

Isle of Wight Council Policy, Finance and Resources Committee

Meeting 5 February 2026

Land/Property Assets Surplus to Requirements with Disposal Potential

Currently Active for Consideration		
Sandown	Former Sandham Middle School site	(70 units) Site has been sold subject to contract and planning. Following a recent public consultation the number of dwellings is dropping from 74 to 70, and a site redesign is taking place. 35% affordable units are proposed.

Assets with Very Limited or No Prospect of Being Progressed for Consideration of Social Rent Housing				
Sandown	Fort Mews Depot	No	Not applicable	Employment, Storage Within settlement boundary, but falling within Flood Zone 3 so residential development is contrary to policy
Sandown	East Yar Road Tip	No	Not applicable	External storage A contaminated former municipal tip. Decision regarding disposal to Southern Water for Water Recycling Plant to be considered.
Sandown	Pier Street	No	Not applicable	Restaurant, Retail, Public conveniences Semi closed public conveniences and former seafront kiosk. Decision regarding disposal to Sandown Town Council to be considered.

Sandown	Land at Browns	Unlikely, due to strategic flood risk assessment	Not applicable	As existing	Currently let as a mini golf course. The site is low lying and within a high flood risk location.
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BLRF: Brownfield Land Release Fund (Government grant to help delivery residential opportunities where there is a funding shortfall for the site).

BNG: Biodiversity Net Gain (statutory minimum 10% biodiversity improvement for residential developments.

IPS: **Island Planning Strategy (recently approved, by Full Council)**

TPO: Tree Preservation Order

CHSF: Council Housebuilding Support Fund (Government Grant being used to work up planning to pre-app or full application stage on 6 sites).

PBH: Prisoners Building Homes - a Government backed scheme assisting the CHSF proposals