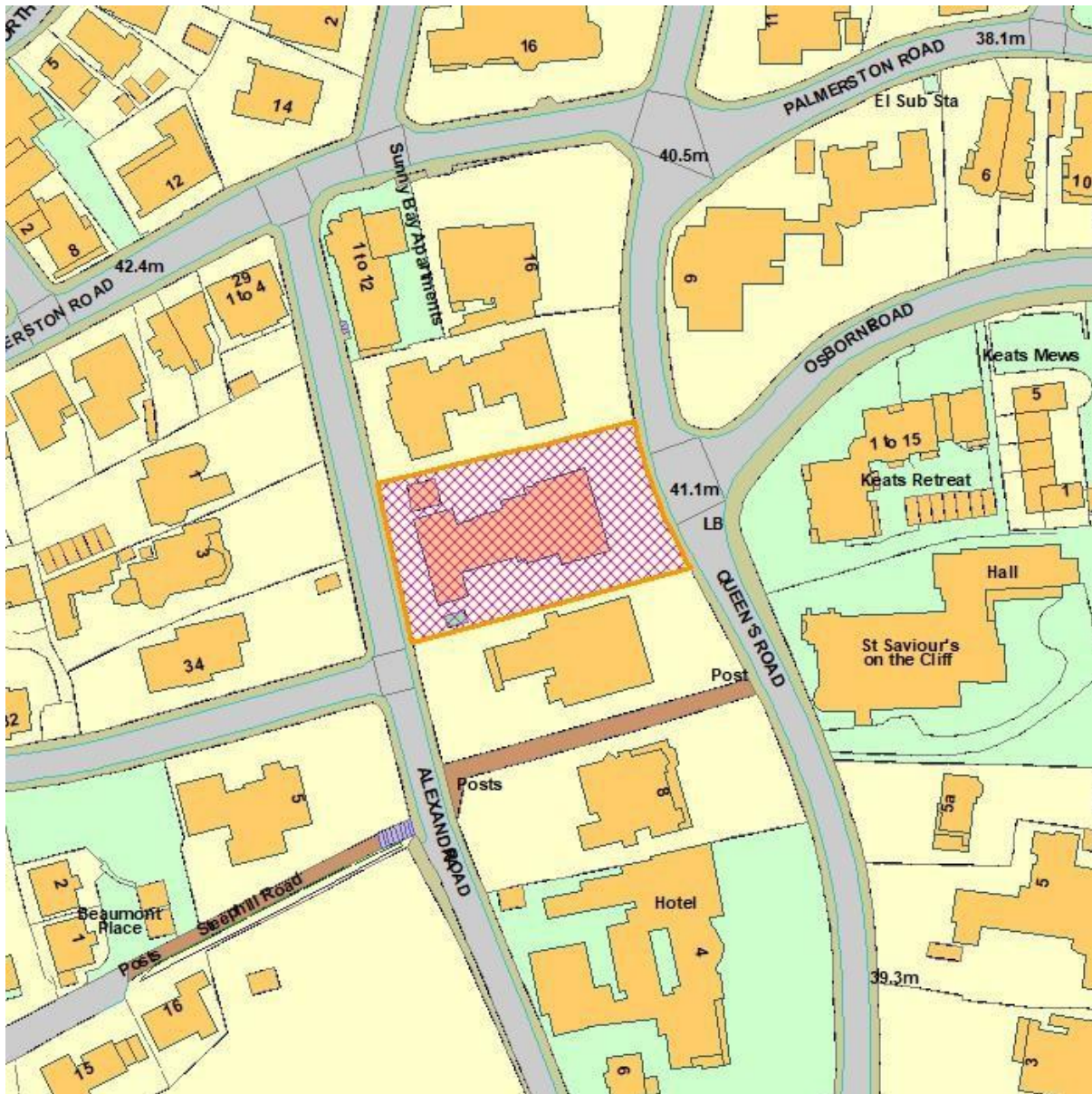
21/02564/OUT Former Hosiden Besson, Binstead Road, Ryde, Isle Of Wight, PO333NL



BFR170

22/00054/OUT

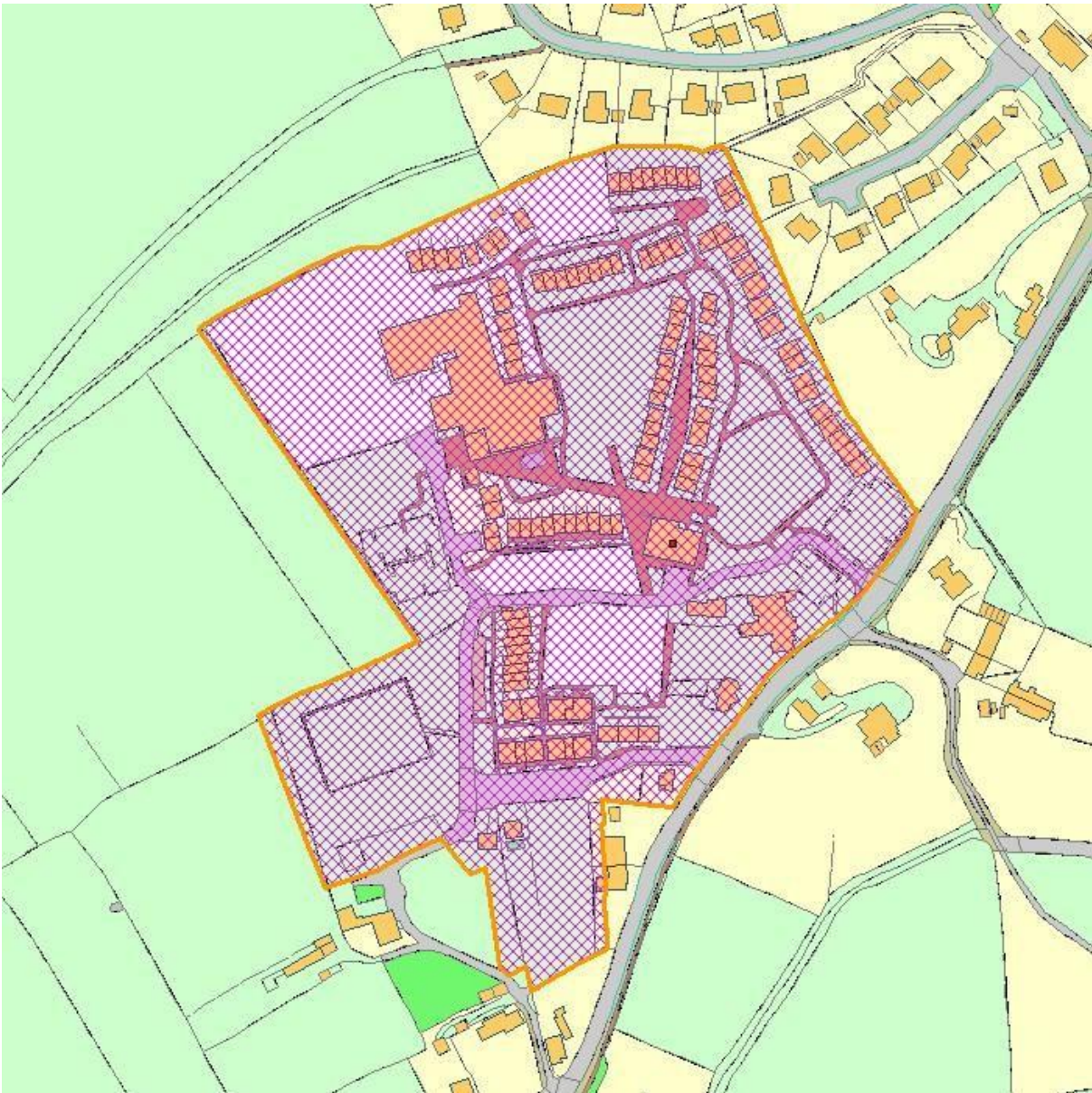
Fitness Factory, 1A Portland Street, Newport, Isle Of Wight, PO30 1QQ



BFR171

22/00283/FUL

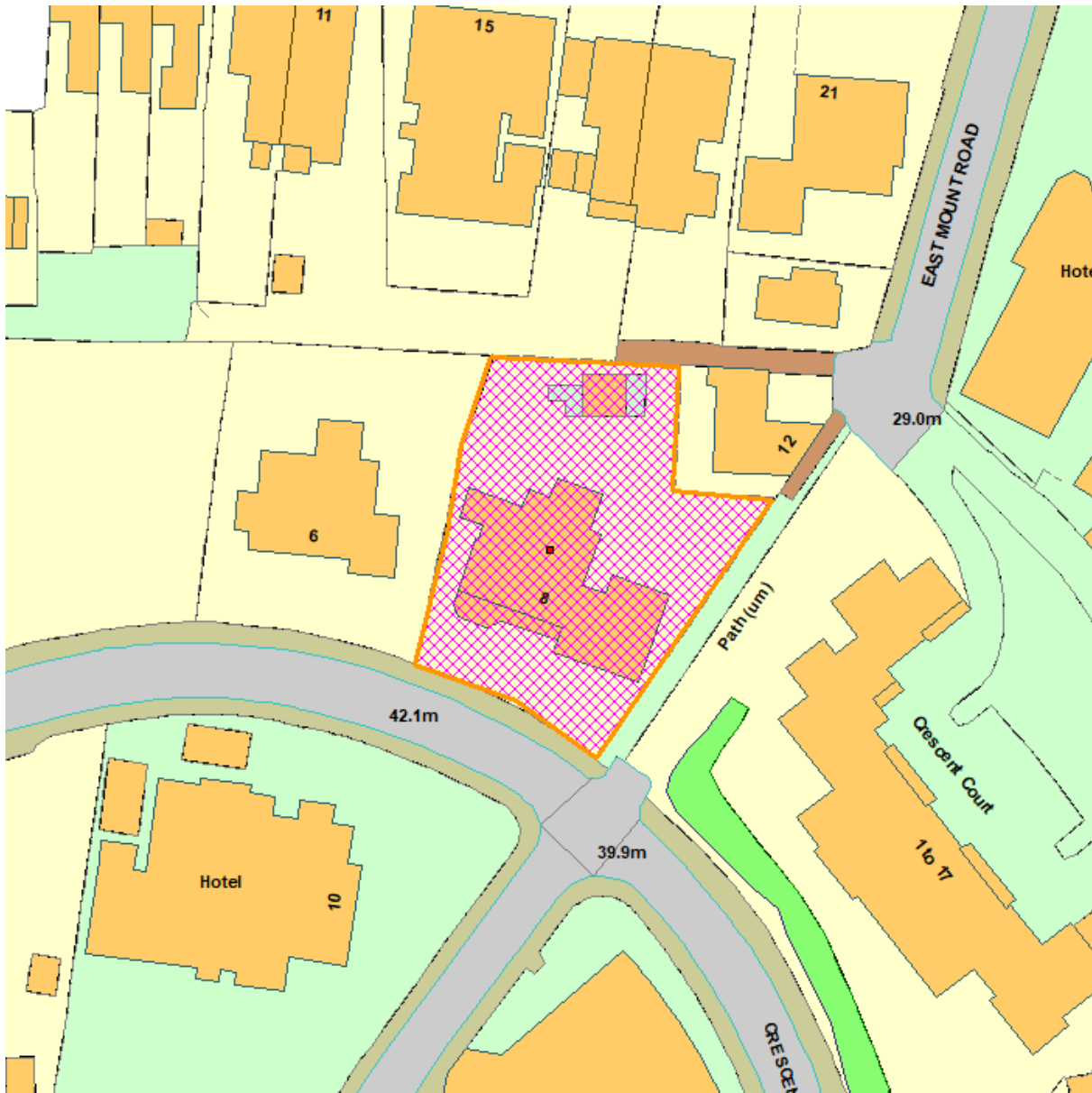
Queensmead, 12 Queens Road, Shanklin, Isle Of Wight, PO37 6AN



BFR172

22/00291/FUL

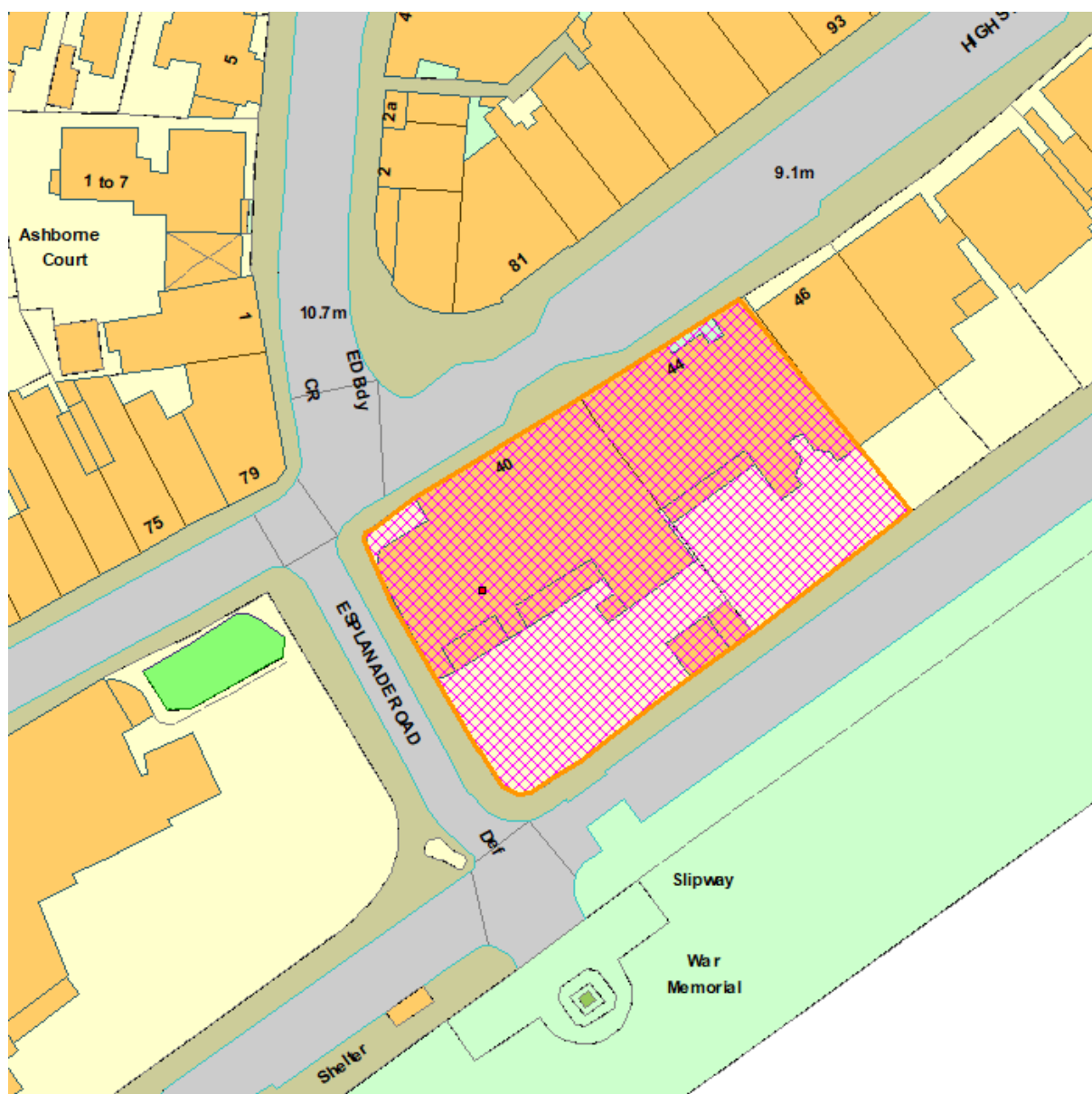
The West Bay Club , Halletts Shute, Yarmouth, Isle Of Wight, PO41 0RJ



BFR173

22/00317/FUL

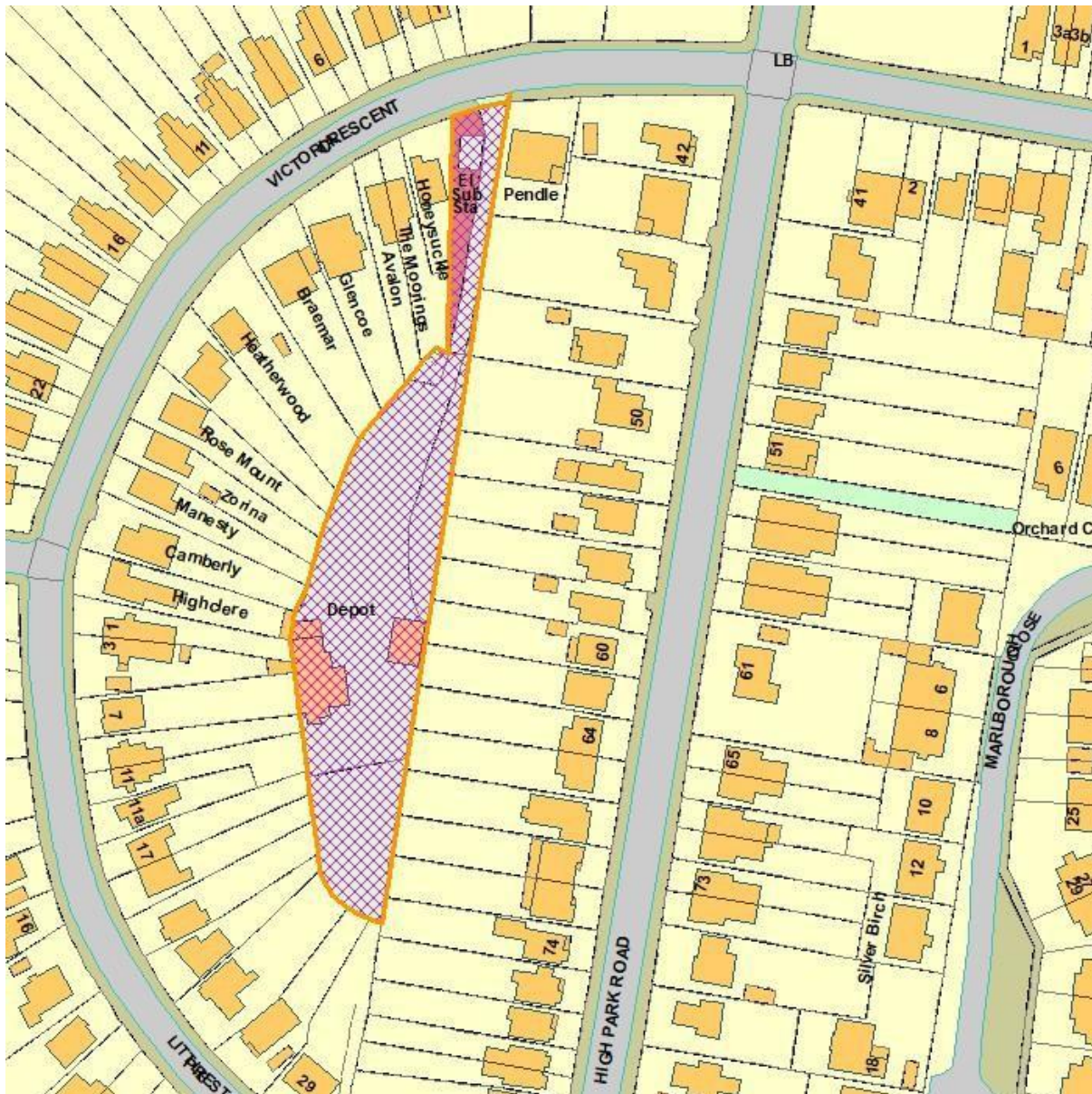
Firbank, 8 Crescent Road, Shanklin, Isle Of Wight, PO37 6DH



BFR174

22/00660/FUL

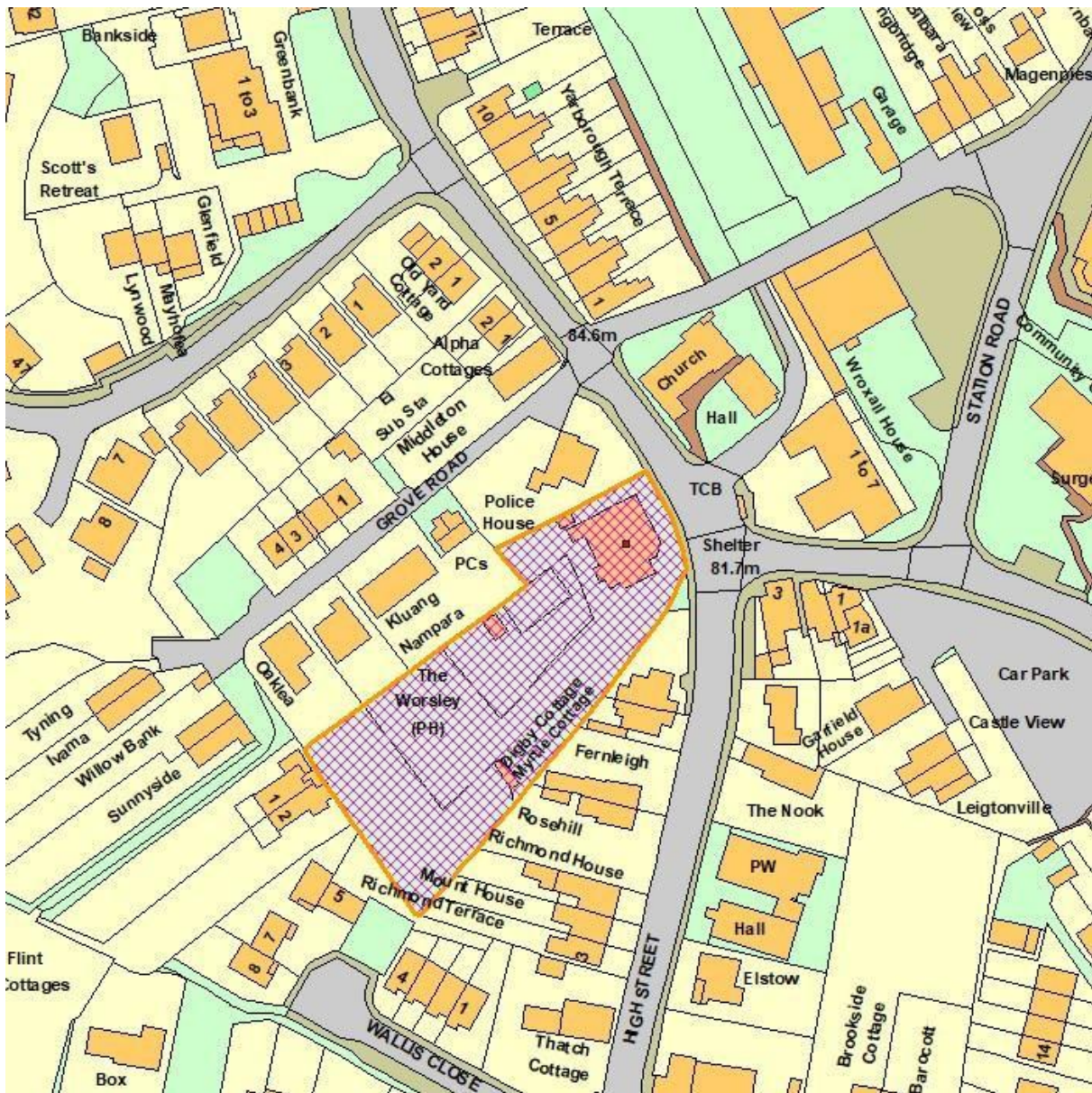
The Esplanade Hotel, 40 - 44 High Street, Sandown, Isle Of Wight, PO36 8AE



BFR175

22/01030/FUL

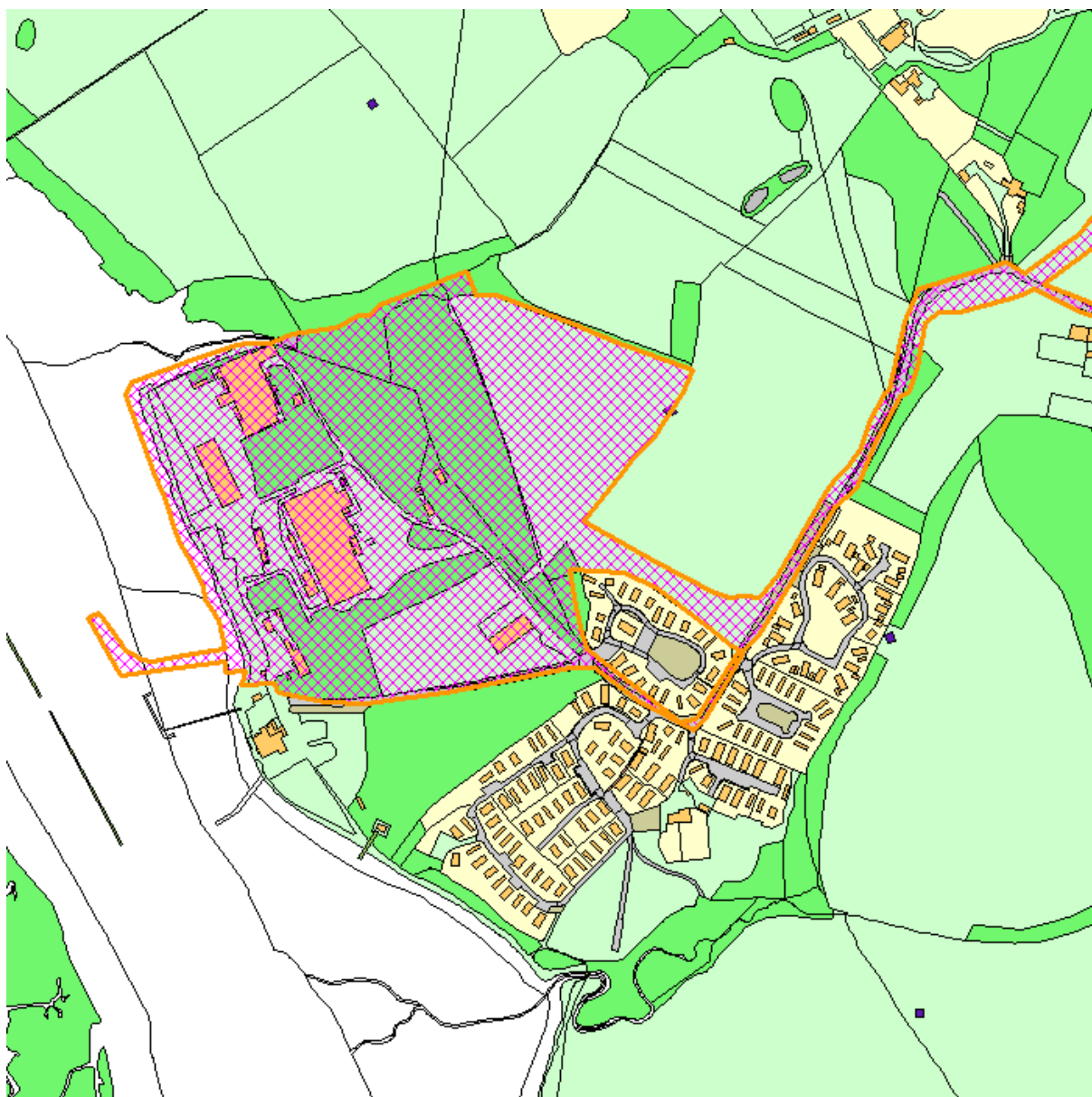
Former Council Depot, Victoria Crescent, Ryde, Isle Of Wight, PO33 1DG



BFR176

19/01512/FUL

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



BFR177

P/00102/14

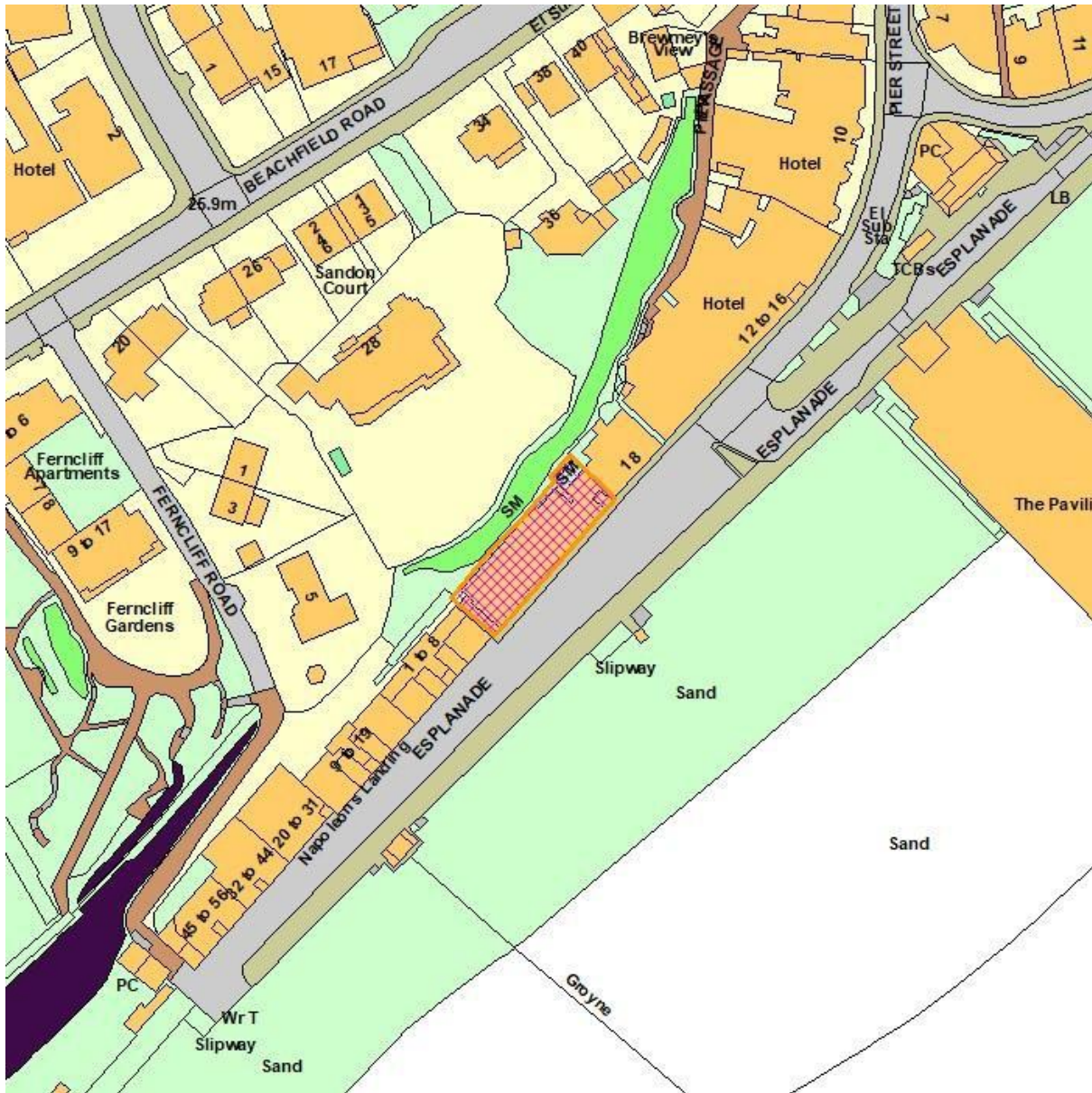
Folly Works, Folly Lane, East Cowes, Isle Of Wight, PO32



BFR178

22/01334/FUL

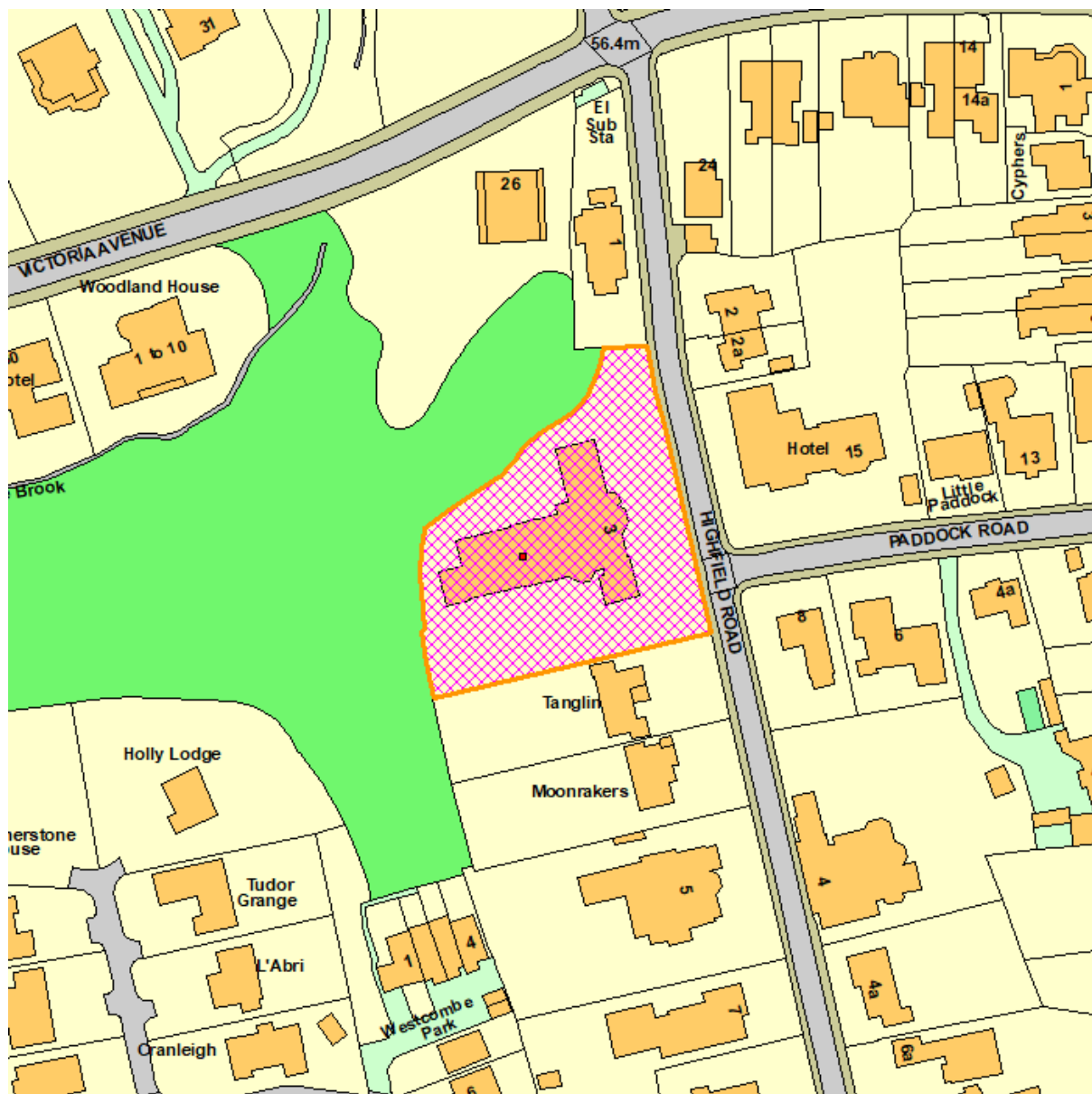
Raffles , 58 Steyne Road, Bembridge, Isle Of Wight, PO35 5SL



BFR179

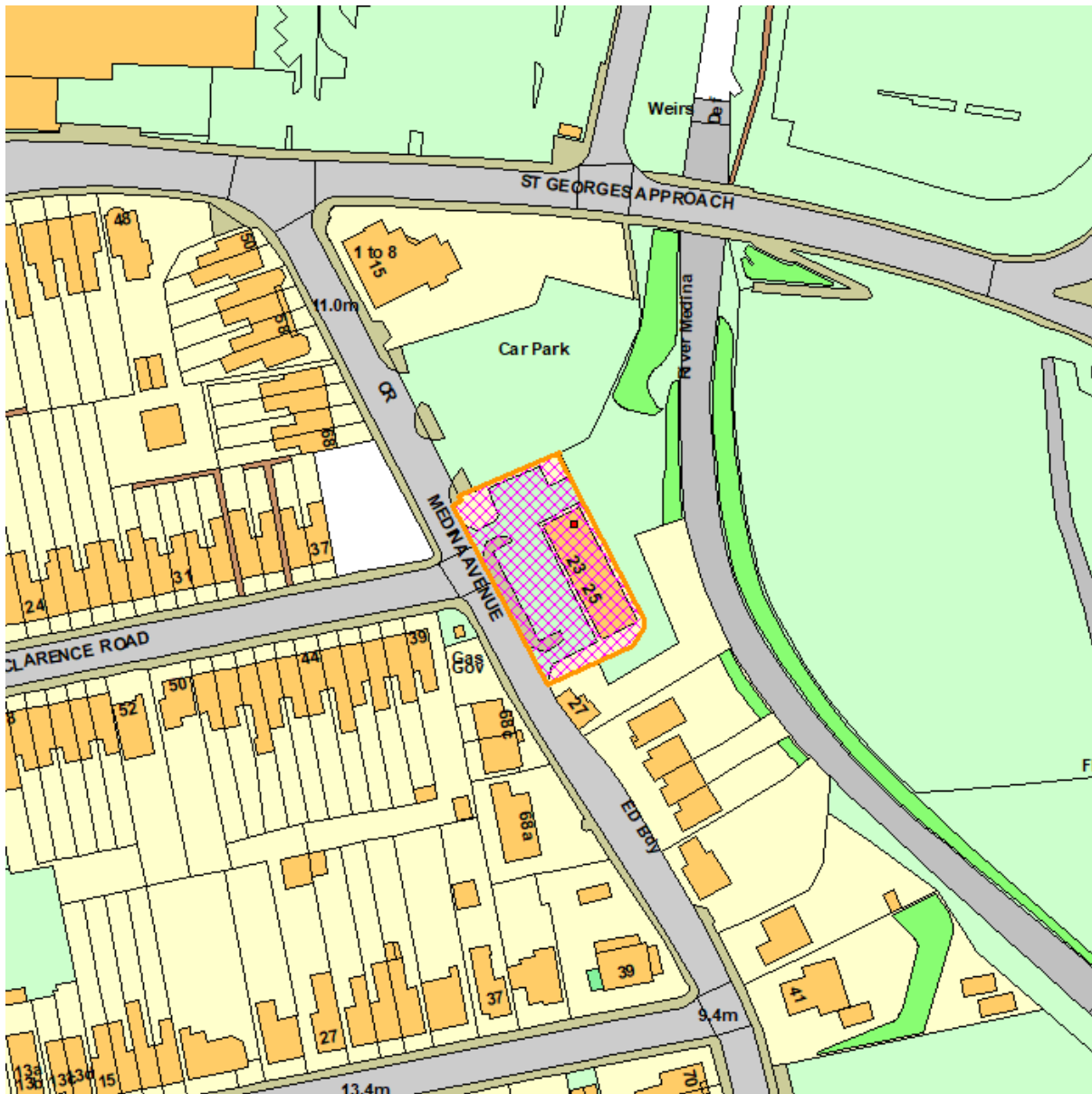
22/01416/FUL

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



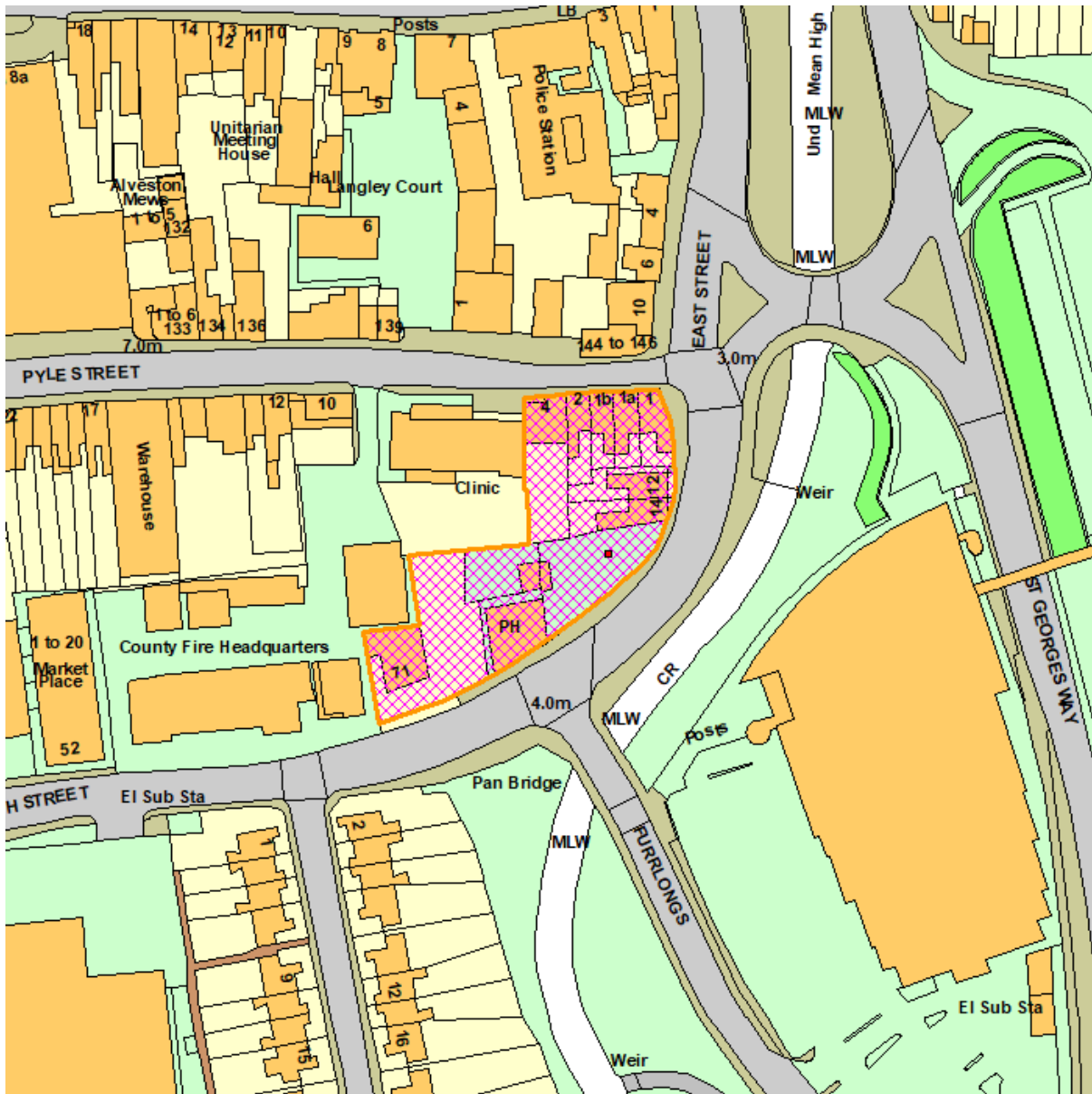
BFR180

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



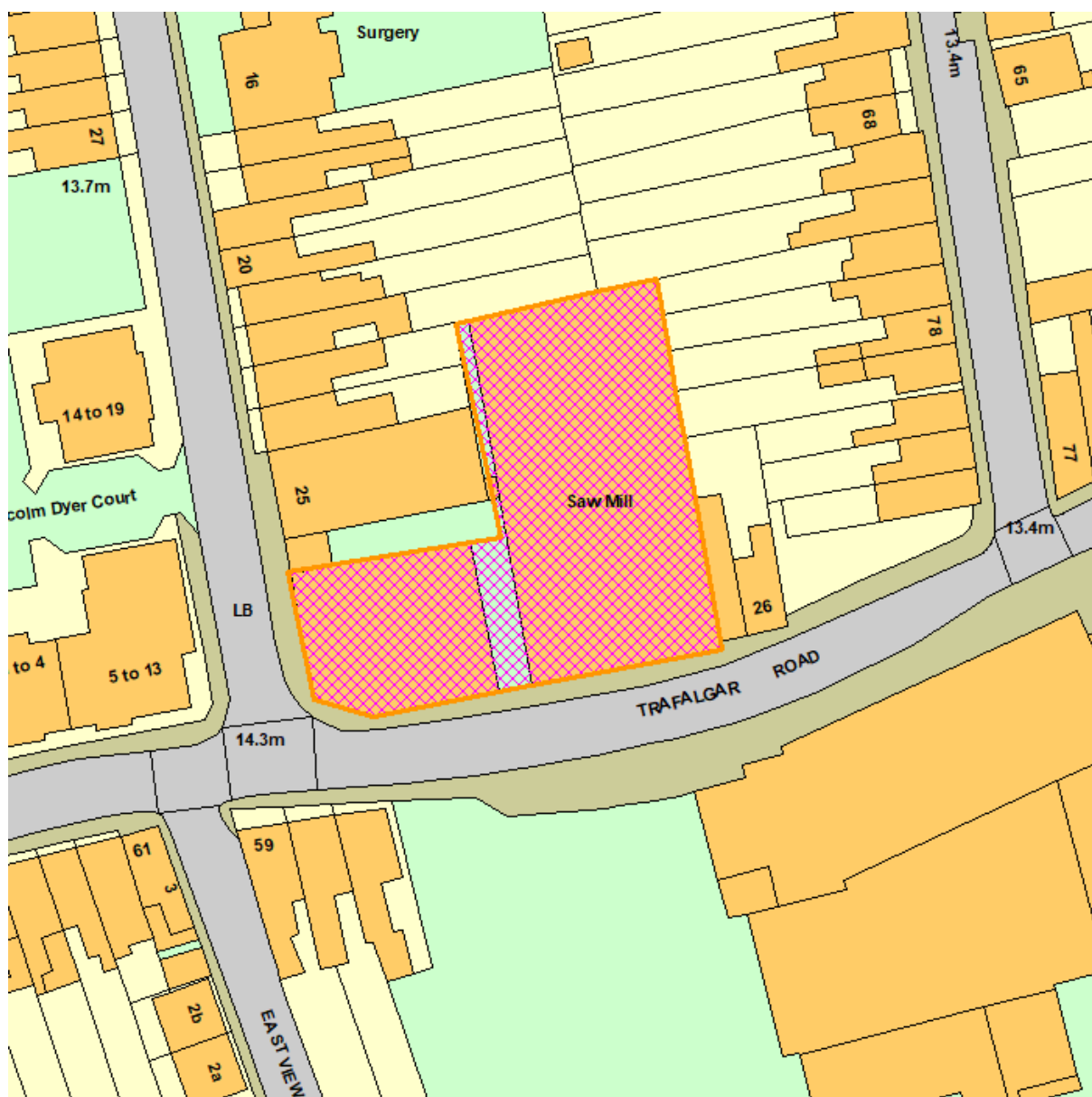
BFR181

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



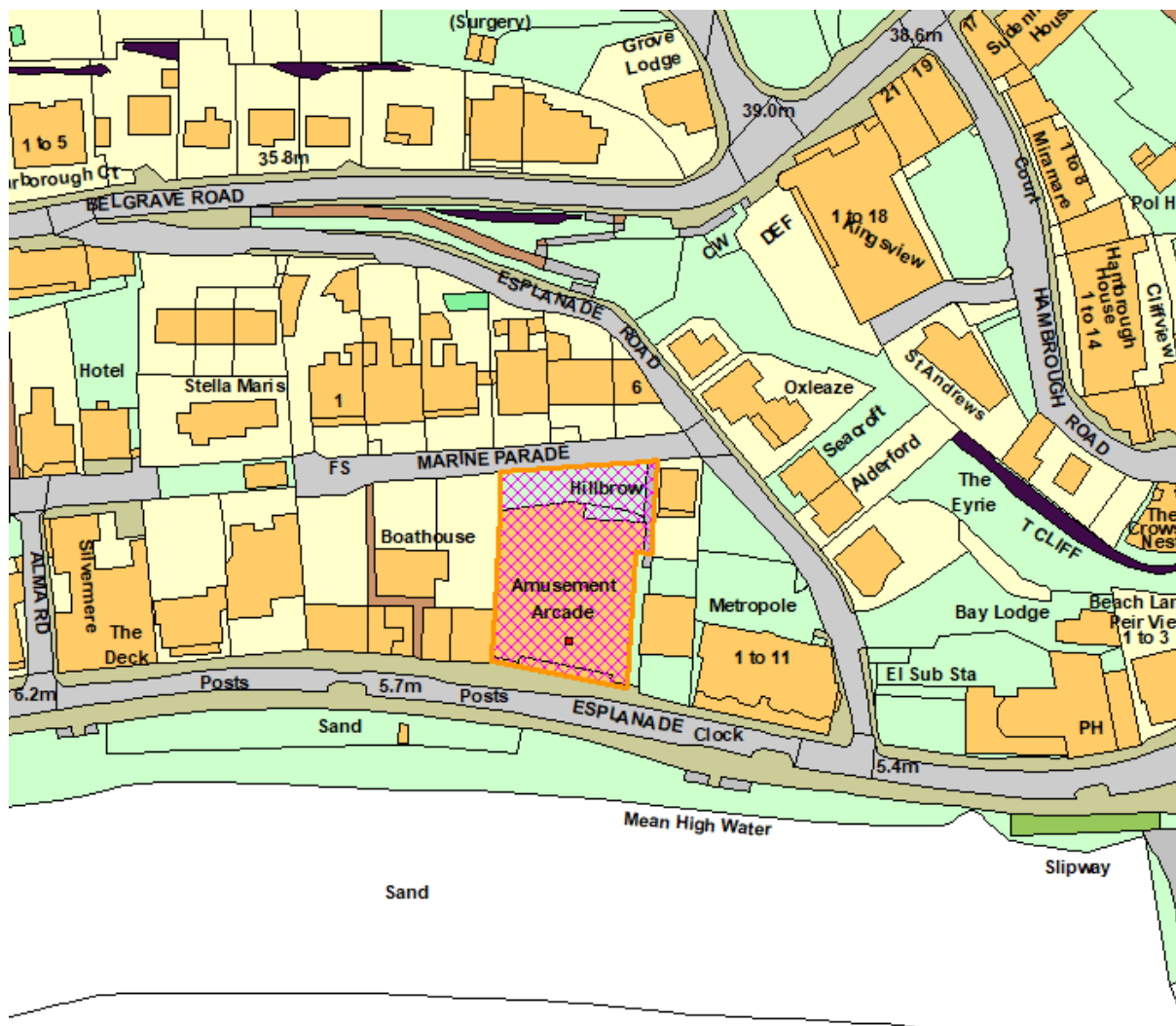
BFR182

Leg of Mutton, Coppins Bridge



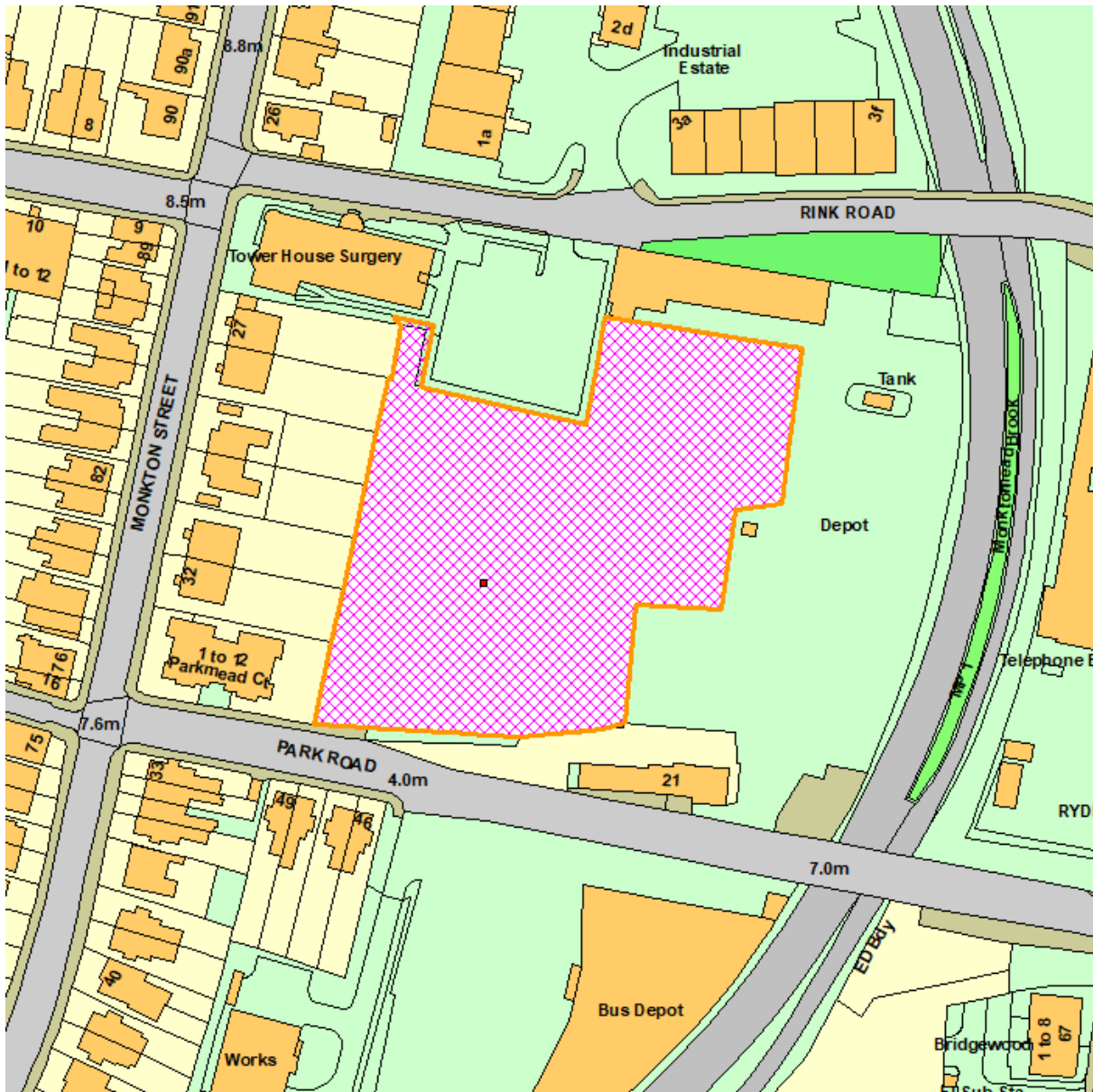
BFR183

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



BFR184

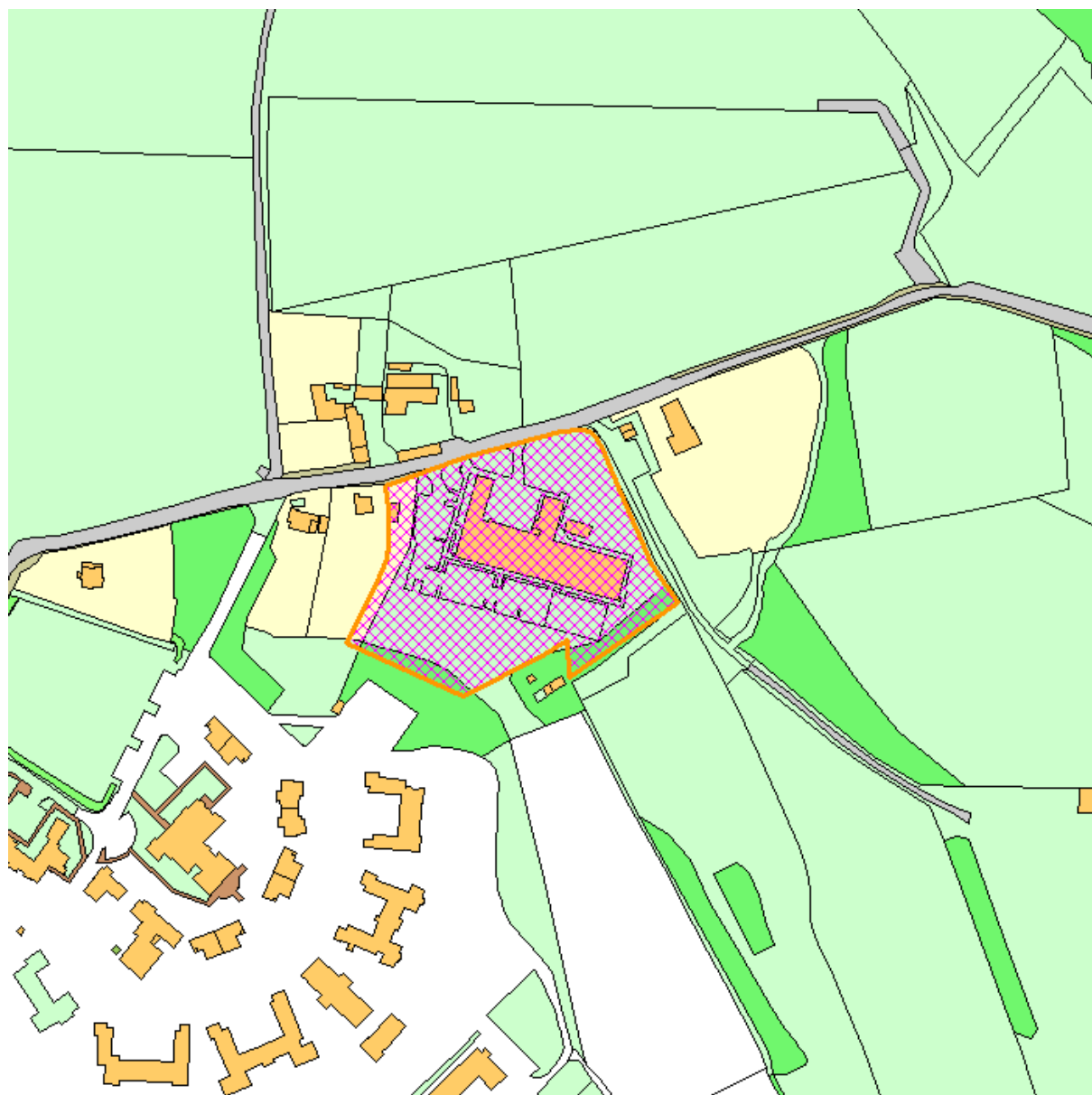
Marine Parade - Old amusement arcade Ventnor Sea front



BFR185

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

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AC0000815248



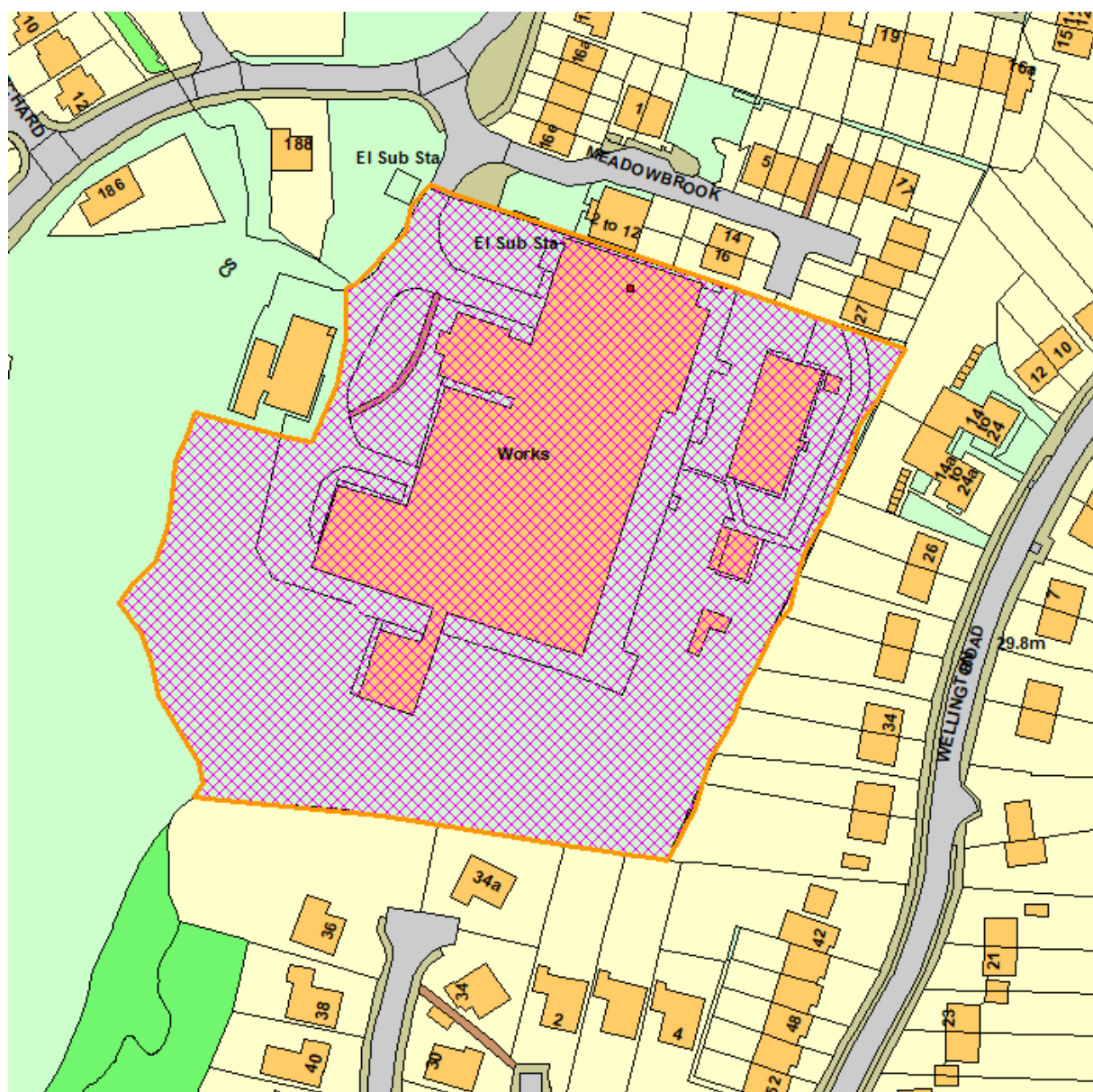
BFR187

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



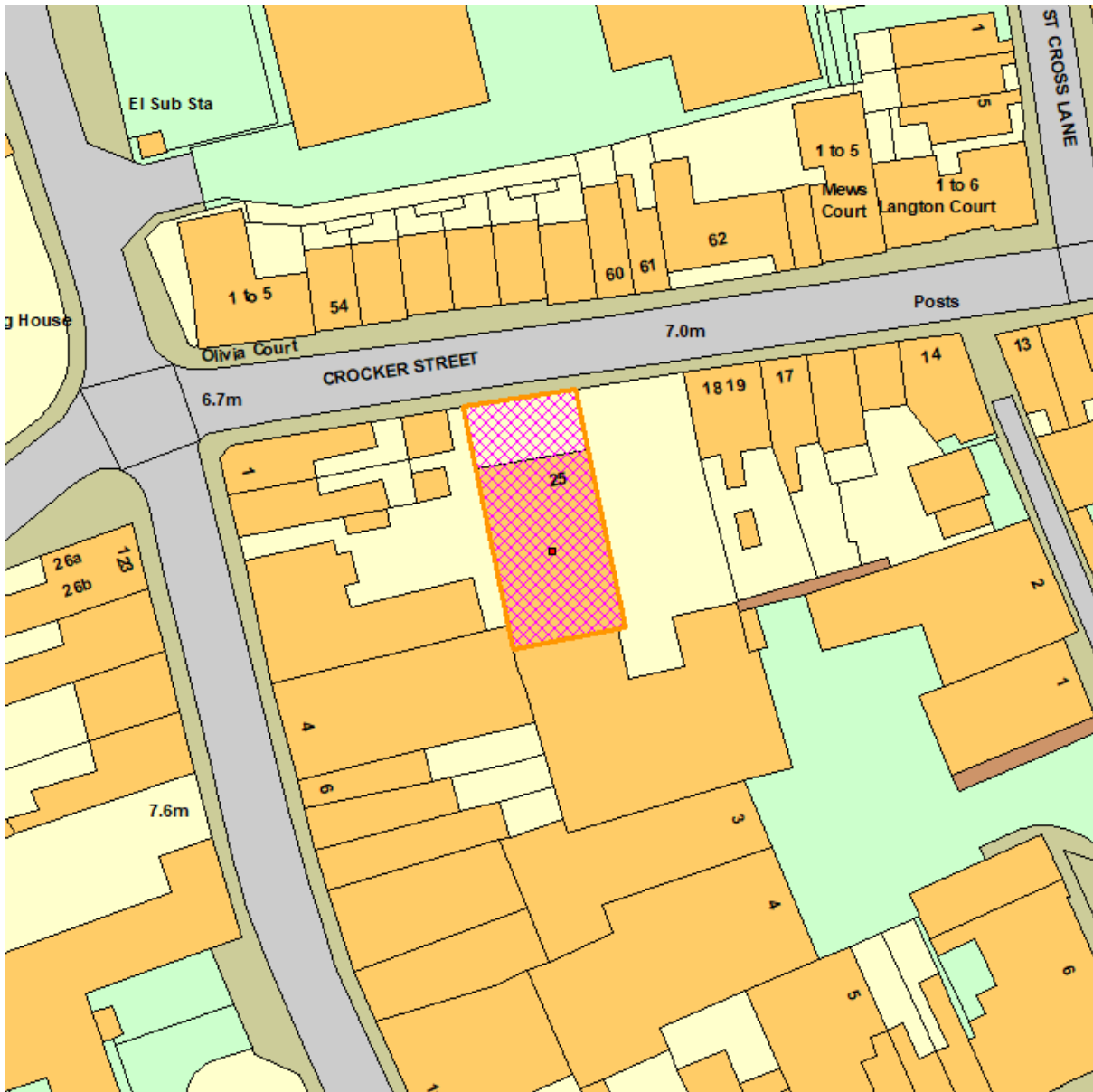
BFR188

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



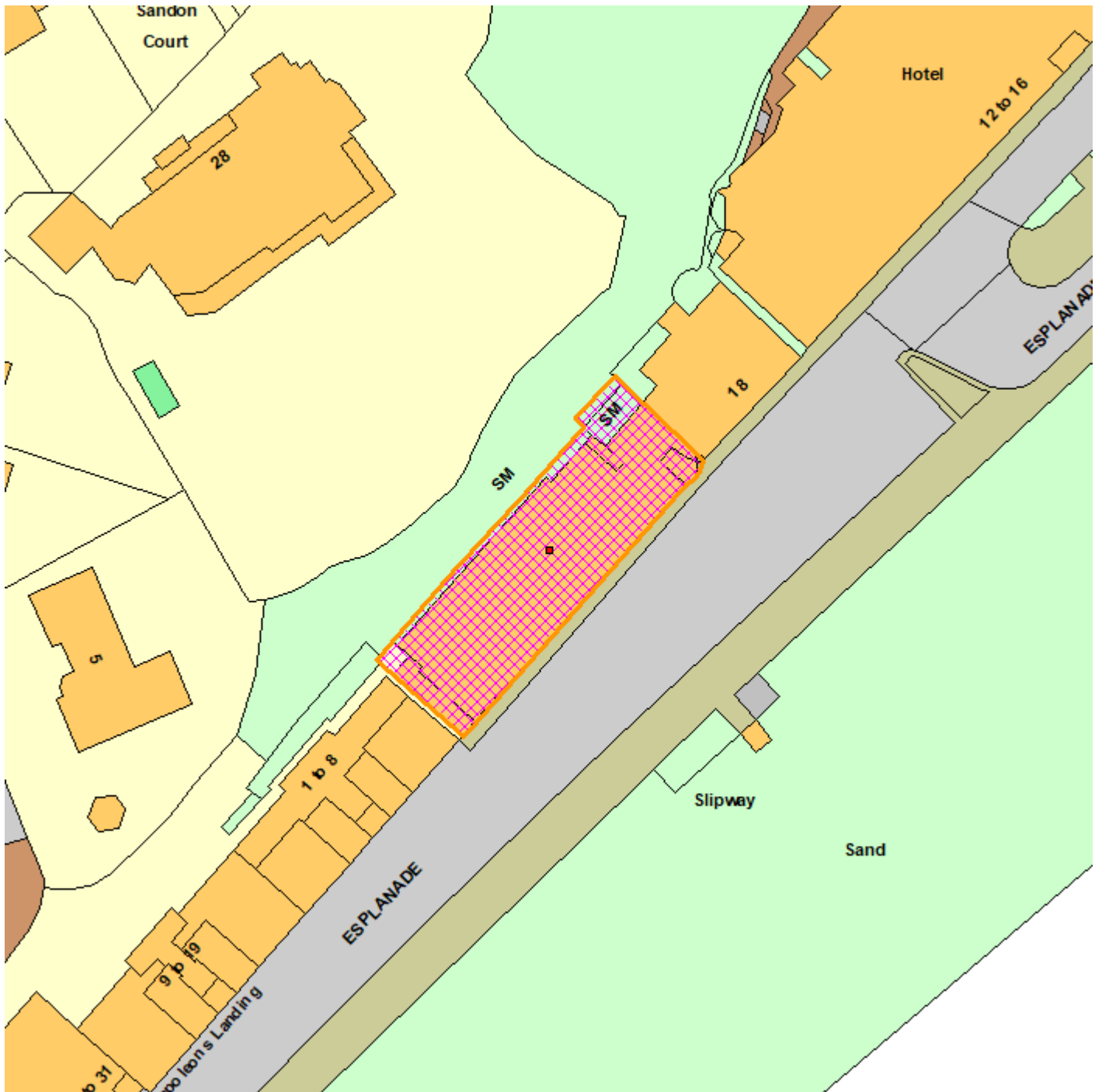
BFR190

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



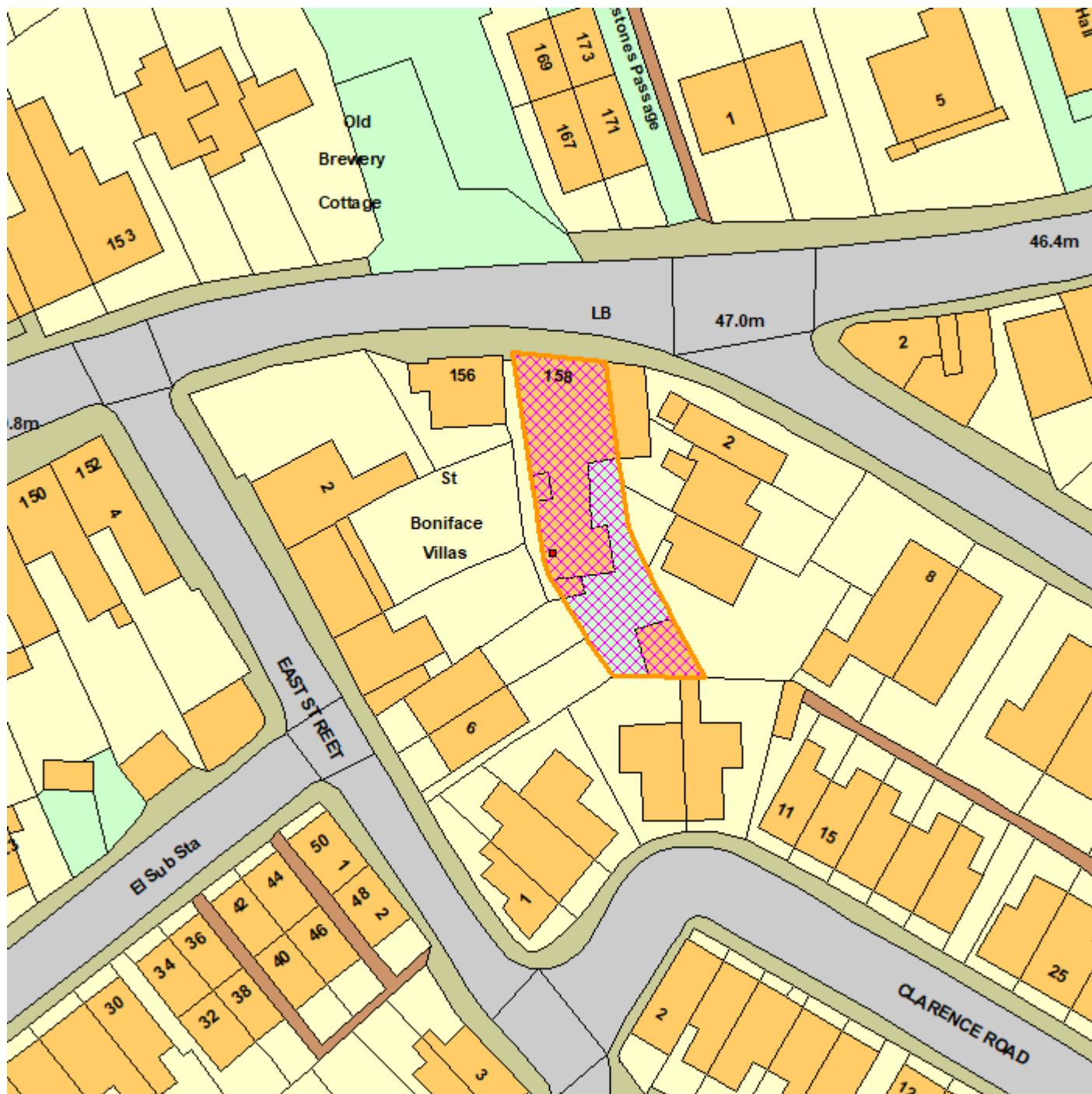
BFR192

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



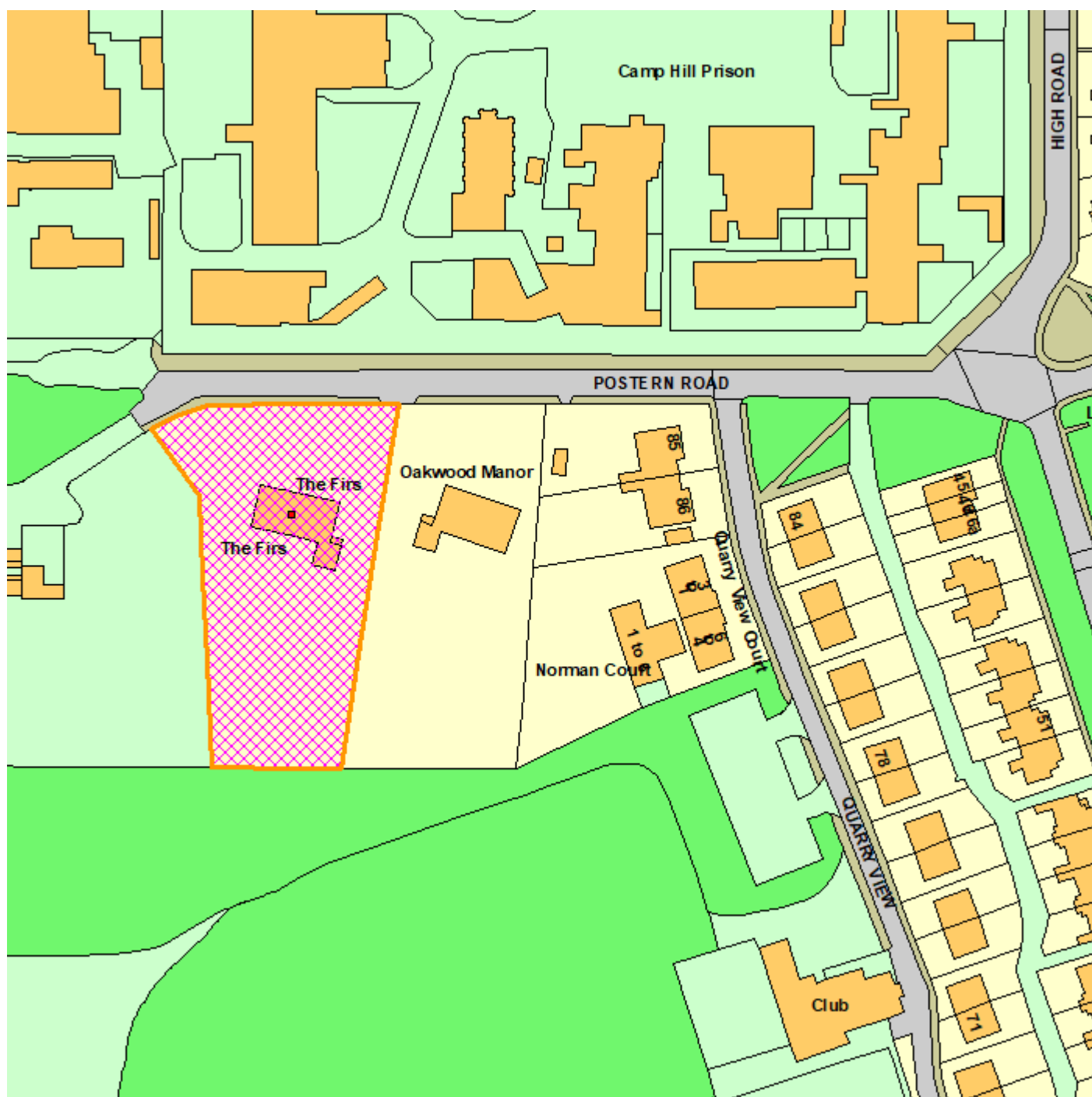
BFR193

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



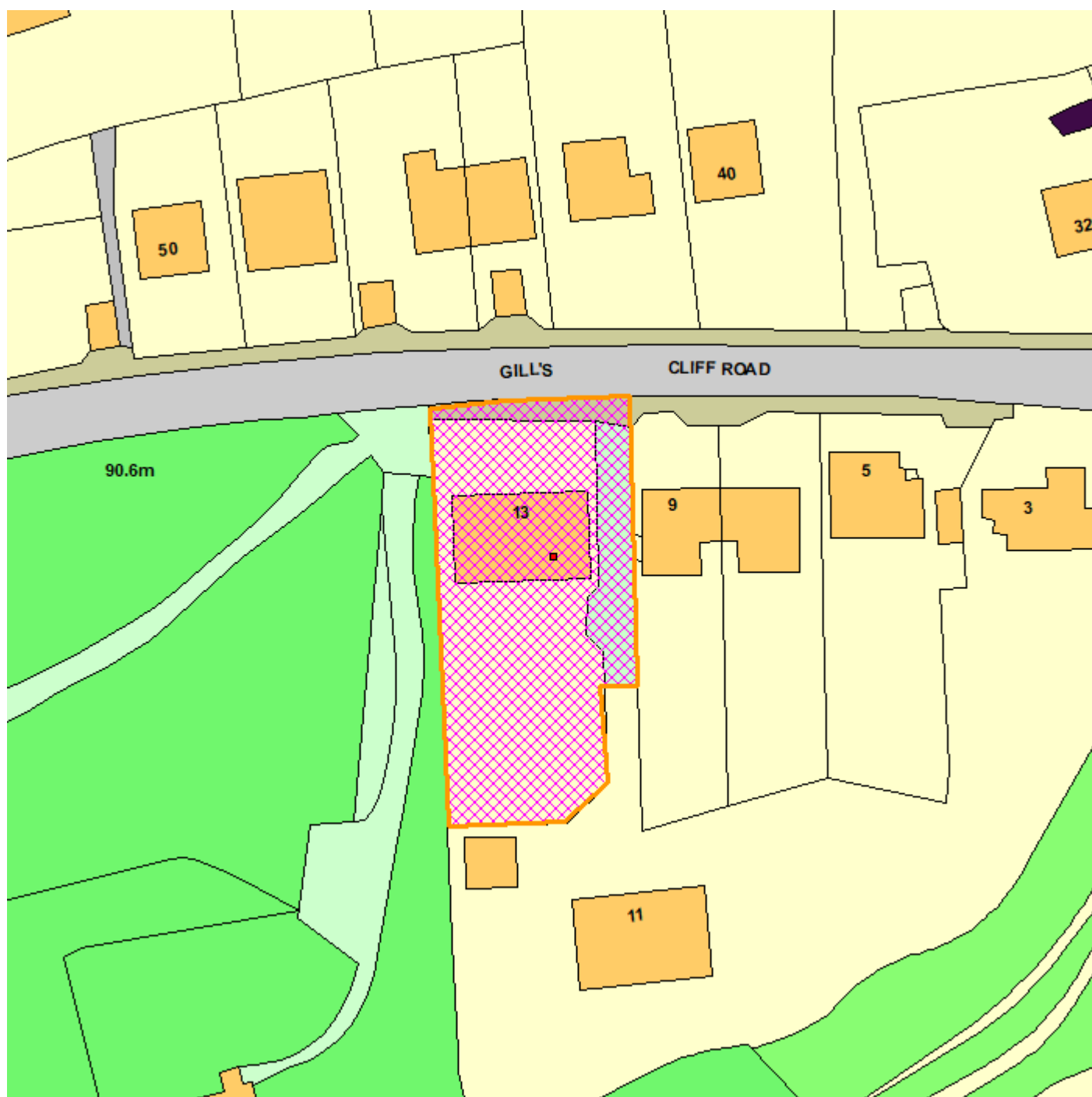
BFR194

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



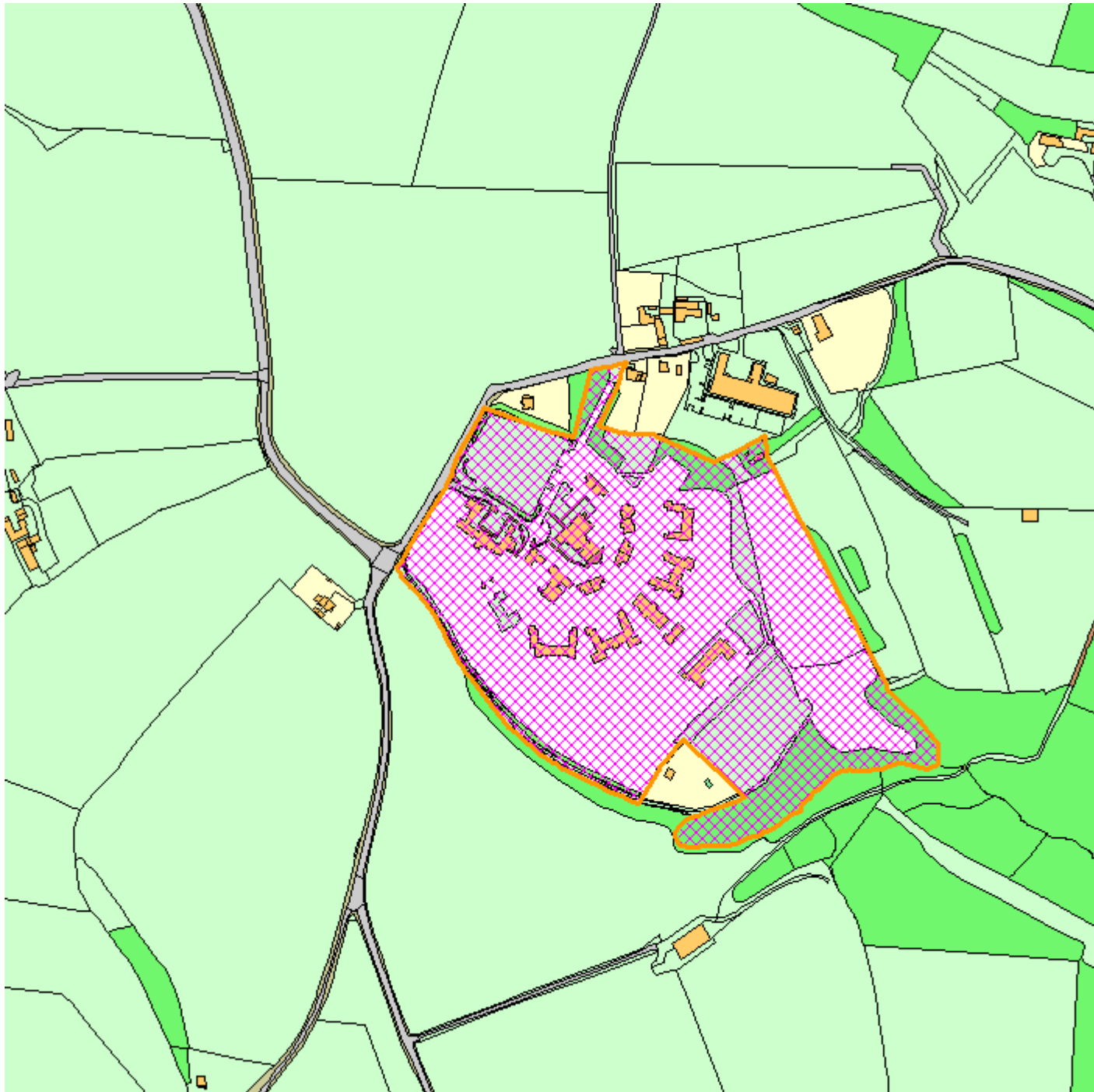
BFR195

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



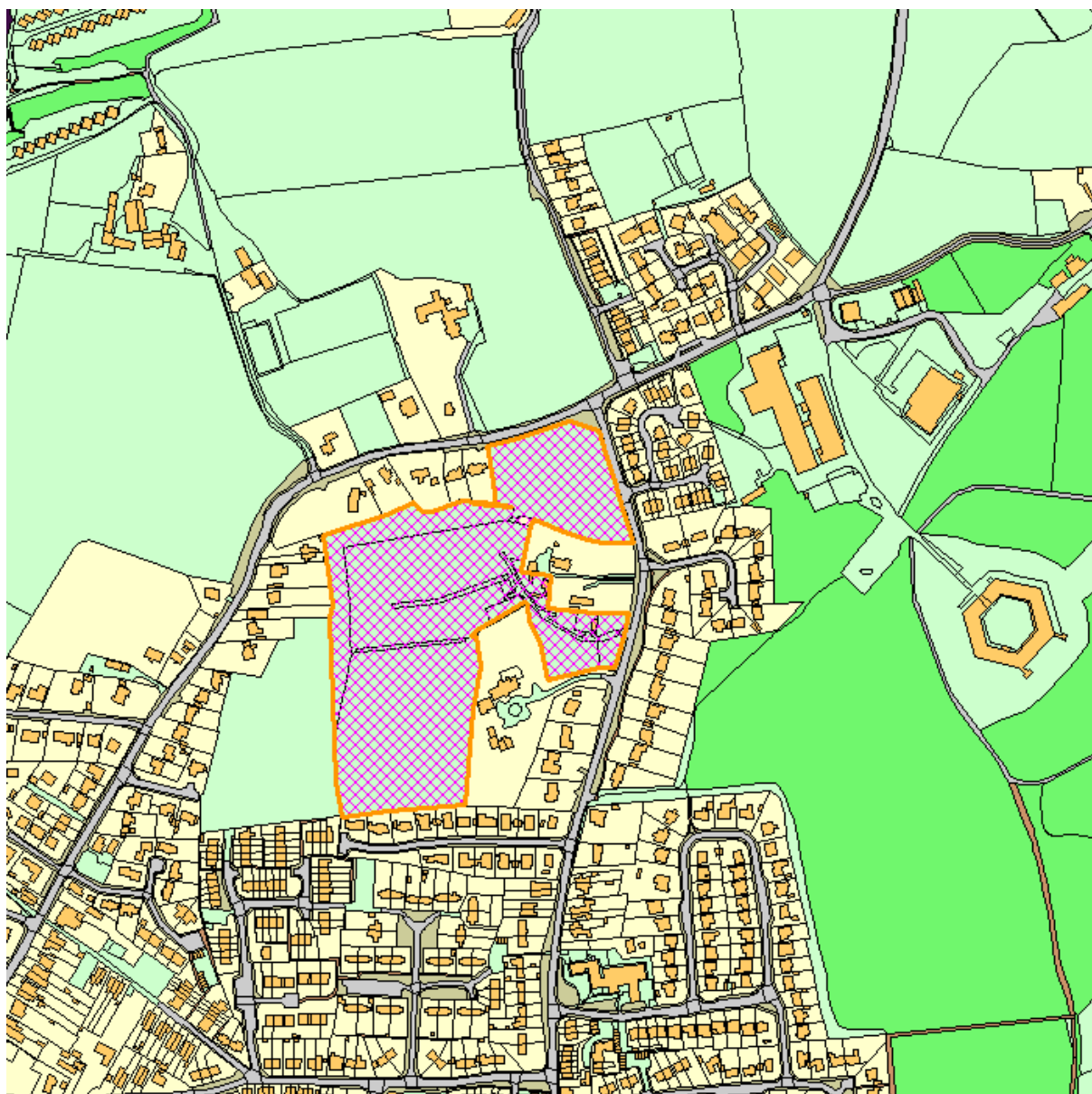
BFR196

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



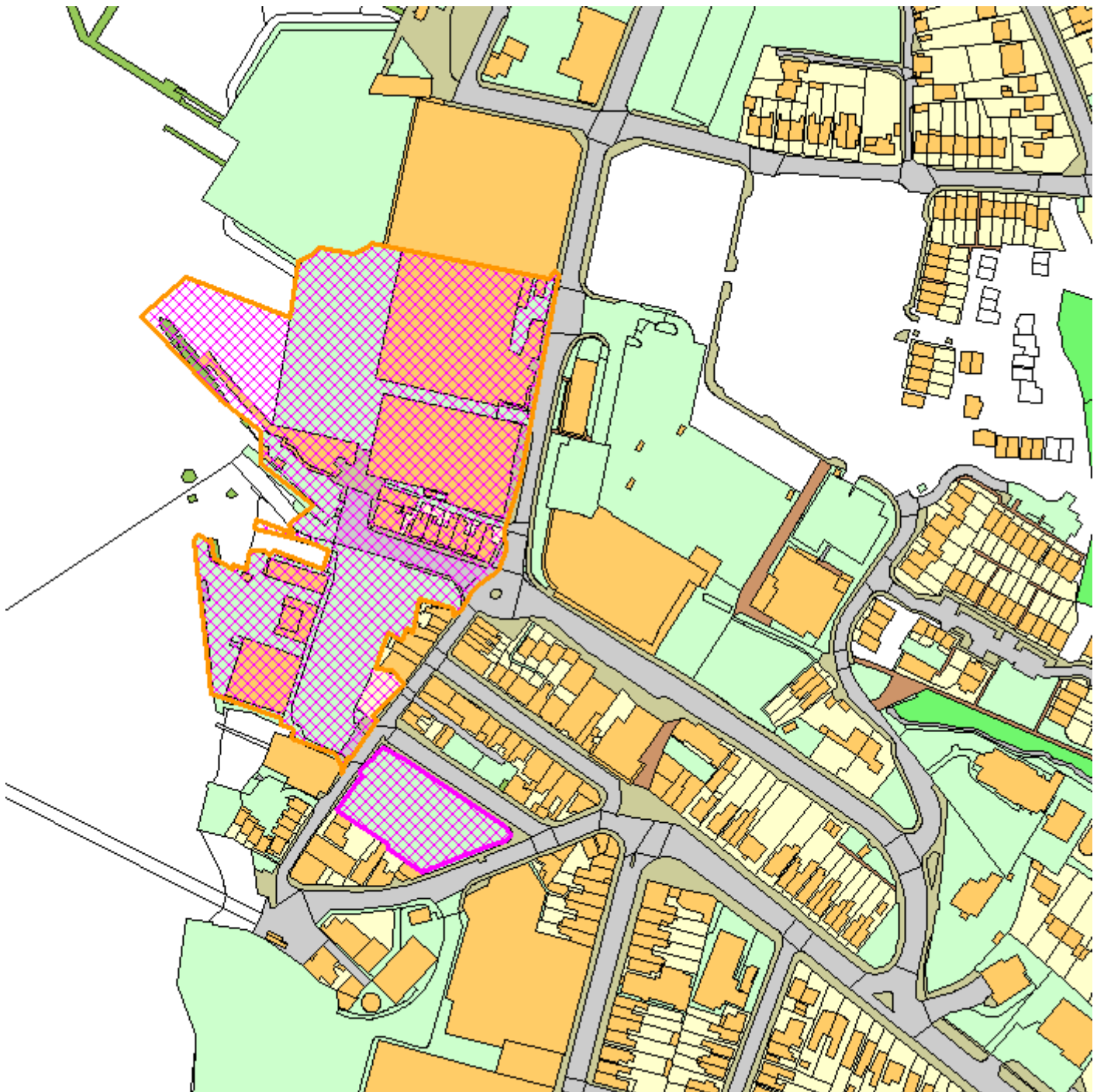
BFR197

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



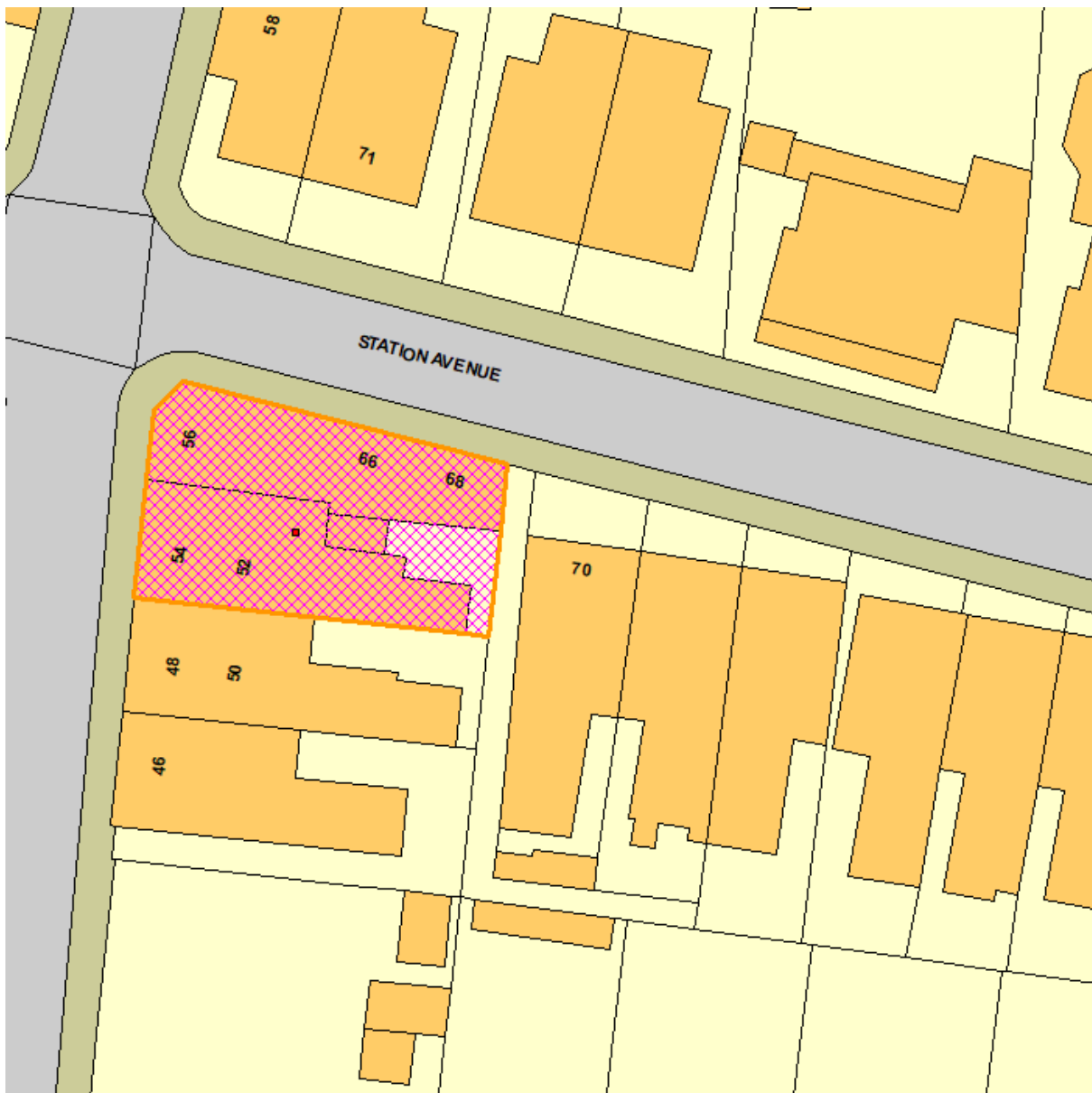
BFR198

24/00993/OUT Heathfield Farm Camp Site , Heathfield Road, Freshwater, Isle Of Wight, PO40 9SH



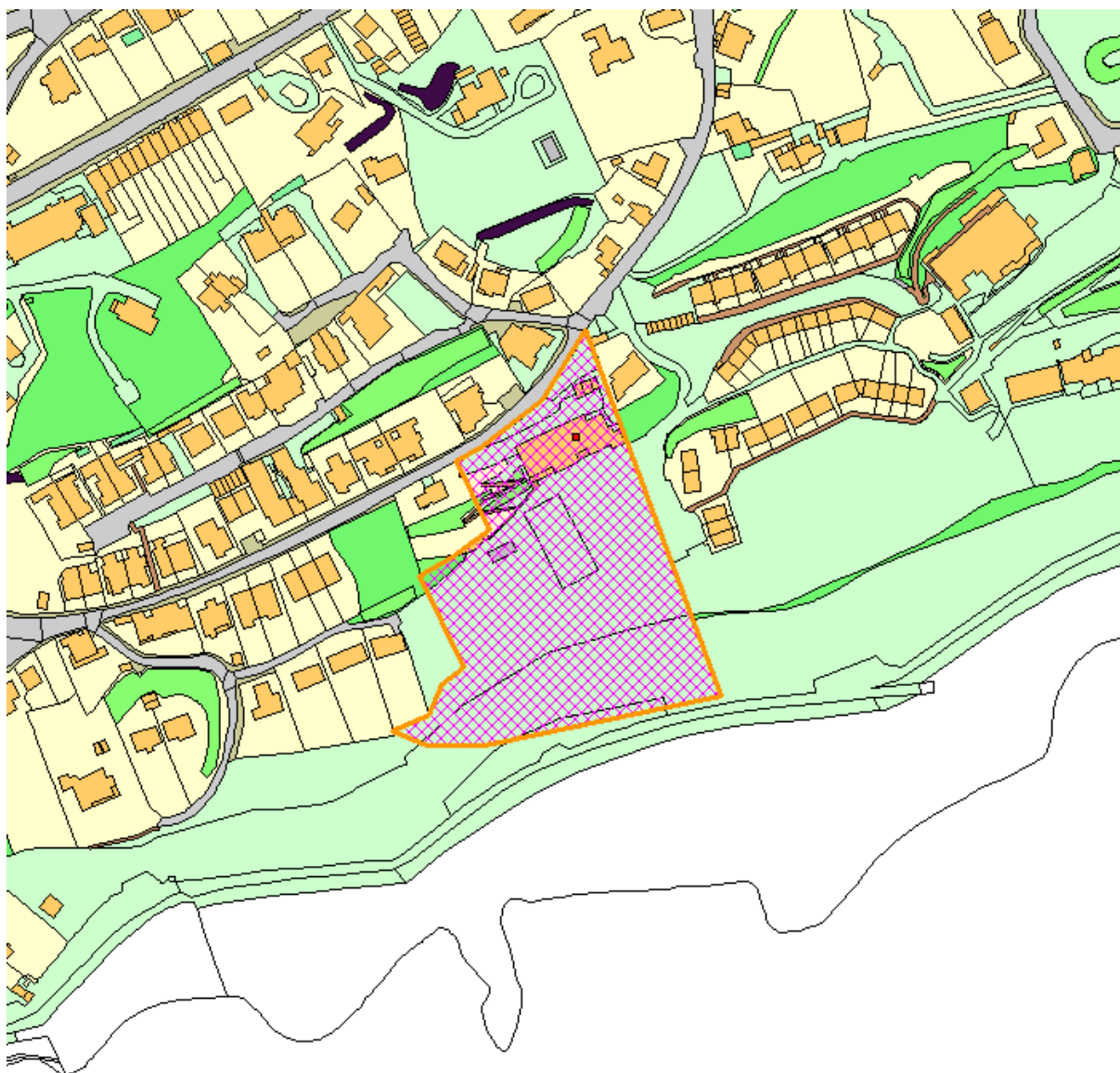
BFR199

24/00807/OUT Venture Quays/Trinity House Depot And Wharf/Red Funnel Marshalling Yard To Include Trinity And Phoenix Yard In Dover Rd And, Castle Street, East Cowes, Isle Of Wight,



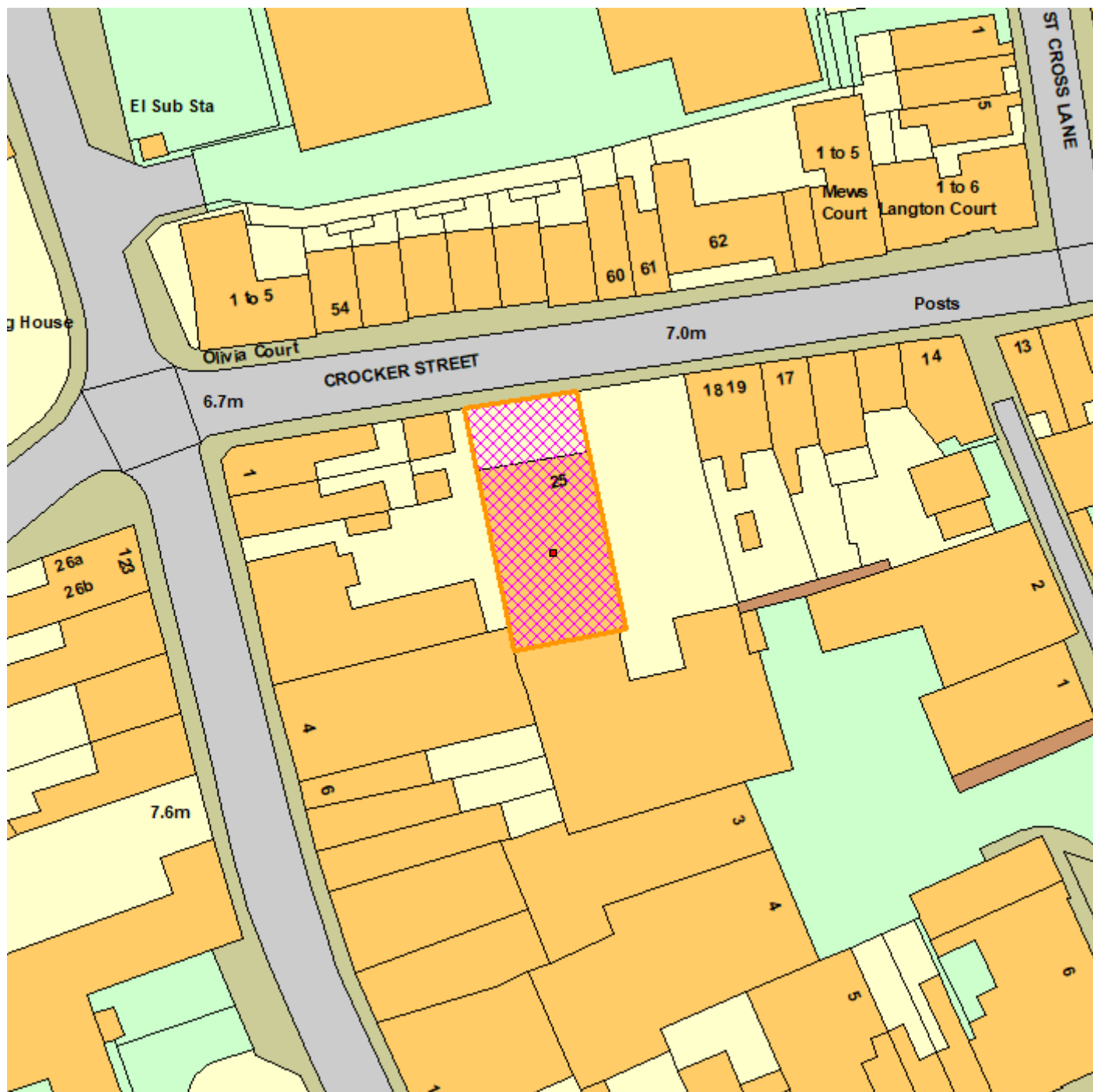
BFR200

24/00762/FUL 52 54 And 56 Fitzroy Street And 66 And 68, Station Avenue, Sandown, Isle Of Wight,



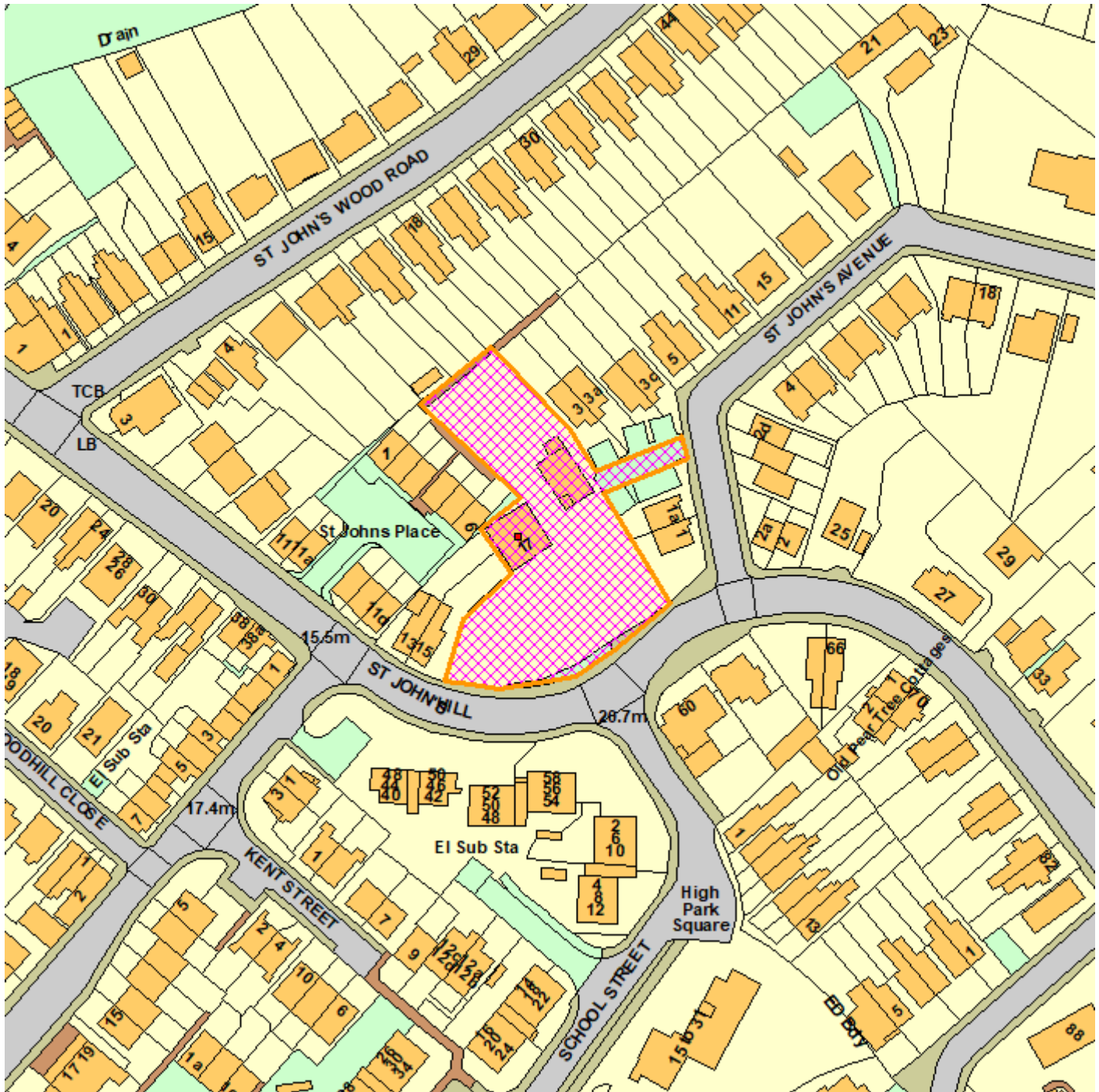
BFR201

24/00522/FUL Ventnor Towers Hotel, 54 Madeira Road, Ventnor, Isle Of Wight, PO38 1QT



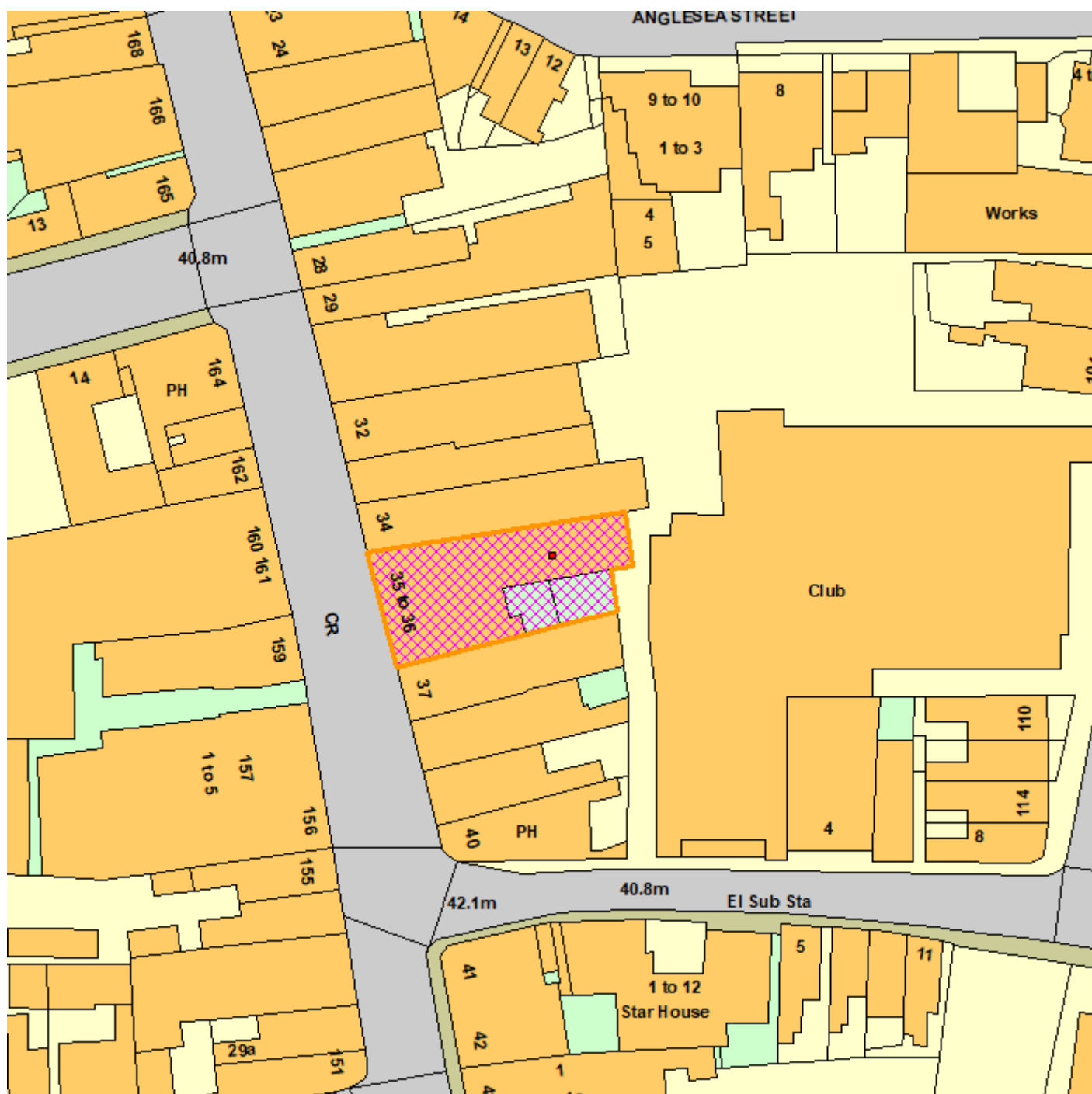
BFR202

24/00406/FUL 23 - 25 Crocker Street, Newport, Isle Of Wight, PO30 5DA,



BFR203

24/01404/FUL 17 St Johns Hill, Ryde, Isle Of Wight, PO33 1EU



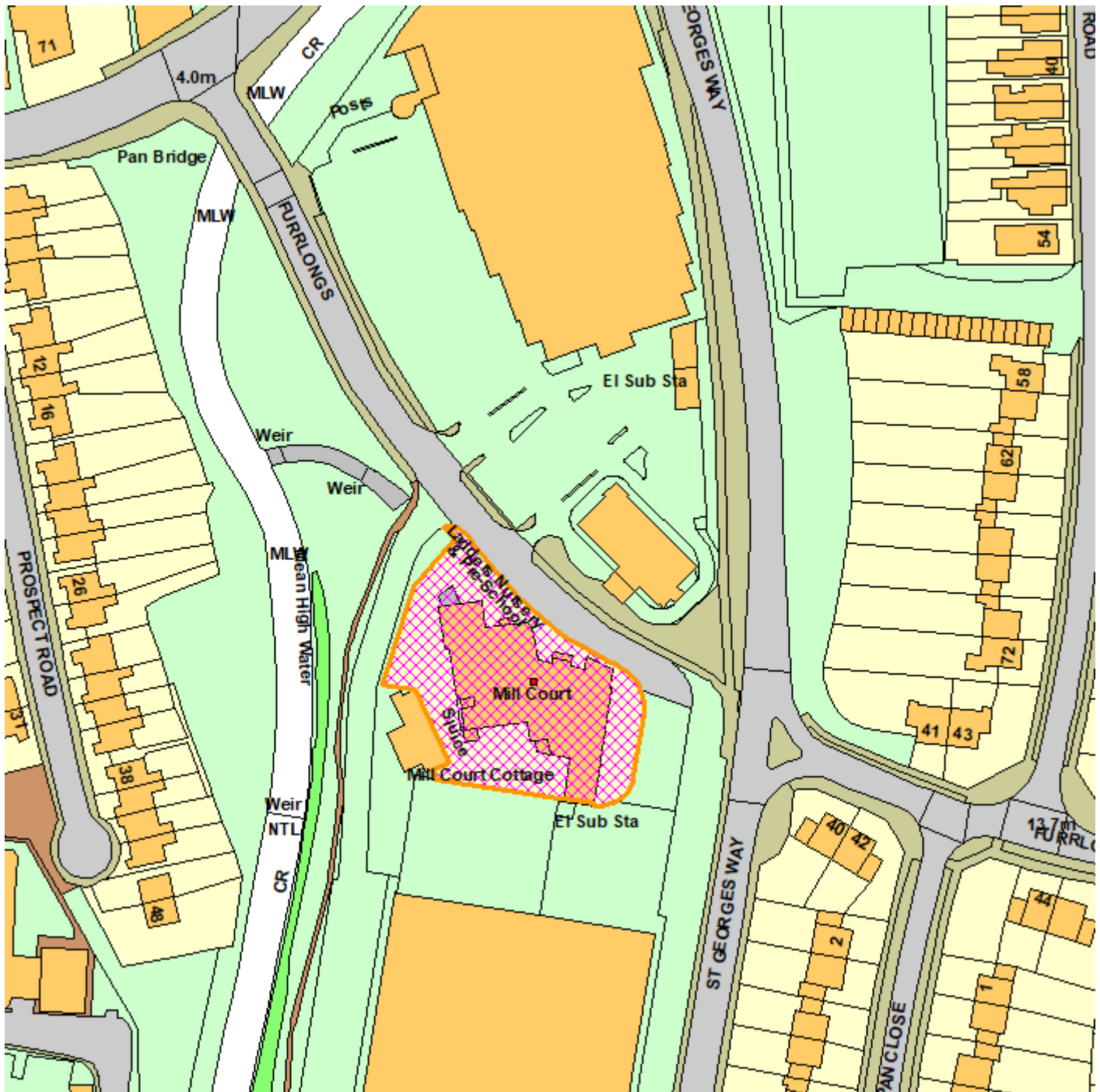
BFR204

23/02177/FUL 35 - 36 High Street, Ryde, Isle Of Wight, PO33 2HT



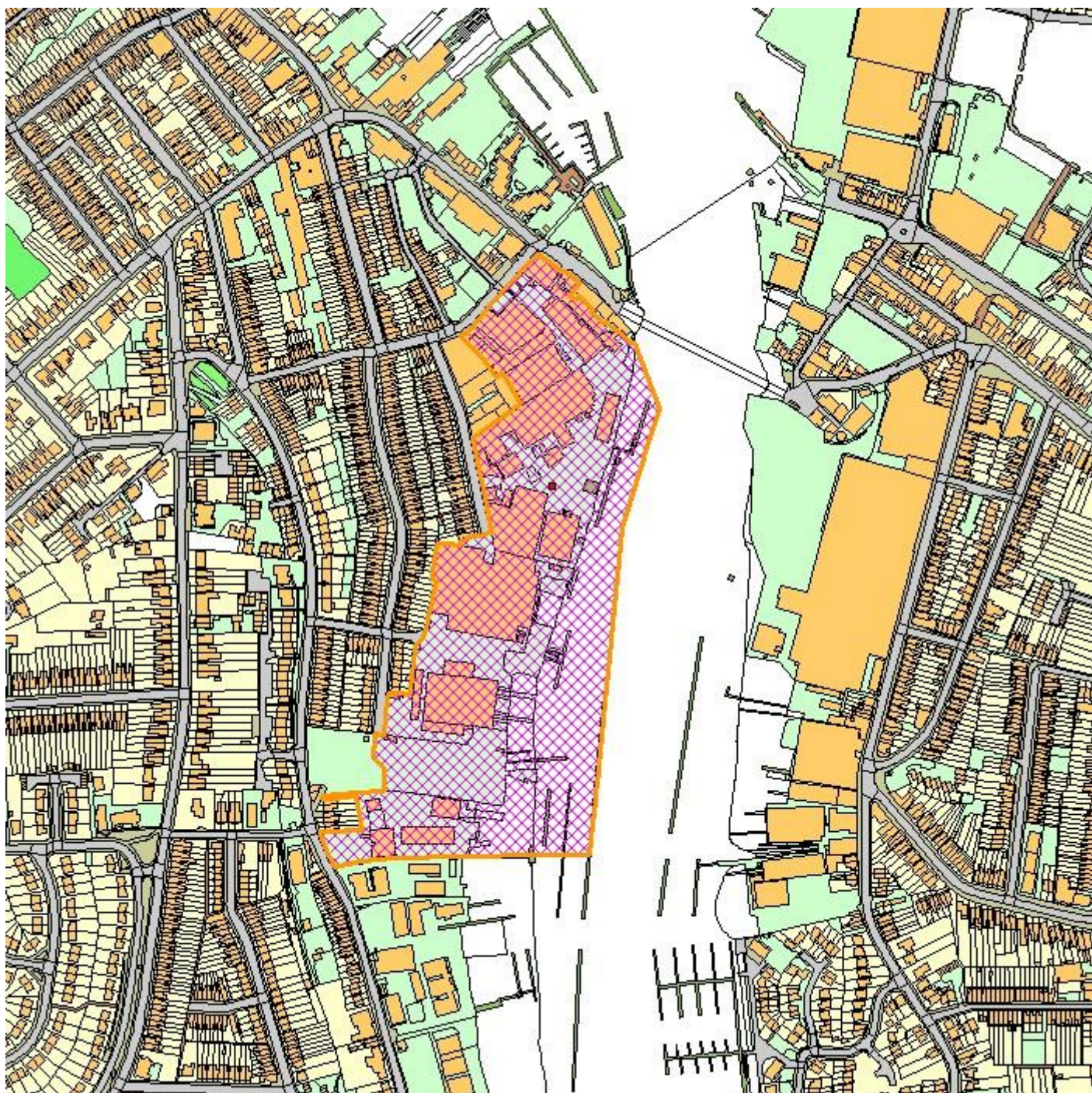
BFR205

23/02258/FUL Toymaster, 9 Union Street, Ryde, Isle Of Wight, PO33 2DU



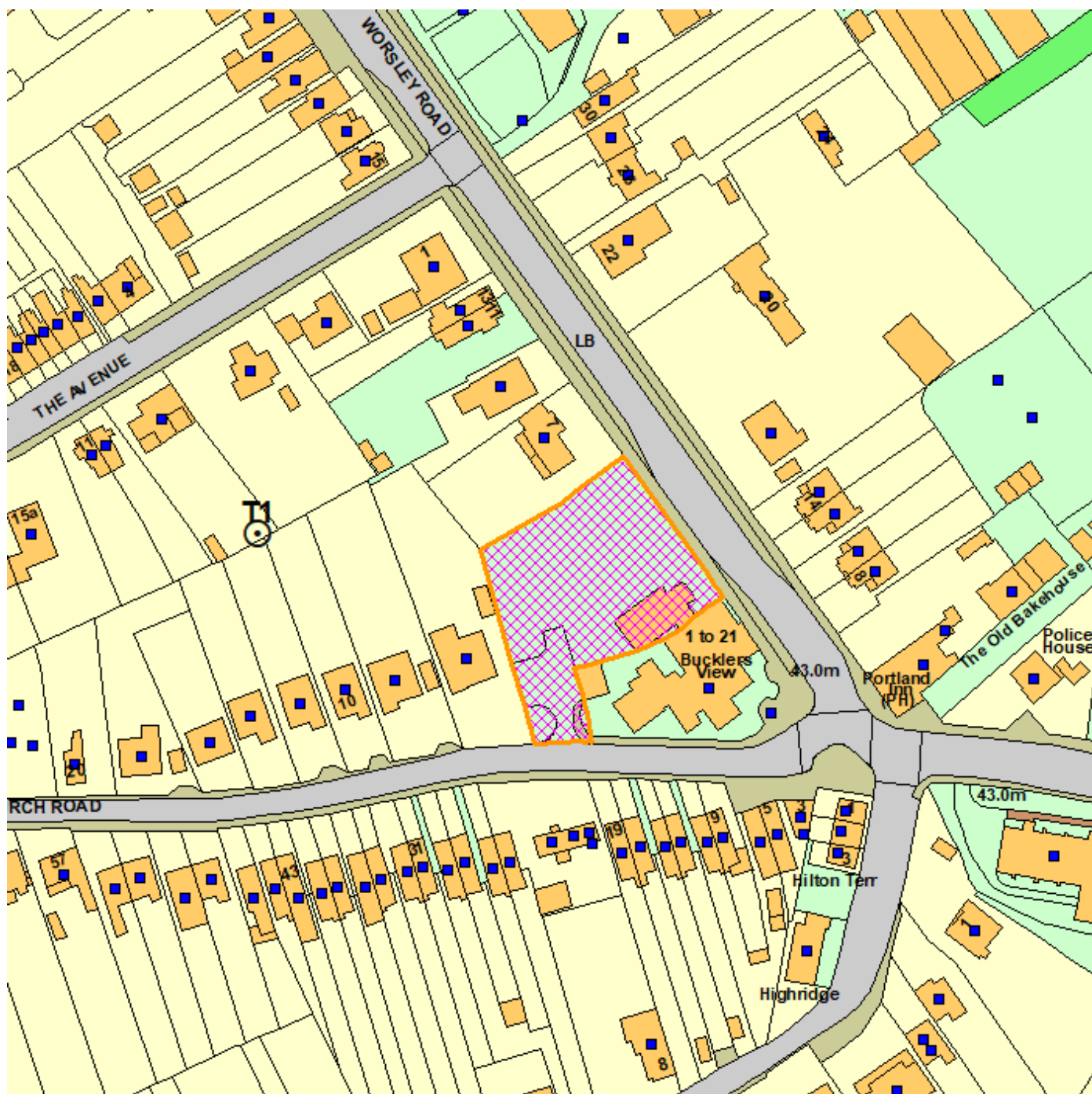
BFR206

24/01226/FUL Mill Court, Furrongs, Newport, Isle Of Wight, PO30 2AA



BFR207

Medina Yard, Cowes



BFR208

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