

# Isle of Wight Council 2018 SHLAA Site Assessments

## SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS024

SHLAA Ref No: IPS024

Site Area: 0.03

Site Address: 7 Green Street, Newport, Isle of Wight, PO30 2AN

### Site location



Site Description: The site is a single residential dwelling that is double fronted and 2 storey with garden to the rear. There is no onsite parking.

## Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<div>The site is located in FZ1 and is not class 1 or 2 agricultural land.</div> <div>The site is a small site and is unclear how 5 dwellings can be achieved on site.</div>	<input checked="" type="checkbox"/> Discount

## Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings without compromising the character of the area.

☐ Site suitable if ticked

☒ Site available if ticked

## Stage D - Assessment - Availability

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: 

IPS024

Availability:	<div>It is not clear if the site is immediately available but might be available within the next 5 years.</div>
Put forward for:	<div>The site has been put forward for general housing and affordable housing.</div>
Conversion?:	<div>This would need to be determined</div>
Rural exception?:	<div>No</div>

## Stage E - Assessment - Achievability

Steering group's conclusions:	<div>The steering group concluded that the site is not suitable and therefore not achievable. This does not preclude the site coming forward through the usual planning application process to ascertain whether an additional unit is appropriate.</div>
Indicative yield:	<div>0</div> <div><input type="checkbox"/> Site achievable if ticked</div>

## Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<div>The SHLAA panel agreed with the steering group's conclusions.</div>
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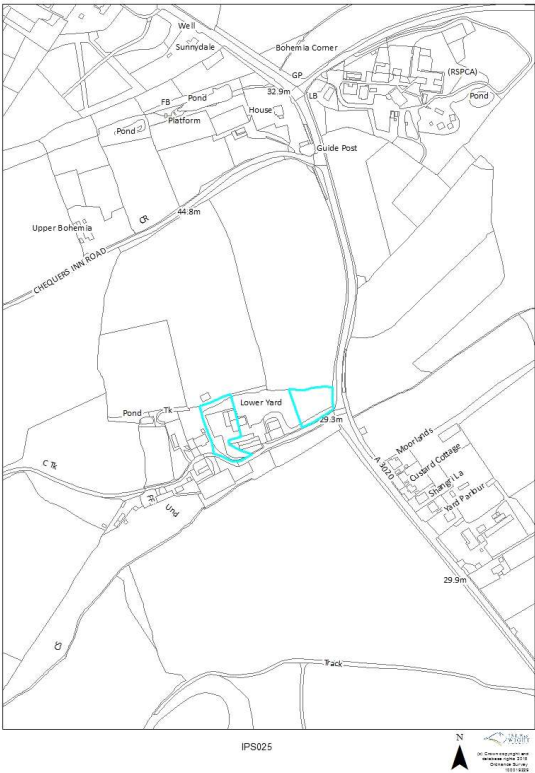
## Stage G - SHLAA Conclusion

Final conclusions:	<div>Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.</div>
The site is considered:	<div>Currently not suitable</div>

SHLAA Ref No: IPS026 Site Area: 0.3

Site Address: Lower Yard Farm, Newport Road, Godshill, PO38 3LY

Site location



Site Description: The site is split into two smaller parcels, the first an area of amenity land and the second wooden barns in good condition. The second parcel also includes brick built barn with some parking. The site is adjacent to Allendale Equestrian Centre.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The site is split into two areas, together these meet the site size threshold but separately are below. Given the location and context of the site, area and the area TPO covering both sites it is considered that the site is too small to achieve 5 dwellings and is effectively also below the minimum threshold.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is in an unsustainable location. Furthermore the site comprises of two smaller parcels which separately are below the minimum threshold, when taking account of their individual sizes and the constraints they would not achieve 5 dwellings.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.

Put forward for:

The site has been put forward for general housing

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: The site is too small and distant from settlement.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

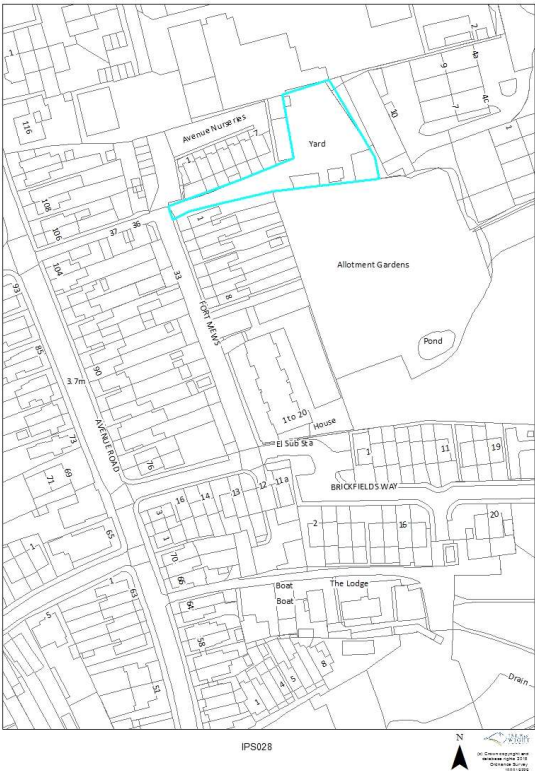
Currently not suitable

SHLAA Ref No: IPS028

Site Area: 0.12

Site Address: Fort Mews, Sandown, Isle of Wight, PO36 8BH

Site location



Site Description: The site is a car body repair facility in Sandown. There is a brick building with a corrugated roof and is accessed via a drive to the south of a terrace of houses.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCE, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The entire site is located in both flood zones 2 and 3 and therefore does not pass Stage B.	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group agreed that the site does not meet the Stage B assessment criteria and is therefore not suitable.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and affordable housing.

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: 

IPS028

Conversion?: 

No

Rural exception?: 

No

## Stage E - Assessment - Achievability

Steering group's conclusions: 

The steering group concluded the site could be redeveloped for employment uses but is not suitable for residential.

Indicative yield: 

0

☐ Site achievable if ticked

## Stage F - Assessment - SHLAA Panel Comments

Panel comments: 

The SHLAA panel agreed with the steering group's conclusions.

## Stage G - SHLAA Conclusion

Final conclusions: 

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: 

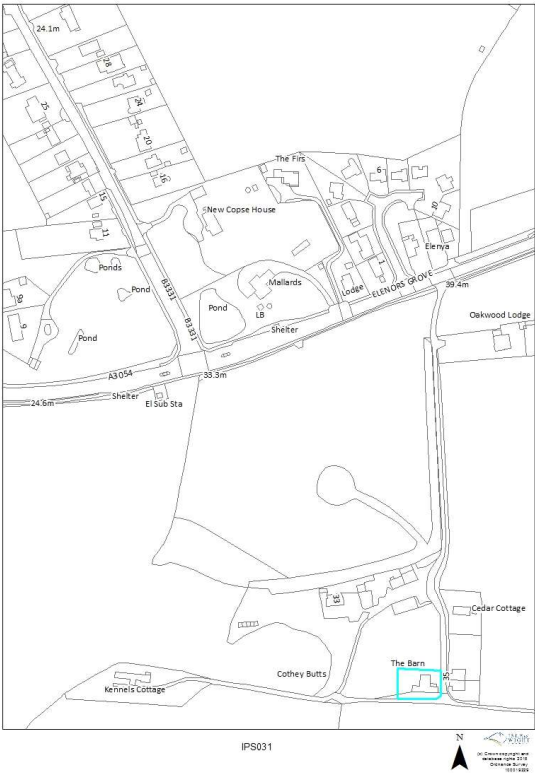
Currently not suitable

SHLAA Ref No: IPS031

Site Area: 0.07

Site Address: The Barn, Cothey Butts, Fishbourne, Isle of Wight, PO33 4HD

Site location



Site Description: The site is a small site and has a timber clad building used as workshop unit on site. The site itself is flat with no hard boundaries.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The site is below the 0.25ha threshold for SHLAA and located in the wider rural area. Given the location and context of the site and area it is considered that the site is too small to achieve 5 dwellings.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is below the 0.25ha threshold for SHLAA and located in the wider rural area. Given the location and context of the site and area it is considered that the site is too small to achieve 5 dwellings. Therefore the site does not pass Stage B.

☐ Site suitable if ticked

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: 

IPS031

## Stage D - Assessment - Availability

☒ Site available if ticked

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1-2 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	This would need to be determined
Rural exception?:	No

## Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.
Indicative yield:	<div>0</div> <div><input type="checkbox"/> Site achievable if ticked</div>

## Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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## Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.
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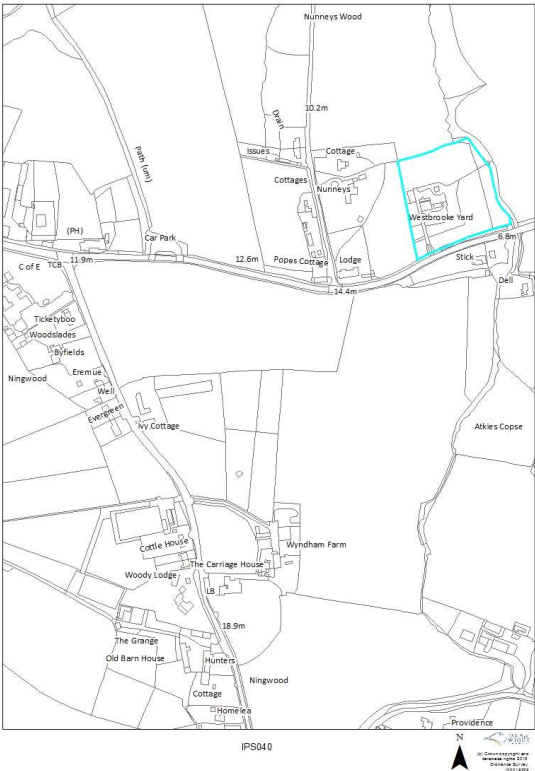
The site is considered:	Currently not suitable
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SHLAA Ref No: IPS040 Site Area: 0.9

Site Address: Westbrook Yard, Main Road, Ningwood, Shalfleet, Isle of Wight, PO30 4NS

Site location



Site Description: The site is a brownfield site outside of Shalfleet. The site comprises of a number of buildings that are a mix of single storey block brick and metal/tin buildings. The site is bounded by hedges and trees with a boarded fence around the existing vehicular access.

Stages A and B - Discounting

- Environmental designations A1:

0.15 ha to the north of the site is located in an Ancient Woodland, SINC and associated buffers.

The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

☐ Discount
- Environmental designations A2:

The site is located within Hamstead Heritage Coast and therefore is discounted at Stage A.

☒ Discount
- Flood zones/agricultural class/size:

☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that the site is not suitable as it is located within the Heritage Coast which is an absolute constraint.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 years

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS040

Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.	
Indicative yield:	<input type="text" value="0"/>	<input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *Not near a settlement and should check previous appeal decisions.
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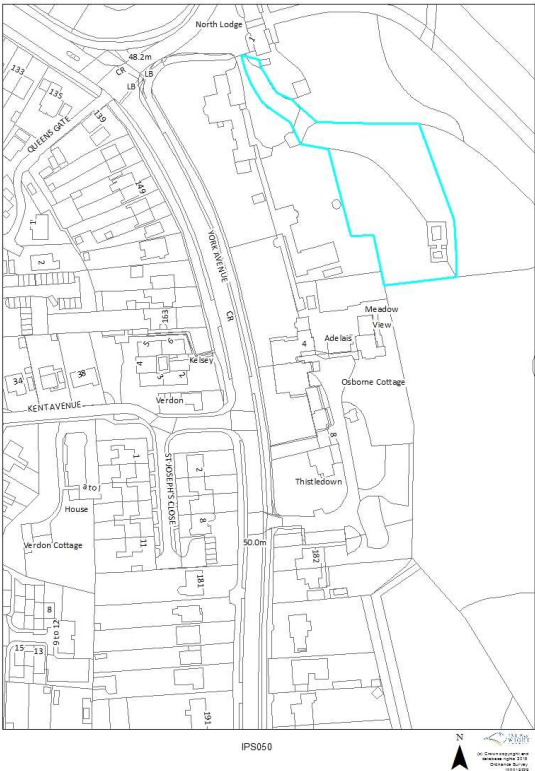
Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.
The site is considered:	<input type="text" value="Currently not suitable"/>

SHLAA Ref No: IPS050 Site Area: 0.3

Site Address: Land to the rear Albert Cottage Hotel, East Cowes, Isle of Wight

Site location



Site Description: The site is located within the grounds of a listed building and is accessed via the listed hotel's access. The area has a number of large protected trees and is level. There is a large stone wall to the boundary.

Stages A and B - Discounting

- Environmental designations A1: The site is wholly located in a SINC. ☒ Discount
- Environmental designations A2: The site is located within a Historic Park and Garden - Osbourne House ☒ Discount
- Flood zones/agricultural class/size: ☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group agreed that the site did not meet the tests to pass Stage A and is therefore not suitable.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

- Availability: The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year
- Put forward for: The site has been put forward for general housing.
- Conversion?: Not applicable
- Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that as the site is not suitable it is therefore not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

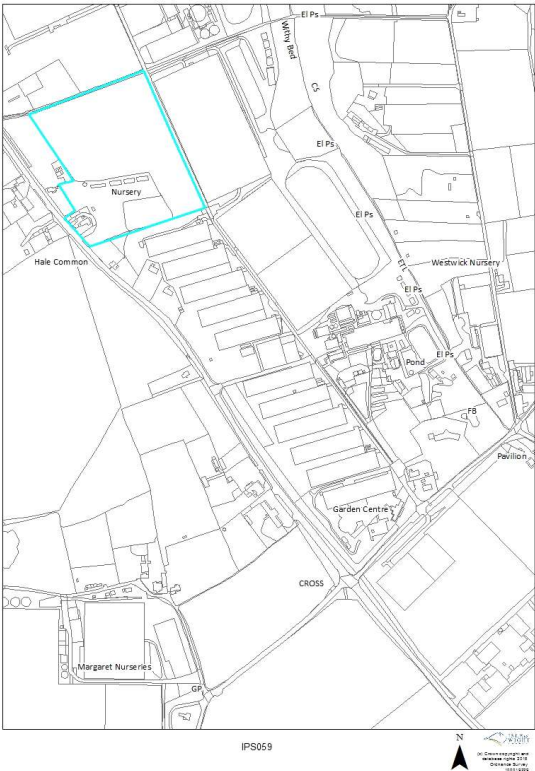
The site is considered:

Currently not suitable

SHLAA Ref No: IPS059 Site Area: 3.9

Site Address: The Hollands, Hale Common, Arreton, Isle of Wight, PO30 3AR

Site location



Site Description: The site is a former nursery and contains a number of buildings throughout the site including the farmhouse, stone barns, a chapel building and former polytunnels. The site is fairly flat and is bounded by a mix of hedgerows.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not meet the criteria to move to the next stage.</p> <p>Should there be no alternative sites and if there is a need for sites in Hale Common this site will be reviewed</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable and agree that high grade agricultural land should be protected. If following further investigation it is considered there is a need for additional housing in Hale Common and this site will be reviewed.

☐ Site suitable if ticked

## SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS059

### Stage D - Assessment - Availability



Site available if ticked

Availability:

The site is immediately available and is for sale and being marketed with a reasonable prospect of development taking place within 5 years.

Put forward for:

The site has been put forward for general housing.

Conversion?:

No

Rural exception?:

No

### Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0



Site achievable if ticked

### Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: In this area there is a requirement for greenhouses. Could this site be a possibility for agricultural workers in association with the adjacent site. If reviewed should first be considered for rural employment/expansion of adjacent use.

### Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

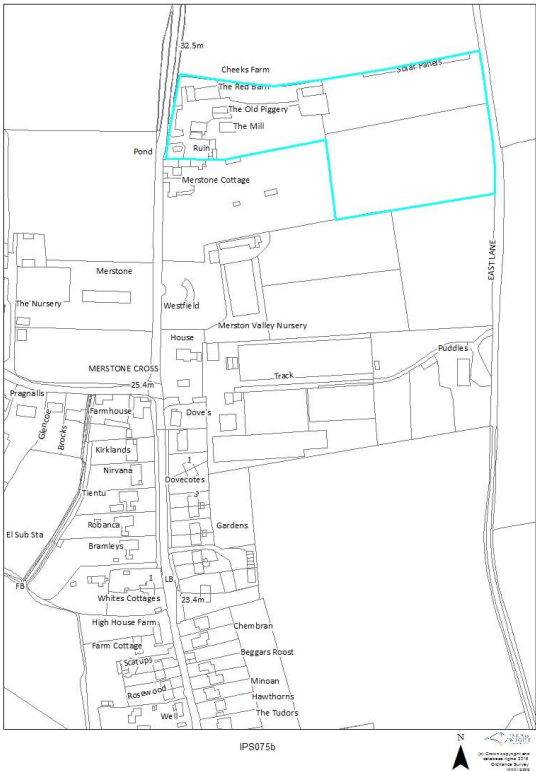
Currently not suitable

SHLAA Ref No: IPS075b

Site Area:

Site Address: Land behind Cheeks Farm, Merstone, Newport, PO30 3DE

Site location



Site Description: The site is a mix of rural employment, derelict buildings and a small area of land to the rear of the site. The site includes some new build and a three-storey empty building, a derelict barn and car parking areas. The site is bounded by open wooden fencing , hedges, stonewall and a boarded fence to the neighbour

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1.</p> <p>The site is on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B.</p> <p>In this instance the brownfield area has been assessed under IPS075a and should be referred to. The greenfield area has been discounted on the basis of being Agricultural Grade 2 land as per the methodology.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the brownfield element referred to in IPS075a is suitable for redevelopment as per those conclusions. However, the rest of the

## SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS075b

site is located on Grade 2 agricultural land and is not suitable and agree that high grade agricultural land should be protected. If following further investigation it is considered there is a need for additional housing in Merstone this site may be reassessed. At this stage it does not Pass Stage B.

☐ Site suitable if ticked

☒ Site available if ticked

### Stage D - Assessment - Availability

Availability: The site is immediately available owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years.

Put forward for: The site has been put forward for general housing, mixed development (housing led) and non-housing development.

Conversion?: This would need to be determined

Rural exception?: This would need to be determined

### Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that only the brownfield element is suitable as per IPS075a. Please refer to IPS075a for yield and timings.

Indicative yield: 0

☐ Site achievable if ticked

### Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

### Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

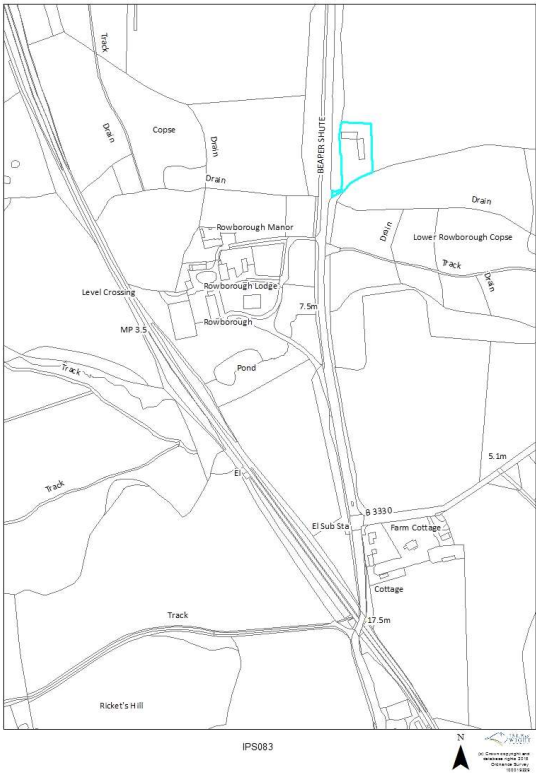


SHLAA Ref No: IPS083

Site Area: 0.22

Site Address: Buildings at Lower Rowborough, Beaper Shute, Brading, Isle of Wight, PO36 0AZ

Site location



Site Description: The site is along the strategic road network and is set behind a hedge interspersed with trees. There are trees to the south boundary that form part of the ancient woodland

Stages A and B - Discounting

Environmental designations A1:	<p>0.06ha to the south of the site is located in a ancient woodland and SINC buffer and has been removed from the assessment</p> <p>The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.</p>	<input type="checkbox"/> Discount
Environmental designations A2:	<p>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</p>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The site is 0.22ha which is below the minimum threshold of 0.25, once 0.06 has been removed from the assessment due to the buffers for the ancient woodland and SINC, the developable area reduces further. This and the context of the site and location results in the site being too small to achieve 5 dwellings and has therefore been discounted at this stage.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS083

Steering group's conclusion: The steering group concluded that the site is not suitable. It falls below the minimum threshold but also the site is beyond the settlement boundary in the wider rural area and is too far out and disconnected from services and facilities. There is also concern over access.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

## Stage D - Assessment - Availability

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years.

Put forward for: The site has been put forward for general housing and mixed development (housing led)

Conversion?: This would need to be determined

Rural exception?: This would need to be determined

## Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable or achievable.

Indicative yield: 0 ☐ Site achievable if ticked

## Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

## Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

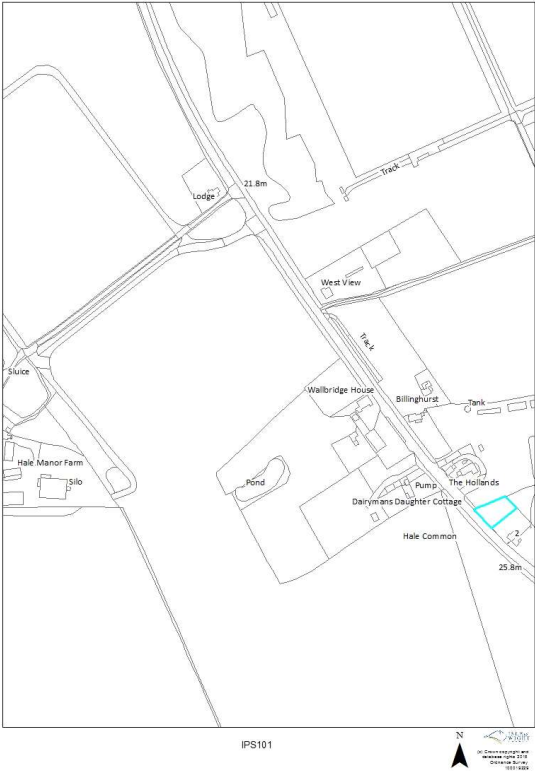
The site is considered: Currently not suitable

SHLAA Ref No: IPS101

Site Area: 0.05

Site Address: Land Adjacent to Rose Cottage, Hale Common, Newport, Isle of Wight  
PO30 3AR

Site location



Site Description: The site is a small area of flat amenity land adjacent to Rose cottage. There is a caravan and shed on site. To the front of the site there are a number of trees and shrubs, to the other boundaries there is a small fence.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not meet the criteria to move to the next stage.</p> <p>Furthermore, the site is below the minimum threshold for site size and given the context of the area would not achieve the minimum number of dwellings.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable and agree that high grade agricultural land should be protected. Furthermore, the site is below the minimum threshold for site size and given the context of the area would not achieve the minimum number of dwellings.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is not immediately available for development but has a reasonable prospect of development taking place within 5 years.

Put forward for:

The site has been put forward for general housing.

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

Currently not suitable

SHLAA Ref No: IPS108 Site Area: 0.8

Site Address: Land at Shalfleet Manor Farm, Shalfleet Manor Shalfleet

Site location



Site Description: The site is a grassed area of the wider grounds of Shalfleet Manor. The site is level with hedges to the boundaries and a post and rail fence with a tree line to the drive. The area has an hexagonal group of trees in the centre.

Stages A and B - Discounting

- Environmental designations A1: The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. ☐ Discount
- Environmental designations A2: The site is located within Hamstead Heritage Coast. ☒ Discount
- Flood zones/agricultural class/size: ☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that the site is not suitable as it is located within the Heritage Coast.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

- Availability: The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1.5 years
- Put forward for: The site has been put forward for general housing.
- Conversion?: Not applicable
- Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

Not all the SHLAA panel agreed with the steering group's conclusions. The following comments were made: Potential for sensitive growth for Shalfleet with low key development. Shalfleet could be an area for growth. Potential development to assist the growth of the village.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

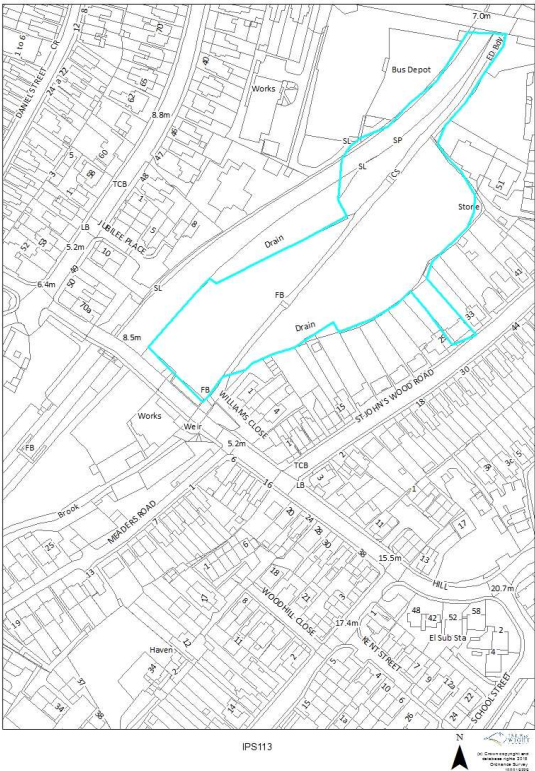
Currently not suitable

SHLAA Ref No: IPS113

Site Area: 1.39

Site Address: Bungalow and land rear of 31 St Johns Wood Road Ryde PO33 2HN

Site location



Site Description: The site is mostly an area of scrub to the north and is fairly flat with a bungalow to the southeast. There is a watercourse running through the site that runs north east to south west. The site is immediately adjacent to the railway line that runs to the north of the site.

Stages A and B - Discounting

- Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

☐ Discount
- Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

☐ Discount
- Flood zones/agricultural class/size:

The site is located in both Flood zones 2 and 3.

☒ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group agreed that the site does not meet the Stage B assessment criteria and is therefore not suitable for residential.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

- Availability:

The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 year.
- Put forward for:

The site has been put forward for general housing and mixed development (housing led).
- Conversion?:

No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and is therefore not achievable but noted that the site could be redeveloped for employment uses if appropriate.

Indicative yield: 0 ☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

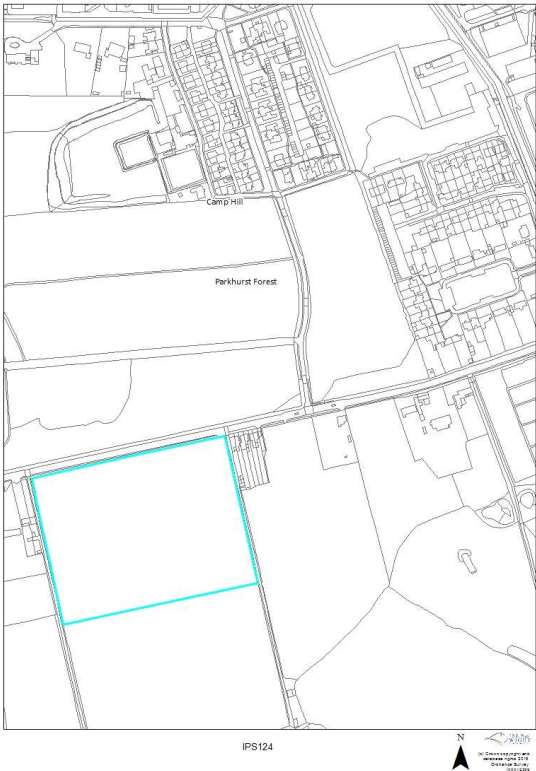


SHLAA Ref No: IPS124

Site Area: 3.76

Site Address: Land to South of Forest Road PO30 5NB

Site location



Site Description: The site is an agricultural field along Forest Road. The field is bounded by hedgerows. It has a public right of way to the east and west. The site is fairly flat to the west, then rises to a hump in the middle then slopes back down to the east, slightly lower than the road in places.

Stages A and B - Discounting

Environmental designations A1: The entire site is located in a SINC. It therefore does not meet the tests for Stage A and is discounted.

☒ Discount

Environmental designations A2:

☐ Discount

Flood zones/agricultural class/size:

☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that as the site is wholly within a SINC it did not meet the test to pass Stage A and is therefore not suitable.

☐ Site suitable if ticked

Stage D - Assessment - Availability

☒ Site available if ticked

Availability: The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years

Put forward for: The site has been put forward for general housing

Conversion?: Not applicable

Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group confirmed that as the site is not suitable it is not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment

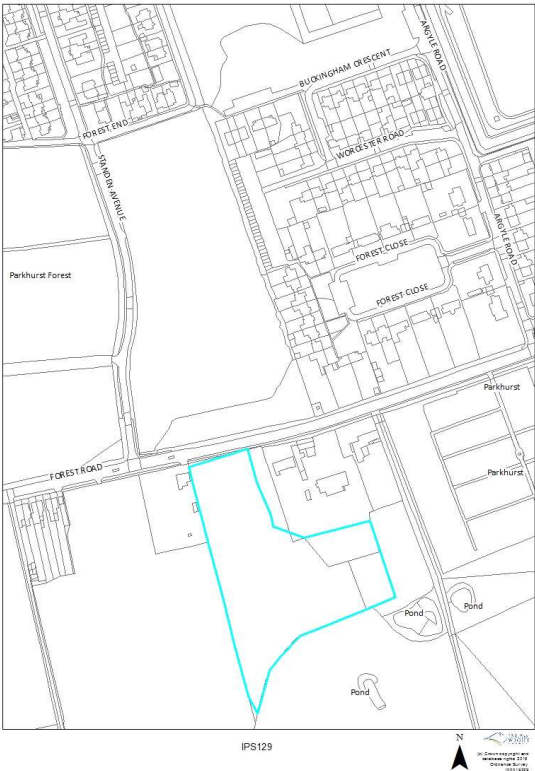
The site is considered:

Currently not suitable

SHLAA Ref No: IPS129 Site Area: 1.3

Site Address: Land to the South of Forest Road (2) PO30 5NB

Site location



Site Description: The site is a field in behind and to the side of a bungalow. The area extends behind the nearby garden centre agricultural field along Forest Road. The field is bounded by hedgerows. It has a public right of way to the east and west. The site is fairly flat to the west, then rises to a hump in the middle then slopes back down to the east, slightly lower than the road in places.

Stages A and B - Discounting

- Environmental designations A1: The entire site is located in a SINC. It therefore does not meet the tests for Stage A and is discounted. ☒ Discount
- Environmental designations A2: ☐ Discount
- Flood zones/agricultural class/size: ☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that as the site is wholly within a SINC it did not meet the test to pass Stage A and is therefore not suitable.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

- Availability: The site is immediately available, owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years.
- Put forward for: The site has been put forward for general housing.
- Conversion?: Not applicable
- Rural exception?: Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions: 

The steering group confirmed that as the site is not suitable it is not achievable.

Indicative yield: 

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: 

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions: 

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment

The site is considered: 

Currently not suitable

SHLAA Ref No: IPS133 Site Area: 1.14

Site Address: Land at Morton Common, east of Morton Road, Brading, Sandown, Isle of Wight.

Site location



Site Description: The site is an area of level common land to the rear of residential properties. The site is bounded by hedges and scrub and the railway to the east and accessed via the pump station.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in Flood Zones 2 and 3 (SFRA). Consequently the site does not meet the assessment criteria to pass stage B.	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group agreed that the site does not meet the Stage B assessment criteria and is therefore not suitable for residential.

☐ Site suitable if ticked  
☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2 years
Put forward for:	The site has been put forward for general housing.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS133

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded as the site is not suitable it is not achievable

Indicative yield: 0 ☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Access is poor.

Stage G - SHLAA Conclusion

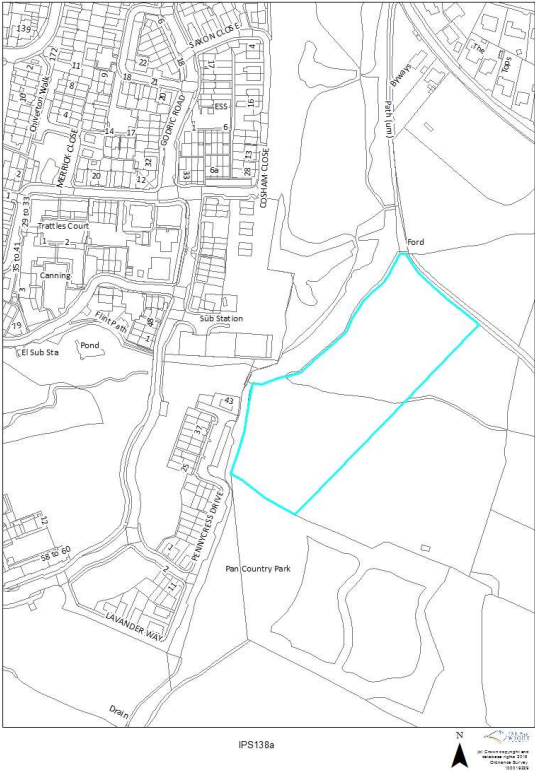
Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No: IPS138a Site Area: 1.4

Site Address: Land on the south-west side of Buckbury Lane and north-east of the new Pan Meadows development, Newport.

Site location



Site Description: The site is a couple of fields with a watercourse running through the centre. The site is bounded by hedges and trees within some larger trees in the site. The site is in a dip and is slightly sloping from north east to south west.

Stages A and B - Discounting

- Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

☐ Discount
- Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

☐ Discount
- Flood zones/agricultural class/size:

The entire site is located in FZ 2 and 3 and has therefore been discounted from the assessment

☒ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group agreed that the site does not meet the Stage B assessment criteria and is therefore not suitable for residential.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

- Availability:

The site is not immediately available for development, and is unlikely within 5 years, once commenced could be achieved within 3 years.
- Put forward for:

The site has been put forward for general housing.

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS138a

Conversion?: Not applicable

Rural exception?: Not applicable

## Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: 0 ☐ Site achievable if ticked

## Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

## Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

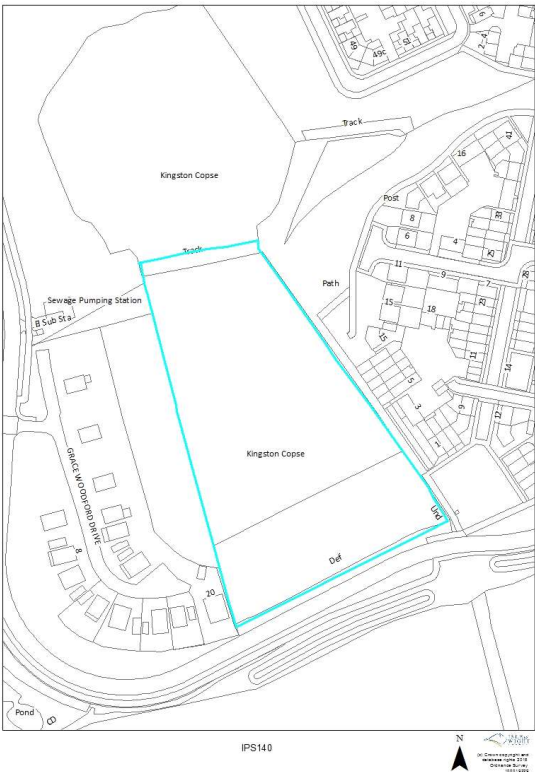


SHLAA Ref No: IPS140

Site Area: 1.3

Site Address: Former Sewage Works on land adjoining Kingston Copse being part of GKN Aerospace Osborne Works East Cowes/Whippingham

Site location



Site Description: The site is an area of scrub land located adjacent to a new development. The site is bounded by a high hedge and close board timber fence.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

☐ Discount

Environmental designations A2: The site is located in an area that has been set aside as biodiversity mitigation. The Habitats Regulations Assessment for the Isle of Wight Core Strategy Appropriate Assessment Report April 2011 set out the site was offered as part mitigation for the Kingston development and that there is no other suitable site in the vicinity.

☒ Discount

Flood zones/agricultural class/size: ☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable and is discounted at Stage A of the assessment. This is because the site already contributes towards green infrastructure mitigation in connection with approved developments at Kingston Meadows housing developments. In this case, the green infrastructure has been set aside to offset any increased disturbance impacts upon the European sites.

☐ Site suitable if ticked

Stage D - Assessment - Availability

☒ Site available if ticked

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	This would need to be determined
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and therefore not achievable.
Indicative yield:	<div>0</div> <div><input type="checkbox"/> Site achievable if ticked</div>

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.
The site is considered:	Currently not suitable

SHLAA Ref No:

IPS146

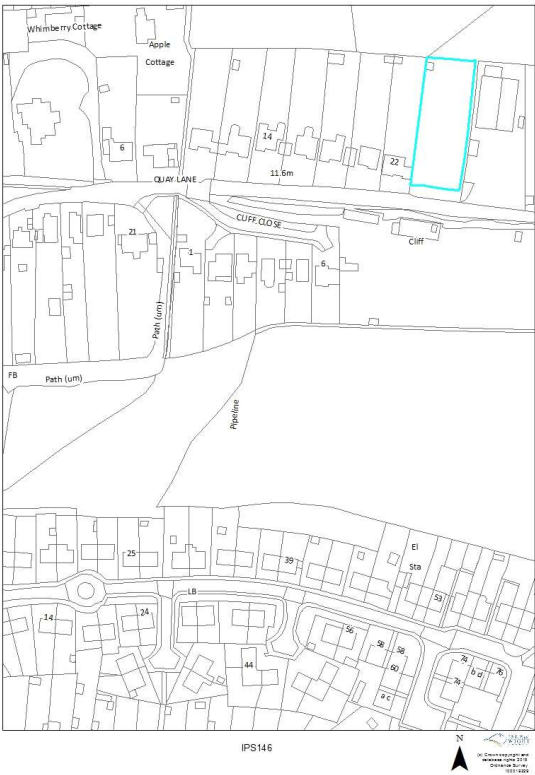
Site Area:

0.14

Site Address:

Land Between Vicarage Lane & Quay Lane Brading  
Isle of Wight  
PO36 0AT

Site location



Site Description:

The site is a small field just inside the settlement of Brading. The site is bounded by a high hedge and trees to Quay Lane and trees and fencing to the other boundaries. The site is fairly level and on the end of a row of detached houses.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<div>The site is located in FZ1 and is not class 1 or 2 agricultural land.</div> <div>The site is a small site, given the context of the area the site is considered too small to achieve 5 dwellings.</div>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings but could be considered as part of the larger IPS145a site.

☐ Site suitable if ticked

Stage D - Assessment - Availability

☒

 Site available if ticked

Availability:

The site is not immediately available for development but is likely within 5 years with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year.

Put forward for:

The site has been put forward for general housing

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded the site is not suitable and therefore not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable in isolation as it has been discounted at Stages A or B of the assessment. If it forms part of the larger site reference IPS145a then there is potential in line with the conclusion of that site.

The site is considered:

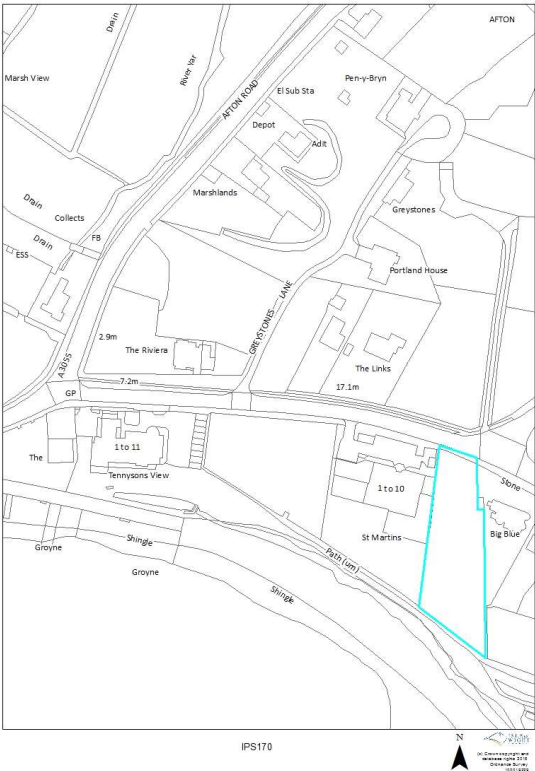
Currently not suitable

SHLAA Ref No: IPS170

Site Area: 0.2

Site Address: Land between St Martins & Dundas West, Afton Down, Freshwater

Site location



Site Description: The site is an area of grassland with no defined use set between two houses along the Tennyson Heritage Coast. The site is bounded to the front by a hedgerow and has post and wire fencing to other boundaries. There is no defined boundary to the east. The site slopes from west upwards to the east.

Stages A and B - Discounting

- Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

☐ Discount
- Environmental designations A2:

The site is located within Tennyson Heritage Coast and therefore is discounted at Stage A.

☒ Discount
- Flood zones/agricultural class/size:

☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that the site is not suitable as it is located within the Heritage Coast and does not pass Stage A.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

- Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
- Put forward for:

The site has been put forward for general housing

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS170

Conversion?: No

Rural exception?: No

## Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield: 0 ☐ Site achievable if ticked

## Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

## Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

SHLAA Ref No: IPS185

Site Area: 0.15

Site Address: 5 Warren Point, Medham Farm, Cowes

Site location



Site Description: The site is at the end of a 'gated development' outside of Cowes. It is a small site located to the front of an existing property. The site is bounded by open fences with the land sloping gently towards the River Medina and a public right of way to the south.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The site is a small site and is below the minimum threshold for site size and given the context of the area would not achieve the minimum number of 5 dwellings.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable as the site is below the minimum threshold for site size and given the context of the area would not achieve the minimum number of dwellings.

Stage D - Assessment - Availability

☐ Site suitable if ticked  
☒ Site available if ticked

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: 

IPS185

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
Rural exception?:	Not applicable

## Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable.	
Indicative yield:	<div>0</div>	<input type="checkbox"/> Site achievable if ticked

## Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions
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## Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.
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The site is considered:	Currently not suitable
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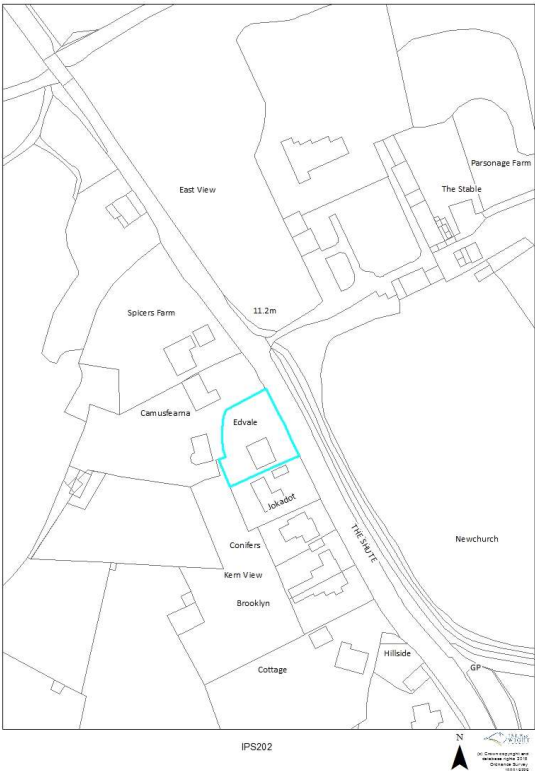


SHLAA Ref No: IPS202

Site Area: 0.06

Site Address: Edvale, The Shute, Newchurch

Site location



Site Description: The site is a detached residential property and its garden set on a fairly level plot with access on to the main road. It is bounded by a low fence and stone wall to the west and south.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The site size is 0.06 which is below the 0.25ha site size threshold. Given the location and context of the house and area it is considered that the site is too small to achieve 5 dwellings and has therefore been discounted from the assessment.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is below the minimum site size threshold and is considered too small to accommodate 5 dwellings without compromising the character of the area.

☐ Site suitable if ticked

Stage D - Assessment - Availability

☒ Site available if ticked

Availability:	The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed
Put forward for:	The site has been put forward for general housing
Conversion?:	This will need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable and is therefore not achievable.
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Indicative yield:	<div>0</div>	<input type="checkbox"/> Site achievable if ticked
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Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

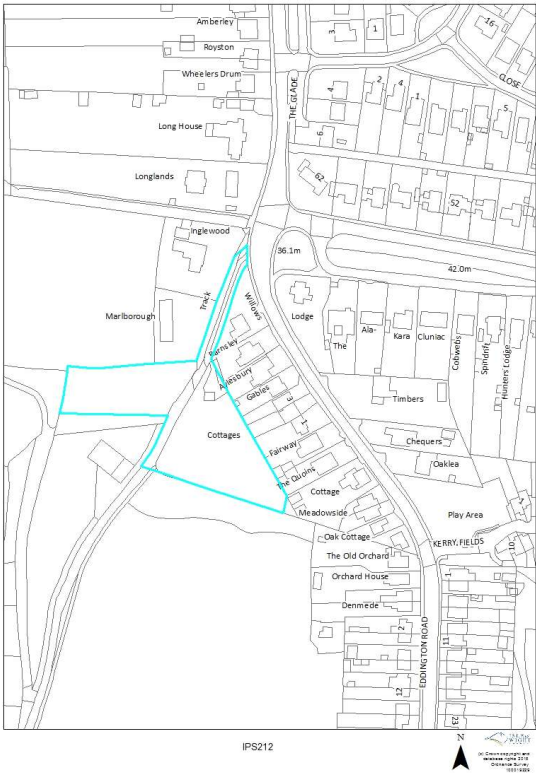
Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.
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The site is considered:	Currently not suitable
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Site Address:

Land rear of The Copse, Eddington Road, Seaview

Site location



Site Description:

The site is split by a track with a grazing area one side and a small holding/treed area to the other. There are a number of trees within the site and it is bounded by hedges. The site is fairly flat and access is onto Eddington Road.

Stages A and B - Discounting

Environmental designations A1:	0.35ha of the site is located within an ancient woodland and buffer. This has been removed from the assessment and the developable area has been reduced from 0.56ha to 0.21 accordingly. A further 0.04ha is located in a SINC buffer. The remainder of the area is not in any environmental designations.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.  In terms of site size, once the ancient woodland, SINC buffer and access have been deducted from the site, the developable area is approximately 0.1ha. Given the context of the area this is considered too small to be able to deliver the minimum dwellings for SHLAA.	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that given the site constraints, the potential developable area is too small given the context of the surrounding area and development pattern and therefore does not meet the test for Stage B.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability: 

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for: 

The site has been put forward for general housing

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions: 

The steering group concluded that as the site is not suitable it is not achievable.

Indicative yield: 

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments: 

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Too small considering woodland.

Stage G - SHLAA Conclusion

Final conclusions: 

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

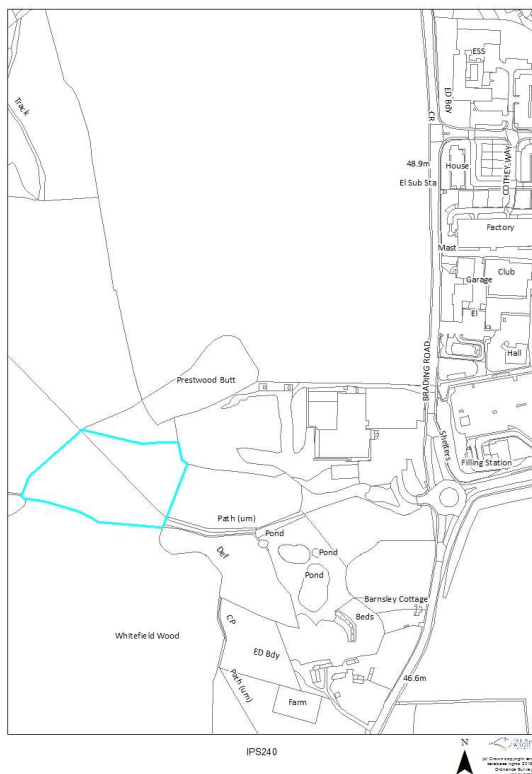
The site is considered: 

Currently not suitable

## SHLAA Ref No: IPS240

Site Area:	1.37
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## Site location



## Stages A and B - Discounting

☒ Discount

☐ Discount

☐ Discount

## Stage C - Assessment - Suitability

- ☐ Site suitable if ticked
- ☒ Site available if ticked

## Stage D - Assessment - Availability

Rural exception?: No

## Stage E - Assessment - Achievability

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS240

Steering group's conclusions: The steering group confirmed that as the site is not suitable it is not achievable.

Indicative yield: 0

☐ Site achievable if ticked

## Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

## Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

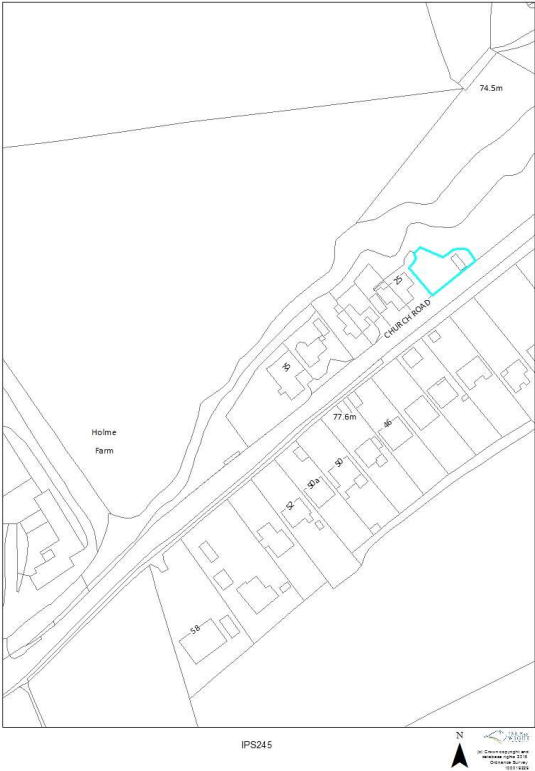
The site is considered: Currently not suitable

SHLAA Ref No: IPS245

Site Area: 0.02

Site Address: Land adjacent 29 Church Road, Shanklin

Site location



Site Description: The site is located outside of Shanklin and is a small wooded site that drops down from the road.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The site is 0.02ha with the eastern extent of the site being in a TPO group, this and the context of the site and location results in the site being too small to achieve 5 dwellings.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings without compromising the character of the area and the protected trees and does not meet the assessment criteria of Stage B.

☐ Site suitable if ticked  
☒ Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be

	brought forward or developed
Put forward for:	The site has been put forward for general housing
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is not suitable or achievable	
Indicative yield:	0	<input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.
The site is considered:	Currently not suitable

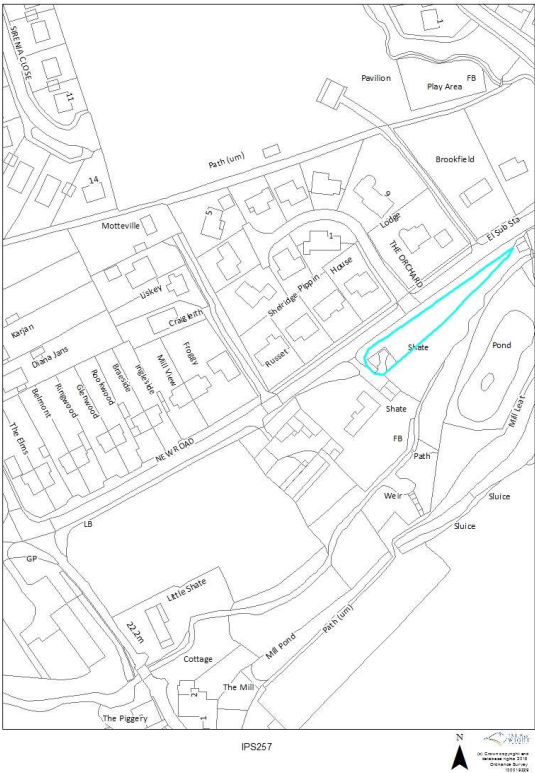


SHLAA Ref No: IPS257

Site Area: 0.07

Site Address: Adjacent New Road (1), Brighstone

Site location



Site Description: The site is part of a field and contains stone barns with a mix of slate and corrugated roofs. It is a flat field and is bounded by a mix of hedges and trees and a wire fence to New Road.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCE, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The council's SFRA 2115 scenario shows the site to be in FZ1. However, the EA maps show the site to be in FZ 2 and 3.</p> <p>The site has been assessed at this stage but confirmation will need to be sought on the flood risk.</p> <p>The site is not Grade 1 or 2 agricultural land.</p> <p>Confirmation from EA, the site is in FZ 2 and 3 and as such does not meet the assessment criteria</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is too small, too narrow to develop for 5 or more dwellings. Furthermore, the site is full of trees and there are also potential for ecology concerns.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for:

The site has been put forward for general housing

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions, it was confirmed that the site is in FZ2 and 3, furthermore it does not meet the site size requirements and therefore does not meet the tests of Stage B. It is therefore concluded that whilst the site has been assessed the site is currently not suitable as it is discounted at Stages A or B of the assessment.

The site is considered:

Currently not suitable

SHLAA Ref No: IPS258 Site Area: 0.7

Site Address: Adjacent New Road (2), Brighstone

Site location



Site Description: The site comprises of a grassed area, part covered by small trees and shrubs. The site is bounded to the road by hedges and trees.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The council's SFRA 2115 scenario shows the site to be in FZ1. However, the EA maps show the site to be in FZ 2 and 3.</p> <p>The site has been assessed at this stage but confirmation will need to be sought on the flood risk.</p> <p>The site is not Grade 1 or 2 agricultural land.</p> <p>Confirmation from EA, the site is in FZ 2 and 3 and as such does not meet the assessment criteria.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion:	The steering group concluded that the site is suitable but subject to no flood risk. The site is located outside but immediately adjacent to the settlement boundary. There is potential for a small sensitively designed scheme but would need to be frontage development with an appropriate buffer to the listed
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building.  
Update: The site is located within Flood 2 and 3 and is therefore does not meet the assessment criteria.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

Put forward for:

The site has been put forward for general housing.

Conversion?:

Yes barns

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable subject to confirming flood risk. Potential for a small sensitively designed scheme about 6-10 units but would need to be frontage development or other sensitive scheme with an appropriate buffer to the listed building. Update: The site is located within Flood 2 and 3 and is therefore does not meet the assessment criteria. - Agreed by panel.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions, it was confirmed that the site is in FZ2 and 3 and therefore does not meet the tests of Stage B. It is therefore concluded that whilst the site has been assessed the site is currently not suitable and is discounted at Stages A or B of the assessment.

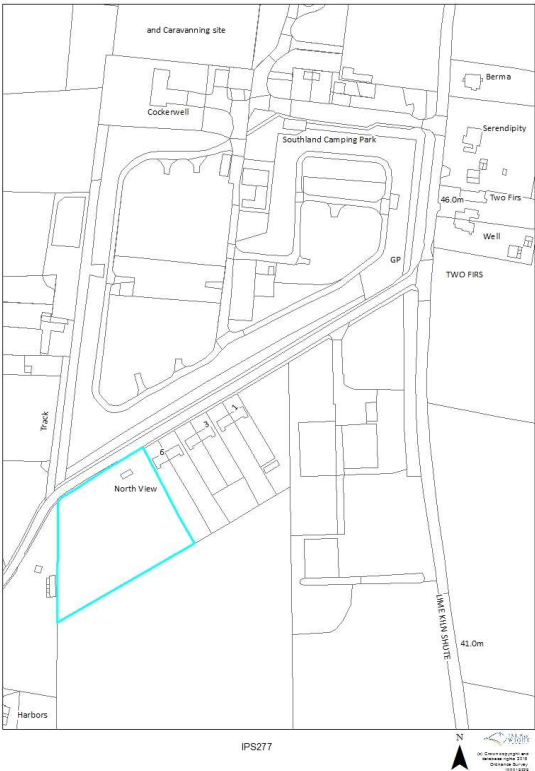
The site is considered:

Currently not suitable

SHLAA Ref No: IPS277 Site Area: 0.4

Site Address: Land at 6 Northview Harbors lake Lane, Newchurch

Site location



Site Description: The site comprises of a domestic garden and amenity/grazing land. The boundary to the road is a dense hedgerow with trees and all other boundaries are hedges. The site is fairly level but slopes to the west.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located on Grade 2 agricultural land and is classified very good quality land. As such the site does not meet the criteria to move to the next stage.	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that high grade agricultural land should be protected. Furthermore, the site is too isolated and there are concerns over the visual impact in the wider landscape.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability: The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed.

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS277

Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded the site is not suitable and not achievable.	
Indicative yield:	0	<input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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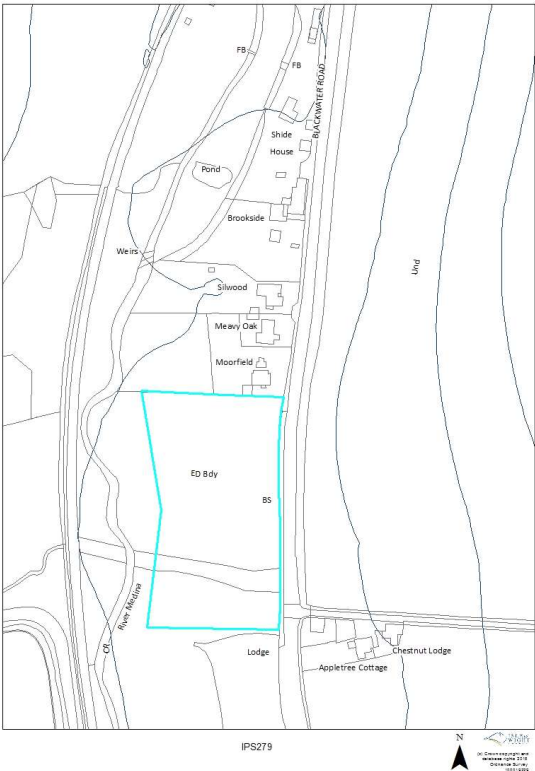
Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment
The site is considered:	Currently not suitable

SHLAA Ref No: IPS279 Site Area: 0.93

Site Address: Sommerville, (next to 'Moorfield') Blackwater Road, Newport, PO30 3BD

Site location



Site Description: The site is an area of scrub land with trees. The site slopes down from east to west towards the River Medina. It is bounded by hedges and trees with a fence adjacent to neighbouring residential.

Stages A and B - Discounting

Environmental designations A1:	<p>0.69 ha is located in a SINC and has been removed from the assessment.</p> <p>The remaining 0.24ha is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.</p>	<input type="checkbox"/> Discount
Environmental designations A2:	<p>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</p> <p>Part of the site is located within the open space audit as a green corridor though the extent and accessibility needs to be confirmed.</p>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The remaining portion of the site is 0.24ha, the majority of this (over 0.2ha) is located within a TPO woodland, this and the context of the site and location results in the site being too small to achieve 5 dwellings.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS279

Steering group's conclusion: The steering group confirmed that the site is not suitable. Once the area within the SINC has been removed, the site falls below the minimum threshold and is too small to accommodate 5 dwellings without compromising the character of the area and the protected trees and SINC.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

## Stage D - Assessment - Availability

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year

Put forward for: The site has been put forward for general housing

Conversion?: Not applicable

Rural exception?: Not applicable

## Stage E - Assessment - Achievability

Steering group's conclusions: The steering group confirmed that the site is not suitable and is therefore not achievable.

Indicative yield: 0 ☐ Site achievable if ticked

## Stage F - Assessment - SHLAA Panel Comments

Panel comments: The SHLAA panel agreed with the steering group's conclusions.

## Stage G - SHLAA Conclusion

Final conclusions: Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered: Currently not suitable

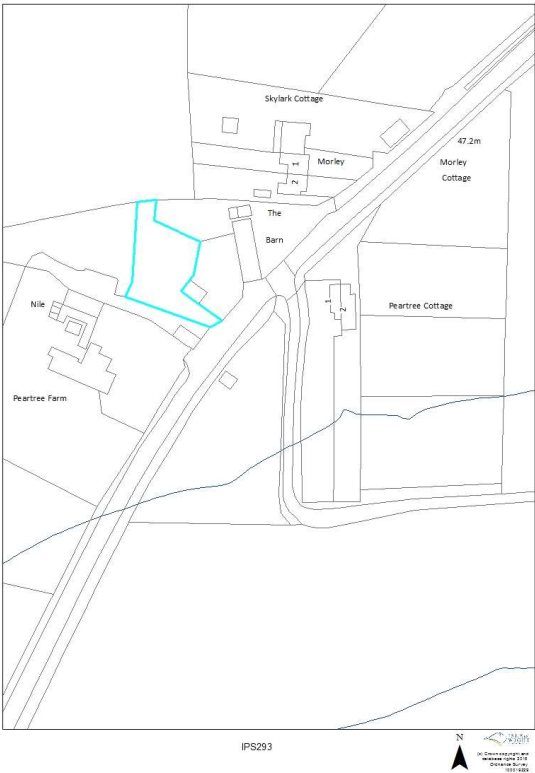


SHLAA Ref No: IPS293

Site Area: 0.08

Site Address: Land formerly part of Pear Tree Farm, Canteen Rd, Whiteley bank

Site location



Site Description: The site is located in Whiteley Bank and is an area of level former farm land. It is bounded by trees and stone walls.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The site is below the 0.25ha threshold for SHLAA and located in the wider rural area. Given the location and context of the site and area it is considered that the site is too small to achieve 5 dwellings.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. The site is in an unsustainable location. Furthermore, the site size is below the minimum threshold and given the location and context would not achieve the minimum 5 dwellings.

☐ Site suitable if ticked

Stage D - Assessment - Availability

☒

 Site available if ticked

Availability:

The landowner/agent has confirmed the site is available but has not indicated when it might be brought forward or developed

Put forward for:

The site has been put forward for general housing.

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and therefore not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

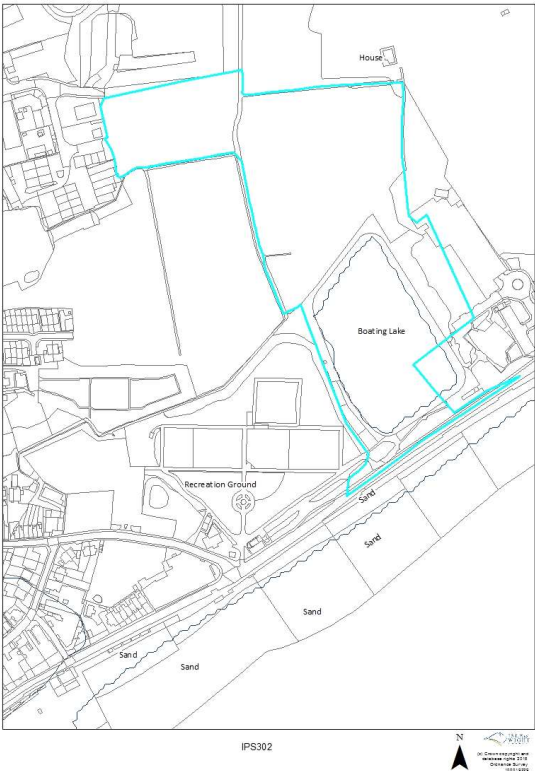
Currently not suitable

SHLAA Ref No: IPS302

Site Area: 5.69

Site Address: Culver Parade, Sandown,

Site location



Site Description: The site currently comprises of a boating lake, car parking and areas of grassland and scrub.

Stages A and B - Discounting

Environmental designations A1:	<p>The site is not located in the following environmental designations, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG.</p> <p>Approximately 2.4ha of the site to the north is located within a SINC and this area will need to be removed from any developable area.</p>	<input type="checkbox"/> Discount
Environmental designations A2:	<p>The site is not located within the heritage coast, historic park or garden.</p> <p>The south of the site is designated as a boating lake and considered public open space. This area will need to be removed from any developable area.</p>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The entire site is located within Flood zones 2 and 3. Consequently the site does not pass Stage B of the methodology.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion:	<p>The steering group concluded that the site is not suitable and does not pass Stage B. The site is located in FZ 2 and 3, is part within a SINC and part open space. Given the location and the constraints the site is not suitable for further testing and is unlikely to meet the sequential or exception tests.</p>
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- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years

Put forward for:

The site has been put forward for general housing, mixed development (housing led) and non-housing development.

Conversion?:

Unclear

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

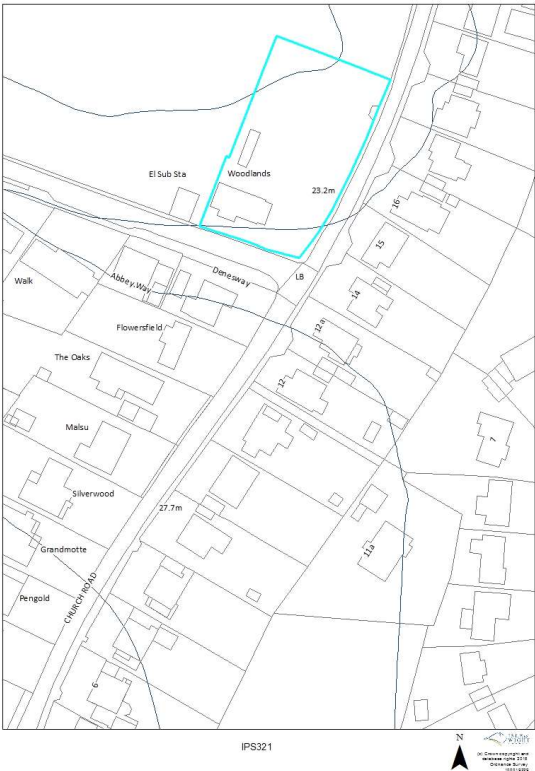
Currently not suitable

SHLAA Ref No: IPS321

Site Area: 0.21

Site Address: Woodlands, Quarr Road, Binstead, Ryde

Site location



Site Description: The site is a small site and comprises a detached property within its garden. There are a number of protected trees on site and the site is immediately adjacent to a bird sanctuary.

Stages A and B - Discounting

Environmental designations A1:	<p>0.12ha of the site is located within an ancient woodland buffer zone.</p> <p>The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.</p>	<input type="checkbox"/> Discount
Environmental designations A2:	<p>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</p>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The site extent beyond the ancient woodland buffer is 0.09ha. Within this area are a number of individually protected trees and a group TPO. As a result of the trees and associated buffers required, the site is too small to achieve 5 dwellings.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings without compromising the protected trees and therefore does not meet the criteria to pass Stage B.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

The landowner has confirmed that the land is available but there is no immediate wish to develop.

Put forward for:

The site has been put forward for general housing.

Conversion?:

This would need to be determined

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable or achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

The site is considered:

Currently not suitable

SHLAA Ref No:

IPS327

Site Area:

0.06

Site Address:

Land adjacent Greystones, Upper Green Road, St Helens

Site location



Site Description:

The level site comprises of an existing dwelling and adjacent amenity land. The house is a brick built post war bungalow and is bounded by fences and trees. The site is accessed off Greystone lane a narrow access way.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<div>The site is located in FZ1 and is not class 1 or 2 agricultural land.</div> <div>The site is below the minimum site threshold size of 0.25ha. Given the context of the area this is considered too small to be able to deliver the minimum 5 dwellings for SHLAA.</div>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that given the site size and the context of the surrounding area and development pattern the site is too small for consideration through the SHLAA process but could come forward depending on the specifics as a windfall site. Does not meet the criteria to pass stage B.

☐ Site suitable if ticked

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: 

IPS327

## Stage D - Assessment - Availability

☒ Site available if ticked

Availability:	<div>Depending on the access the site could come forward in the next 5 years.</div>
Put forward for:	<div>The site has been put forward for general housing</div>
Conversion?:	<div>This would need to be determined.</div>
Rural exception?:	<div>No</div>

## Stage E - Assessment - Achievability

Steering group's conclusions:	<div>The steering group confirmed the site may be appropriate as a windfall site and could achieve 2.</div>	
Indicative yield:	<div>0</div>	<input type="checkbox"/> Site achievable if ticked

## Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<div>The SHLAA panel agreed with the steering group's conclusions.</div>
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## Stage G - SHLAA Conclusion

Final conclusions:	<div>Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.</div>
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The site is considered:	<div>Currently not suitable</div>
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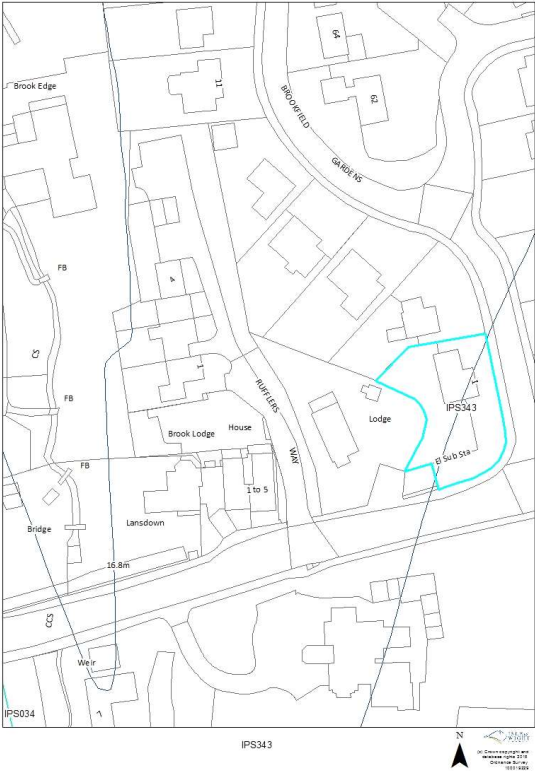


SHLAA Ref No: IPS343

Site Area: 0.06

Site Address: 1 Brookfield Gardens, Ryde

Site location



Site Description: The site is a small level site containing a residential property and amenity garden to the side. The site is a corner plot with trees and hedges bounding the site.

Stages A and B - Discounting

Environmental designations A1:	The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations including heritage coast, historic park or garden, open space.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The site is a small site and given the context of the area the site is considered too small to achieve 5 dwellings.</p>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group concluded that the site is not suitable. It is too small to accommodate 5 dwellings. As a result it does not pass Stage B.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability: The site is immediately available, being for sale and marketed with a reasonable prospect of development taking place within 5 years.

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: 

IPS343

Put forward for:	<div>The site has been put forward for general housing.</div>
Conversion?:	<div>Not applicable</div>
Rural exception?:	<div>No</div>

## Stage E - Assessment - Achievability

Steering group's conclusions:	<div>The steering group concluded that the site is not suitable or achievable.</div>	
Indicative yield:	<div>0</div>	<div><input type="checkbox"/> Site achievable if ticked</div>

## Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<div>The SHLAA panel agreed with the steering group's conclusions.</div>
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## Stage G - SHLAA Conclusion

Final conclusions:	<div>Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.</div>
The site is considered:	<div>Currently not suitable</div>

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No:

IPS344

SHLAA Ref No:

IPS344

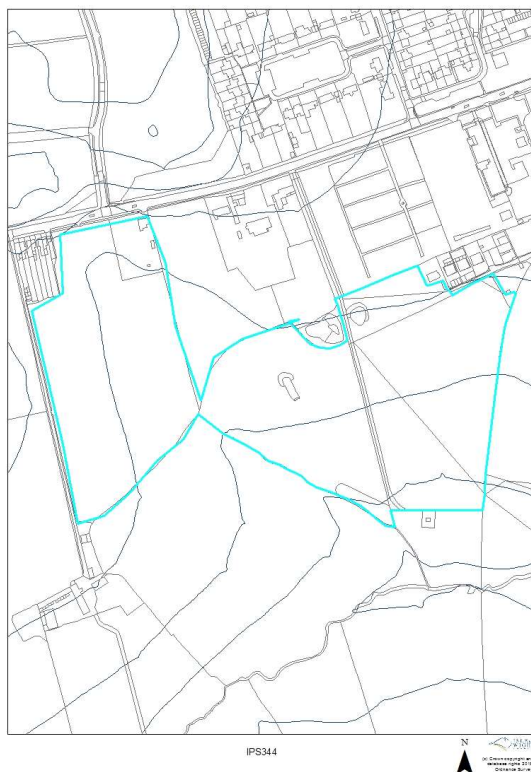
Site Area:

6.81

Site Address:

Land adjacent Heytesbury Farm, Worsley Road. Newport

Site location



Site Description:

The site is a series of smaller field parcels mainly bounded by hedges interspersed with trees. It has a public right of way to the west boundary and another dissecting the site towards the eastern edge. The site is fairly flat to the road and undulating towards the south.

## Stages A and B - Discounting

Environmental designations A1:

The entire site is located in a SINC. It therefore does not meet the tests for Stage A and is discounted.

☒ Discount

Environmental designations A2:

☐ Discount

Flood zones/agricultural class/size:

☐ Discount

## Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that as the site is wholly within a SINC it did not meet the test to pass Stage A and is therefore not suitable.

☐ Site suitable if ticked

☒ Site available if ticked

## Stage D - Assessment - Availability

Availability:

The site is immediately available, for sale and being marketed with a reasonable prospect of development taking place within 5 years.

Put forward for:

The site has been put forward for mixed development (housing led) and light industrial.

Conversion?:

Not applicable

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is not suitable and is therefore not achievable.

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.

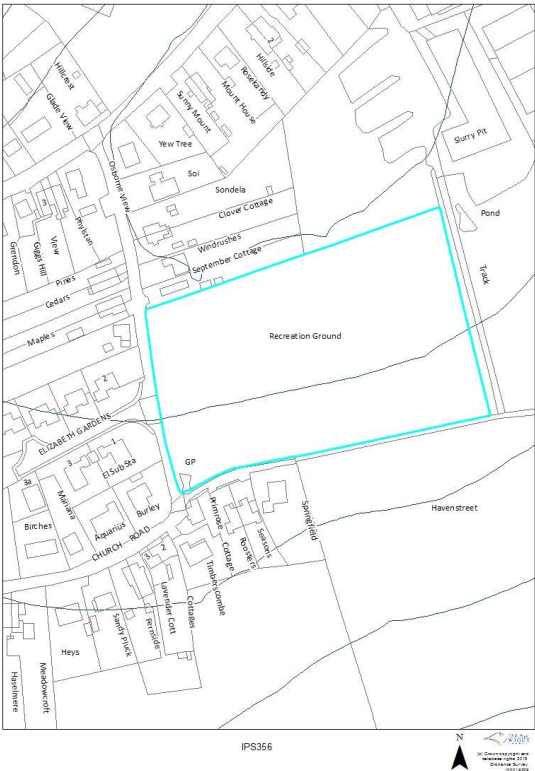
The site is considered:

Currently not suitable

SHLAA Ref No: IPS356 Site Area: 1.3

Site Address: Havenstreet Recreation Ground, Havenstreet

Site location



Site Description: The site is gently sloping in places from west to east, its current use is a recreation ground open to the public and includes open space , football pitch and play equipment. There is a hedgerow to the roadside boundary and all other boundaries.

Stages A and B - Discounting

- Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

☐ Discount
- Environmental designations A2:

The site is not located within any environmental designations including heritage coast, historic park or garden.  
  
However, the site is recognised as readily accessible public open space and therefore has been discounted

☒ Discount
- Flood zones/agricultural class/size:

☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that readily public open space should be protected and on these grounds consider that the site is not suitable for residential development. As a result the site does not pass Stage A.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: 

IPS356

Put forward for:	<div>This needs to be clarified</div>
Conversion?:	<div>Not applicable</div>
Rural exception?:	<div>Not applicable</div>

## Stage E - Assessment - Achievability

Steering group's conclusions:	<div>The steering group concluded that as the site is not suitable it is not achievable.</div>	
Indicative yield:	<div>0</div>	<div><input type="checkbox"/> Site achievable if ticked</div>

## Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<div>The SHLAA panel agreed with the steering group's conclusions.</div>
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## Stage G - SHLAA Conclusion

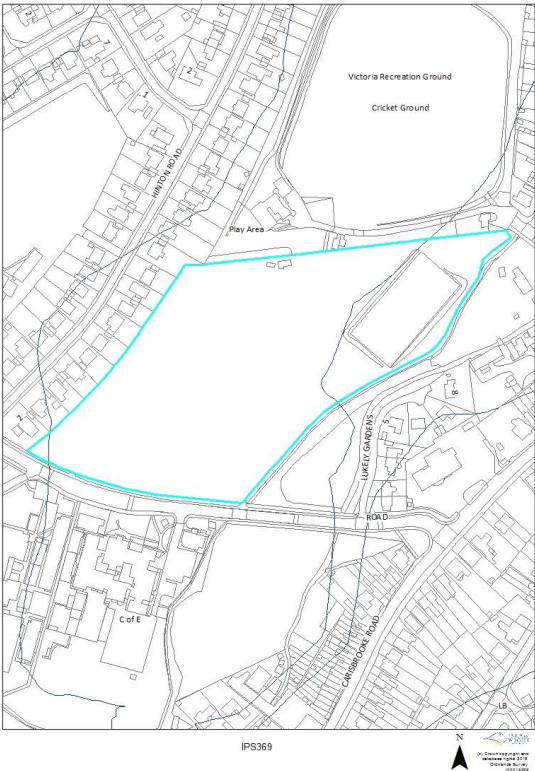
Final conclusions:	<div>Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment</div>
The site is considered:	<div>Currently not suitable</div>

SHLAA Ref No: IPS369

Site Area: 3.2

Site Address: Land at Vectis Playing Field, Newport

Site location



Site Description: The site is an area of green public open space/schools sports fields bounded by a mix of hedges and trees with post and wire fencing. The site has a slight incline from north to south. There is a public right of way along the eastern edge of the site.

Stages A and B - Discounting

Environmental designations A1: The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. ☐ Discount

Environmental designations A2: The site is part of an area of public open space known as Victoria Recreation Ground. As this site is readily accessible public open space it does not meet the assessment criteria to proceed to the next stage. ☒ Discount

Flood zones/agricultural class/size: ☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that as the site is readily accessible public open space it does not meet the relevant criteria to proceed and is discounted at Stage A and is therefore not suitable.

☐ Site suitable if ticked  
☒ Site available if ticked

Stage D - Assessment - Availability

Availability: The site is not immediately available for development, likely to come forward in years 6-10. Once commenced could be achieved within 2 years.

# SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: 

IPS369

Put forward for:	<div>The site has been put forward for general housing.</div>
Conversion?:	<div>Not applicable</div>
Rural exception?:	<div>Not applicable</div>

## Stage E - Assessment - Achievability

Steering group's conclusions:	<div>The steering group concluded that as the site is not suitable it is not achievable</div>	
Indicative yield:	<div>0</div>	<div><input type="checkbox"/> Site achievable if ticked</div>

## Stage F - Assessment - SHLAA Panel Comments

Panel comments:	<div>The SHLAA panel agreed with the steering group's conclusions.</div>
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## Stage G - SHLAA Conclusion

Final conclusions:	<div>Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.</div>
The site is considered:	<div>Currently not suitable</div>

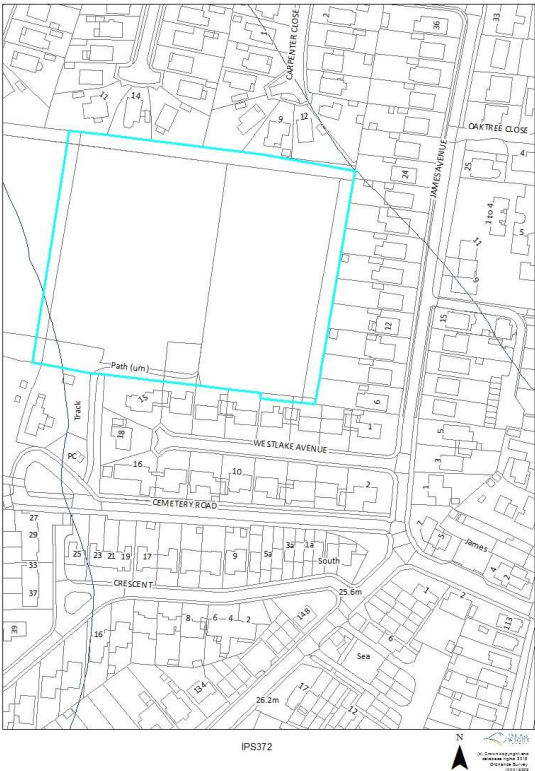


SHLAA Ref No: IPS372

Site Area: 1.49

Site Address: Extension to Shanklin Cemetery

Site location



Site Description: The site is located within the wider cemetery grounds and is a non-designated nature reserve with interpretation boards and walk. It is fairly level and slopes gently to the east and has views across the wider area and is bounded by a mix of hedges, shrubs, fencing and residential boundaries.

Stages A and B - Discounting

Environmental designations A1: The site is a non designated nature reserve and therefore is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

☐ Discount

Environmental designations A2: The site is designated as a churchyard and cemetery and has legitimate public access. The area is linked with quiet contemplation and the promotion of wildlife conservation and biodiversity. The site is therefore considered to be readily accessible open space and has been discounted as it does not meet the assessment criteria to proceed to the next stage. Furthermore, the site has been proposed as local green space.

☒ Discount

Flood zones/agricultural class/size: ☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion: The steering group confirmed that as the site is readily accessible public open space it does not meet the relevant criteria to proceed and is discounted at Stage A and is therefore not suitable.

☐ Site suitable if ticked

Stage D - Assessment - Availability

☒

 Site available if ticked

Availability:

The site is not immediately available for development with no reasonable prospect of development taking place in the next 5 years.

Put forward for:

The site has been put forward for general housing and non-housing development

Conversion?:

Not applicable

Rural exception?:

Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that as the site is not suitable it is not achievable

Indicative yield:

0

☐ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Poor access and the possible need for cemetery in the future.

Stage G - SHLAA Conclusion

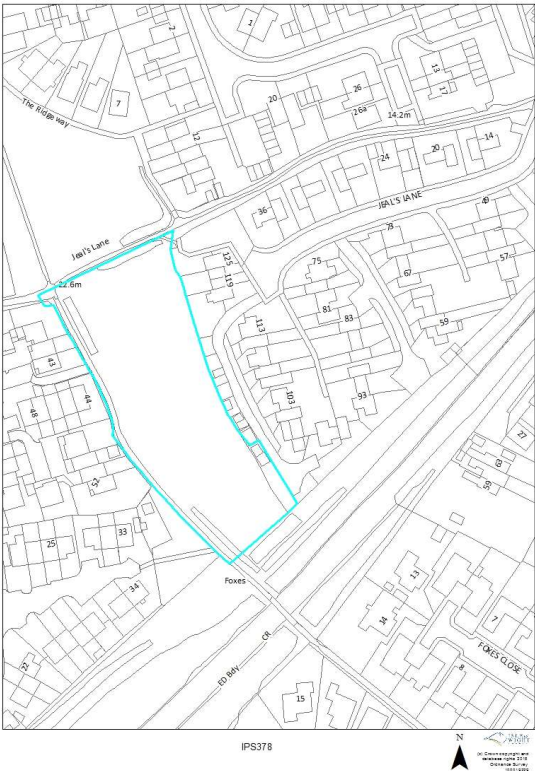
Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment

The site is considered:

Currently not suitable

Site location



Site Description:

The site is an area of green public open space bounded by a mix of hedges and trees. The site slopes down from the north west corner of the site. There is a public right of way along the western edge within the site.

Stages A and B - Discounting

- Environmental designations A1:

The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

☐ Discount
- Environmental designations A2:

The site is an area of public open space known as Foxes Path and the Ridgeway. As this site is readily accessible public open space it does not meet the assessment criteria to proceed to the next stage.

☒ Discount
- Flood zones/agricultural class/size:

☐ Discount

Stage C - Assessment - Suitability

Steering group's conclusion:

The steering group confirmed that as the site is readily accessible public open space it does not meet the relevant criteria to proceed and is discounted at Stage A and is therefore not suitable.

- ☐ Site suitable if ticked
- ☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 year

SHLAA Site Assessments - Currently Not Suitable

SHLAA Ref No: IPS378

Put forward for:	The site has been put forward for general housing, non-housing development and affordable housing
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that as the site is not suitable it is not achievable	
Indicative yield:	<input type="text" value="0"/>	<input type="checkbox"/> Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is currently not suitable as it has been discounted at Stages A or B of the assessment.
The site is considered:	<input type="text" value="Currently not suitable"/>