

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS010

Site Area:	6.94
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Site location



Site Description: The site is mostly level but rises gently to the north and currently used for agricultural uses. The site is located on the edge of Freshwater. The boundaries to all sides are mature hedgerows. There are some mixed residential boundaries the south.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary.
It is brownfield/greenfield:	The site is greenfield, used for agriculture. There are no buildings/structures on site.
Potential landscape impact:	The site is not located in an AONB but given the sites proximity to the monument and country park, any development will need to take account of landscape impact especially relating to views from outside the site area to and from the monument.
Potential biodiversity impact:	The site is immediately adjacent to Golden Hill SINC to the north and north west. Given the proximity to the SINC and the hedgerows bounding the site ecological surveys will

	be required. There are no TPO's on the site
Potential heritage impact:	The site is immediately adjacent to the wider Golden Hill Fort country park area. Golden Hill Fort is a Scheduled Ancient Monument and Grade I listed building. Any development would need to take account of the setting of the Monument and wider historical area. Given the proximity of the site to Golden Hill Fort there may be archaeological investigations to undertake.
Site access aspects:	Access could be achieved on to Copse Lane, this would require some hedgerow removal. There are currently no footpaths along the east boundary of the site at Copse Lane.
Access to public transport:	There are bus stops to the east along Copse Lane
Access to pedestrian/ cycle:	There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.
Access to services/ facilities:	Freshwater has good access to a number of services and facilities.
Access to open spaces:	Golden Hill Fort, country park and nature reserves are to the north west of the site.
Air quality sensitivities:	None known
Agricultural land class:	The land is classified as Grade 3
Mineral resources?:	There is a small section to the north east of the site that is located in the mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site has residential development to the south but will need to give consideration to any location of potential development and appropriate buffers given the proximity of the Monument.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of the Freshwater where there are a good range of services and facilities. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is suitable in part, the site is well located, immediately adjacent to settlement boundary. Access appears achievable via current consented site to the south. Concerns over additional development to the north of the existing built form due to levels.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option 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 or 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 suitable and achievable in part. Comments and yields references to sites IPS010 and IPS090. IPS010 would not be suitable in isolation.

Indicative yield:

10

☒ 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: Site could achieve 15 or so units - current permission selling well.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site in part is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation with adjacent sites.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address: The Bungalow and land, Baring Road, Cowes. PO318JW

Site location



Site Description: The site is a farm yard and its wider fields. The site is flattish to the road and then slopes to the west. There are a number of trees 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, SIN, 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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is outside but immediately adjacent to the settlement boundary of Cowes which runs along the eastern boundary.
It is brownfield/greenfield:	The site is a farm yard and immediate surrounding land
Potential landscape impact:	The site is not located in an AONB. The eastern boundary is located along Baring Road that has development on the eastern side of the road. The site gently slopes from the east down to the west boundary, beyond this the land slopes to the Jordan Valley. Therefore any development will need potential buffers.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of single trees and groups within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.

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Site access aspects:	The site can be accessed from Baring Road or Tuttons Hill.
Access to public transport:	Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road.
Access to pedestrian/ cycle:	There are no defined public rights of way close to the site but the town and seafront are accessible by foot.
Access to services/ facilities:	Cowes has a good range of services and facilities
Access to open spaces:	The open space audit identifies a couple of recreation areas to the east along Park Road.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class:</div> <div>The classification is Grade 3 to the south west corner and the rest is classified as urban</div>
Mineral resources?:	The western half of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside but immediately adjacent to the settlement boundary of Cowes. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is suitable in part for some frontage development but set back a little from the road edge. Any development should reduce the built form on site and bring any existing development closer to the road and away from the valley. This is in line with conclusions on IPS352. The lower/middle edges of the valley should be kept free of development to protect the gap and retain the integrity of the Jordan Valley.



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.
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

Steering group concluded that the site is achievable in part. There is potential for a series of semi-detached, chalet style dwellings to retain views across the valley. A gap at Crossfield Avenue should be maintained. Final Yield 5-10. (As per IPS0352)

Indicative yield:

TBC

☒ 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 in part suitable for the purposes of SHLAA. The west and south west portion of the site should be kept free of development to protect the gap and retain the integrity of the Jordan Valley.

The site is considered:

Deliverable

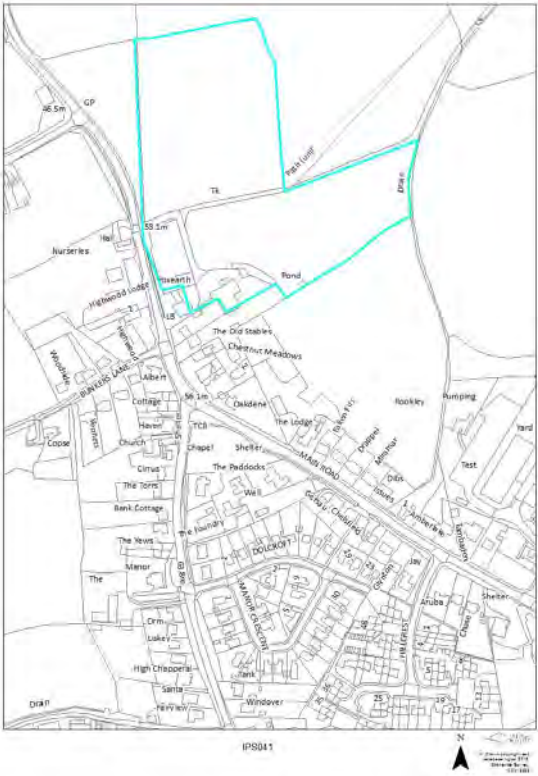
☐ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Former industrial building and land on the east side of Main Road, Rookley, PO38 3NG

Site location



Site Description:

The site is a larger site on the edge of Rookley. To the front part of the site is a metal clad barn/industrial building with hardstanding and open fields beyond. The site is bounded by a picket fence to the road, low hedge with trees to the north, trees to the south and a mix of trees and vegetation to the east. The site slopes down from the road and up towards the east and a ridge.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.
It is brownfield/greenfield:	The site has some brownfield aspects including the building to the front, the rest of the site is greenfield.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site

but there are a number of large trees individual and groupings that need to be considered. There is also a pond to the south west corner. Appropriate surveys/studies may be required.

Potential heritage impact:	The site is not located in a conservation area but there is a locally listed building to the east of the site. This is the former meeting hall. Consideration must be given to its conservation including its setting.
Site access aspects:	There is access from the site on to the strategic road network. Visibility to the north is restricted as the road goes down and bends but less restricted to the south. A current consent includes compliant access and visibility spays.
Access to public transport:	There is a bus stop close by, this is along Route 3, this serves Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way to the south west (GL1) , there are no dedicated cycle links close by, but the road has a footpath to the west. There is a bridleway that crosses the site.
Access to services/ facilities:	Rookley has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is a drain along the south east boundary. The land rises to the east.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	TCP/32848 - P/01392/16 - Demolition of industrial building proposed development of 21 residential units, associated highway access and supporting infrastructure, public open space landscaping and attenuation pond - approved 26/5/17.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable for some development. The site is located outside but immediately adjacent to the settlement boundary of the RSC. They advised that the size should be contained to that of the current planning permission, this is due to concerns over the landscape impacts across the wider site.



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 2-3 years. Phasing Q2 of 2018, other phases not subject to consent in 2019 onwards.
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 suitable and achievable, though development should be restricted to the current planning permission. Final yield 21 being in years 1-5.

Indicative yield:

TBC

☒ 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: *Possible for expansion of approved site further North in later stages of plan period subject to line of IPS030 and landscape lead. *Any expansion should not be delivered in same period of IPS030, should be staggered delivery for viability reasons.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group still had concerns over landscape impact for any addition to the site beyond the existing planning permission. As such it is concluded that the site is suitable in part and deliverable for the purposes of SHLAA in relation to the existing planning permission any further potential would require landscape sensitivity testing.

The site is considered:

Deliverable

☐ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Former Somerton Reservoir, Newport Road, Cowes, PO31 7ER

Site location



Site Description:

The site is a former reservoir on a level site on the outskirts of Cowes. There are trees to the 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundary.
It is brownfield/greenfield:	The site is a former reservoir
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other development any impact on landscape character will be reduced. The eastern boundary is sensitive given it's proximity to Northwood cemetery.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is a former reservoir that does on occasion fill up and may have biodiversity interests.
Potential heritage impact:	The site is not located in a conservation area, but is in close proximity to a listed

	building and adjacent to Northwood cemetery as such any development will need to consider the context and character of the area
Site access aspects:	The site is accessed off Newport Road.
Access to public transport:	The site is served by Route 1 Cowes to Newport.
Access to pedestrian/ cycle:	Public rights of way to north, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	Cowes is well served by local facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	An application for demolition of bungalow; proposed residential development comprising 28 dwellings, 3 blocks of flats comprising of 72 units, 1 block of assisted living accommodation comprising of 44 units, 1 staff unit and 1 guest unit (total of 146 units); associated parking; new vehicular access and landscaping. Current application not yet determined (P/00356/18/TCP/13624/A)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is in a sustainable location close to existing facilities in areas between development. There is potential for development across the site.

☒ 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 4-5 years.
Put forward for:	The site has been put forward for general housing, 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 suitable and achievable. Subject to design potential for approx. 100 dwelling. Potential for site to come forward in years 6-10.
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Indicative yield: 146

☒ 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: *This site would be a good use of brownfield space, though concerns over drainage as flooding may be an issue. *Timescale is more likely 3-6 years. Following a declaration of interest the agent advised planning application is to be submitted.
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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 suitable for the purposes of SHLAA and the brownfield land register, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☒ Site is suitable for BFR if ticked

Site Address:

117 Medina Avenue, Newport

Site location



Site Description:

The site is located within Newport and is currently a car sales and MOT garage. It is a relatively flat site with trees to the east boundary.

Stages A and B - Discounting

Environmental designations A1:	<div>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.</div> <div>The eastern edge boundary is located within the 5m buffer of a SINC. It is not considered that this affects the developable area.</div>	<div><input type="checkbox"/> Discount</div>
Environmental designations A2:	<div>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</div>	<div><input type="checkbox"/> Discount</div>
Flood zones/agricultural class/size:	<div>The site is located in FZ1 and is not class 1 or 2 agricultural land.</div> <div>The eastern edge boundary is located within the FZ 2 and 3. It is not considered that this affects the developable area.</div>	<div><input type="checkbox"/> Discount</div>

Stage C - Assessment - Suitability

Proximity to settlement:	<div>The site is within the settlement boundary</div>
It is brownfield/greenfield:	<div>The site is currently a car sales and MOT garage. There is a single storey flat roofed building and most of the site is hard surfacing.</div>
Potential landscape impact:	<div>The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will need to be given to the impact on neighbouring sites.</div>

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IPS053

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site, however there are trees to the eastern boundary. This boundary also form part of a SINC buffer and is located along a green corridor. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access onto Medina Avenue.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 38 Newport Gunville Carisbrooke Whitepit Lane Newport. This runs Mon to Sat up to every 30 mins Sundays up to every 30 mins
Access to pedestrian/ cycle:	There is a public right of way to the east and south of the site. There is a pavement running alongside the road and the wider area and cycle paths.
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	whilst not an allocated employment site, the redevelopment would lead to a loss of employment on this site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Due to historic uses, some contamination investigation may be required.
Infrastructure capacity aspects:	The site has the benefit of some utilities
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is located in the settlement boundary and is a brownfield site. Given the previous uses of the site, potential sources of contamination should be investigated and remediated.

☒ Site suitable if ticked☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available but will be within 6-10 years. Once commenced could be achieved within 1 year
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 suitable and achievable. Development should be 2 storey and located as frontage development. Proposals should include biodiversity enhancement to the east. Could come forward in years 1-5. Final yield 10-12.
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Indicative yield: 12

☒ 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: *Site could trigger onsite affordable housing provision, this may cause viability issues, as site has commercial value over housing yield. *Any development should be frontage only and contextual to the area.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☒ Site is suitable for BFR if ticked

Merlins Farm, Elm Lane, Calbourne

[illegible]

The site is located in Calbourne. There are a number of barn style buildings along with the main residence, paddocks and grazing fields. The site is bounded by a post and wire fence to the north and hedge and bank to the road interspersed with trees. The land is higher than the road and slopes gently.

Stages A and B - Discounting

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

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

☐ Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

☐ Discount

Stage C - Assessment - Suitability

There is no settlement boundary in Calbourne.

The site is a greenfield site, the site does have some structure within it including single storey metal framed buildings

The site is not located in an AONB. The site slopes with views across. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

The site is not located in an environmental designation. There are no TPOs on the site

but there are a number of large trees individual and groupings that need to be considered. Some of the buildings may have the potential to house bats and appropriate surveys may be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is access onto Elm Lane. Elm Lane as adhoc parking to one site along the area of housing.
Access to public transport:	There is a bus stop along the main road and this is served by Route 7 - Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes but runs every hour through Calbourne
Access to pedestrian/ cycle:	There is a public right of way to the north west. There are no dedicated cycle paths and no pavement
Access to services/ facilities:	There are limited services in Calbourne including a pub and farm shop
Access to open spaces:	There is public open space facilities to the south and the site has good access to the countryside
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class:</div> <div>The classification is Grade 3</div>
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	<p>The steering group concluded that the site is suitable. Whilst there is no settlement boundary within Calbourne a small amount of development to serve local need may be acceptable. There is a regular bus service to the wider area. As such there is some potential for a small housing scheme.</p> <div> <input checked="" type="checkbox"/> Site suitable if ticked </div> <div> <input checked="" type="checkbox"/> Site available if ticked </div>

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 3 years
Put forward for:	The site has been put forward for 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 suitable and achievable. The final yield would be dependent on the final design but could come forward in years 5-10.
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Indicative yield:

10

☒ 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: Agreed that some growth in this area would be suitable and potentially allow young people to stay in the village. This is a good opportunity for affordable housing.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS065

IPS065

Site Area:

1.4

Learning Centre, Berry Hill, Lake

The site was Lake Learning Centre. It is currently fenced off and closed due to fire damage. The site is fairly flat at the front and slopes to the north at the rear of the site.

Stages A and B - Discounting

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

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

□ Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land

☐ Discount

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundaries.

The site is currently vacant and is a mix of grass and parking areas.

The site is not located in an AONB. There is open countryside to the north and west of the site with far reaching views towards Brading Downs. Should the site be acceptable any development will need to consider the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS065

Site access aspects:	The site can be accessed from Berry Hill.
Access to public transport:	The school is located close to Route 3. Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. This service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There are network of public rights of way within the area. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	There are a number of services and facilities in close proximity
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Consideration of any relevant DoE aspects will need to be given.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	Proposed siting of mobile for use in connection with alternative education provision facilities conditional approval 22nd November 2012 (TCP/17364/V/P/01449/12)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. There is potential for development but need to consider the playing fields to ascertain whether they can be utilised/redeveloped. As the site is on the edge of the settlement density should reflect this.

☒ Site suitable if ticked☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is not immediately available for development. Likely to be available in years 6-10.
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 suitable and achievable . Final yield 25-30, could be achievable in years 6-10.
Indicative yield:	<div>25-30</div> <div><input checked="" 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 making the following additional comments: Should be a higher yield, need to think about mitigation and Sport England implications.
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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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

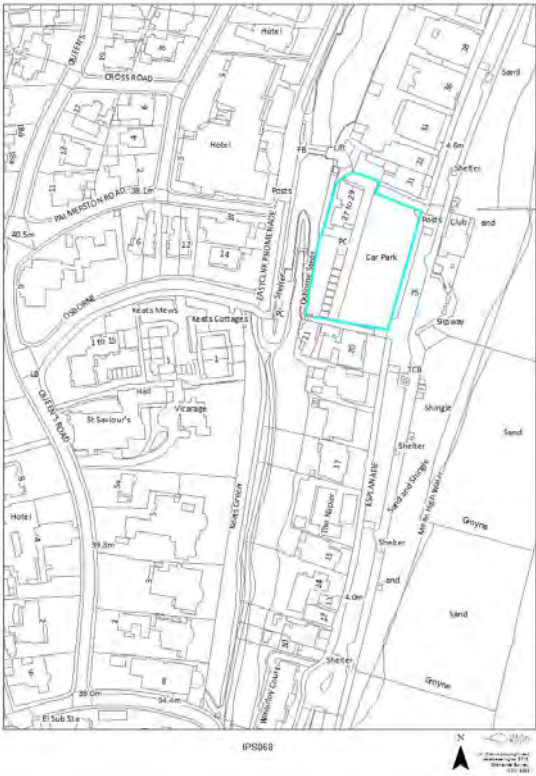
Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Former SPA Hotel, Shanklin Esplanade

Site location



Site Description:

The site is a car park to the front and an empty and disused hotel to the rear. The site is accessed on the seafront road and has views out to sea. The east of the site is set against and at the bottom of a cliff and the public elevator (tourist attraction) to the top is to the north at the rear.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located in the settlement boundary.
It is brownfield/greenfield:	The site is a car park to the front and an empty and disused hotel to the rear.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, close to other development and against the cliff any impact on landscape character will be reduced. Should the site be suitable, design should take account of views into the site from the sea.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is located close to a cliff and therefore biodiversity surveys may be required in relation to bats/nesting birds etc.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS068

Potential heritage impact:	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is also located close to a locally listed property as such consideration must be given to its conservation including its setting.
Site access aspects:	The site can be accessed from the car park off the main sea front road.
Access to public transport:	Shanklin is served by Island buses routes 2 and 3 located close to the site.
Access to pedestrian/ cycle:	There is a public right of way to the south and east and there are pavements in this area. The wider area has cycle links to Newport.
Access to services/ facilities:	Shanklin has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby and the seafront is opposite the site.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The site is classified as urban</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The hotel is closed
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Car parking at the site can be reworked.
Infrastructure capacity aspects:	The site had connections to utilities historically and there is no reason to think they couldn't again.
Potential compatibility impacts:	The site is in a tourism area, residential is compatible.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable for development. The site is brownfield and within the settlement boundary. Car parking could still be provided on site albeit re-provisioned.

☒ 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 mixed development (housing led).
Conversion?:	Would depend on the site but likely to be more appropriate to redevelop.
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. They advised that development could be to the front of the site with parking to the rear. Depending on the design the parking could be multi-storey. Could come forward in years 1-5.
Indicative yield:	<div>50</div> <div><input checked="" 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 making the following additional comments: Appropriate site but may be used for holiday use. Appropriate for mixed use - could include retail along the front, hotel, flats and multi-storey parking to the
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rear.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield register, taking account that any loss of parking will need to be re-provided. Consider it to be deliverable and for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☒ Site is suitable for BFR if ticked

Site Address:

Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

Site location



Site Description:

The site is a large camping site located in Freshwater and accessed from Heathfield Road. The site is fairly level and areas are separated by hedges and trees. There is also a meadow 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.	<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.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.
It is brownfield/greenfield:	The site is a large camping sites located and has a number of amenity buildings, offices and structures associated with the camping.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number along the eastern boundary. There are though a number of large trees individual and groupings that need to be considered. There is also a

	meadow within the site but on the eastern boundary. Appropriate surveys are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from the current camping access. The strategic road network is just to the north of the site.
Access to public transport:	There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Freshwater has a wide range of services and facilities.
Access to open spaces:	Golden Hill Fort and recreation area is just to the east.
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The camp site facility will be lost
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Various relating to camping business.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary. There would be a loss of tourism should the site be developed for residential. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is suitable, it is immediately adjacent to the settlement boundary. There is a bus service and recreation facilities close by.

☒ 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 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 the site is suitable and achievable. Every effort
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should be made to incorporate the existing trees and hedges within the site.

Indicative yield:

90

☒ 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: Could be shared ownership. Good site, could be phased. Low open end housing, yield proposed is optimistic.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

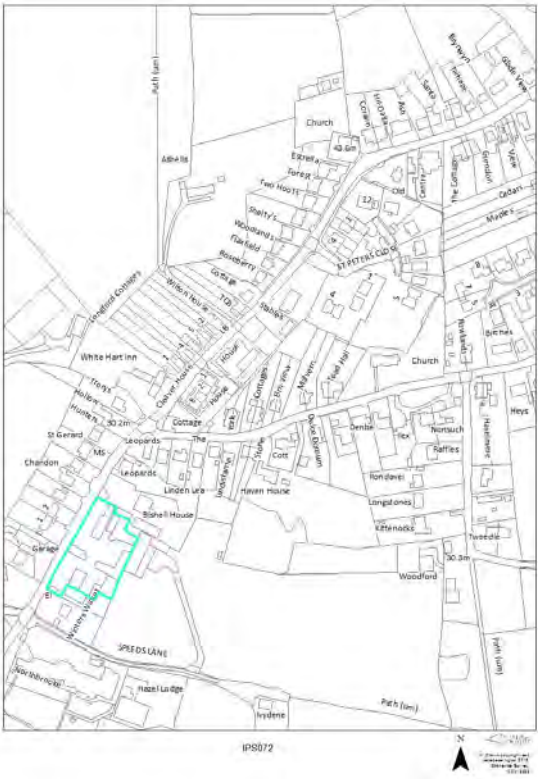
Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Car sales area on the east side of the Main Road
Havenstreet Garage, Main Road, Havenstreet, Ryde, Isle of Wight
PO33 4DR

Site location



Site Description:

The site is an existing car dealership garage and showroom along the main Havenstreet road. The site is level with a number of single storey structures and buildings on it.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	Havenstreet does not have a settlement boundary.
It is brownfield/greenfield:	The site is level with a number of single storey structures and buildings on it.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS072

Potential heritage impact:	The site is not in a conservation area but there is a listed building to the north. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site has current road frontage
Access to public transport:	Whilst there is a bus stop close by, Southern Vectis are no longer running this service.
Access to pedestrian/ cycle:	The area has access to public rights of way but no dedicated cycle ways and the immediate road does not have a pavement.
Access to services/ facilities:	Havenstreet has little in the way of local facilities. There is a local public house and garage, no school or shop.
Access to open spaces:	There are some public open space facilities nearby
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 4.</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	Whilst the site is not an employment site, some employment will be lost as a result of any development
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site has had previous uses that may require relevant pollution/contamination investigation.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged consideration will need to be given to the proximity of the garage opposite..
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area but a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that whilst there is no settlement boundary within Havenstreet a small amount of development to serve local needs may be acceptable. Furthermore, the site is a brownfield site and some additional residential development could facilitate a sustainable settlement and may facilitate additional services including reinstatement of the bus.

☒ 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 1.5 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 achievable, it has the potential to deliver between 5-10 in years 1-5
Indicative yield:	<div>10</div> <div><input checked="" 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 making the following additional comments: Appropriate brownfield site. The yield may be too high at 10.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register. They consider it deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☒ Site is suitable for BFR if ticked

Site Address:

23 Carter Street, Sandown, Isle of Wight PO36 8DG

Site location



Site Description:

The site is a former care home in the centre of Sandown. It is a 2 storey building and has a stone wall bounding the site along Carter Street and St Johns 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located in the settlement boundary
It is brownfield/greenfield:	The site has a 2 storey building located to the southern section of the site.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.
Potential biodiversity impact:	The site is not located in an environmental designation. The site is though covered by an area TPO (G1), albeit there are few trees on the site. Any TPO tree will need to have appropriate buffers.
Potential heritage impact:	The site is located immediately adjacent to a conservation area which is located to the south and opposite a listed building to the north. The Church of St John is a Grade II

listed building. Should the site be acceptable, consideration will need to be given to the special character features of the adjacent building as well as the setting and the conservation area.

Site access aspects:

The site can be accessed from Carter street.

Access to public transport:

Sandown is well served by public transport including Southern Vectis routes, 2 3 and 8.

Access to pedestrian/ cycle:

Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport

Access to services/ facilities:

The site is in the settlement boundary of Sandown where there are a range of services and facilities

Access to open spaces:

There are a number of public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class: The classification is urban

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area

Is there a loss to employment?:

It is understood that the care home closed earlier this year

Potential constraints to delivery:

It is unclear as to the number of landowners, no known covenants or legal issues have been raised

Infrastructure capacity aspects:

The site is within the settlement boundary where adjoining properties benefit from connections to utility services.

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged

Brief planning history:

No recent planning history.

Overarching policy context:

The site is within the settlement boundary and a brownfield site.

Steering group's conclusion:

The steering group concluded that the site is suitable. The site is within the development boundary and no longer in use. The site is suitable for conversion or redevelopment depending on design.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available and is for sale and being marketed 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?:

Potential

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. If the site is to be redeveloped any development should be set back from the Carter Street boundary due to the setting of the church. Yield approx. 12.

Indicative yield:

12

☒ 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: Single owner and appropriate brownfield site.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and the brownfield land register. They consider it deliverable and could be considered for potential allocation.

The site is considered:

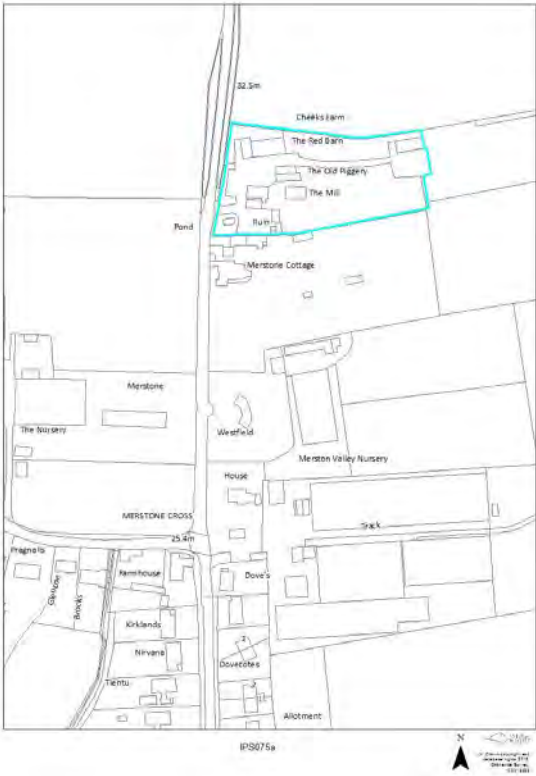
Deliverable

- ☒ Site could be considered for allocation if ticked
- ☒ Site is suitable for BFR if ticked

Site Address:

Cheeks Farm, Merstone Lane, Merstone, Newport, PO30 3DE

Site location



Site Description:

The site is a mix of rural employment, derelict buildings. 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:	<div>The site is located in FZ1.</div> <div>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. However, as the site is part brownfield and incorporates a number of rural businesses and has been assessed as a reviewed site.</div>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area
It is brownfield/greenfield:	The site is a mix of rural employment, derelict buildings. The site includes some new build and a three-storey empty building, a derelict barn and car parking areas
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered

	appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has a number of empty building and barn that may require bat surveys.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There is access of Merstone Lane, the access has been improved but visibility is still restricted and the lane is quite narrow
Access to public transport:	There is a bus stop close by. This is along Route 2 serving Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way to the south (A1) and there is a cycle track near by. The immediate roads do not benefit from pavements
Access to services/ facilities:	Merstone has no services or facilities, there is some rural employment.
Access to open spaces:	There is limited public open space facilities but the site has good access to the countryside
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 2
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The site has some rural employment that could be lost.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	Existing employment uses will need to be considered if residential is incorporated.
Brief planning history:	Various relating to conversions and alterations of buildings to residential and new units.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area, is brownfield and includes employment uses. Grade 2 Agricultural land.
Steering group's conclusion:	The steering group concluded that the site is suitable for some residential located in the brownfield area. The site is close to existing residential and is not beyond the built up area. Consideration should be given to the existing employment uses and any compatibility aspects as well as increased use of and need for safe access.

✓ 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 the site is suitable and achievable. Final numbers
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would be dependent on mix, retention of employment, location of development and access aspects. Could come forward in years 1-5.

Indicative yield:

5

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Concern over lack of safe access to bus stops, class Q route may be better approach.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the brownfield element of the site is suitable and deliverable for the purposes of SHLAA but due to particular aspects of the site it is not being put forward for allocation consideration.

☐ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☒ Site is suitable for BFR if ticked

Site Address:

Former Sandham Middle School Site, Perowne Way Sandown

Site location



Site Description:

The site comprises of part of the old former Sandham Middle School site. The buildings have been demolished and there area is now vacant. Part of the site is covered by scrub and is bounded my a mix of metal and timber fencing interspersed with hedges.

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:	A small section of the site is located in FZ 2 and 3 and this has been removed from the assessment below. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located part within (south section) and part out (north section) of the current settlement boundary.
It is brownfield/greenfield:	The site is the former built part of a school and part grounds.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, near other housing and development any impact on landscape character will be minimal. Consideration will need to be given to impact on nearby neighbours where relevant.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS077

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site can be access from the existing road network to the school, which is narrow in places and may need upgrading.
Access to public transport:	Sandown is well served by public transport including Southern Vectis routes, 2 3 and 8.
Access to pedestrian/ cycle:	There are a number of public rights of way in close proximity including SS35, the area is also well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Sandown where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 4.</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The former school is designated as education in the council's open space audit but it is not readily accessible and the school site is no longer in use. DoE aspects may need to be considered.
Infrastructure capacity aspects:	The site is part within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Prior notification for proposed demolition of school buildings/ blocks, Sandham County Middle School, Perowne Way, Sandown approved 9November 2016 (P/01340/16/TCP/27588/B).
Overarching policy context:	The site is located part within (south section) and part out (north section) of the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is no longer in use, on and at the edge of the settlement boundary and has potential for a mix of housing types. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements.

☒ 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 to 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 suitable and achievable for a mix of housing types. Could come forward in years 1-5 as not in use.
Indicative yield:	<div>84</div> <div><input checked="" 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 making the following additional comments. This is appropriate for mixed housing.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the brownfield element of the site is suitable for the purposes of SHLAA and the brownfield land register. They consider it deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☒ Site is suitable for BFR if ticked

Site Address:

Test Centre site, 23 Medina Avenue Newport PO30 1EL

Site location



Site Description:

The site is located within Newport and is currently a driving test centre and offices. The site is lower than the adjacent highway with trees to the northern boundary.

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 eastern corner is located within the FZ 2 and 3. This amounts to 0.02ha of the site. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is within the settlement boundary.
It is brownfield/greenfield:	The site is currently a test centre and offices. There is a single storey flat roofed building on the site.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will need to be given to the impact on neighbouring sites.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site, though there are trees to the northern boundary.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS078

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access onto Medina Avenue.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 38 Newport Gunville Carisbrooke Whitepit Lane Newport. This runs Mon to Sat up to every 30 mins Sundays up to every 30 mins. The bus station is also in close proximity.
Access to pedestrian/ cycle:	There is a public right of way to the east of the site. There is a pavement running alongside the road and the wider area has cycle paths.
Access to services/ facilities:	Newport has a full range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is urban</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Whilst not an allocated employment site, the redevelopment would lead to a loss of employment on this site
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Due to historic uses, some contamination investigation may be required.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services. The site has the benefit of some utilities.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of building; construction of seven houses (revised scheme), 23 Medina Avenue, Newport, Pending, (TCP/12937/G/P/00393/18)
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is located in the settlement boundary and is a brownfield site. Sources of contamination may need to be investigated and remediated. Proposals should steer clear of the flood zone with careful consideration of 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. 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 concluded that the site is suitable and achievable. Development could be 2-2.5 storey and located as frontage development replicating the nearby pattern of development. Could come forward in years 1-5. Final yield 5-10
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Indicative yield: 5-10

☒ 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 suitable for the purposes of SHLAA and the brownfield land register. They consider it deliverable and could be considered for potential allocation.

The site is considered:

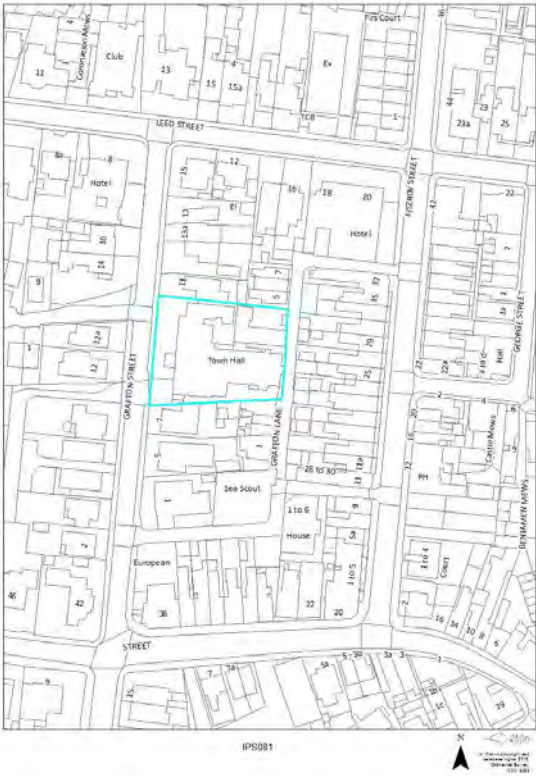
Deliverable

- ☒ Site could be considered for allocation if ticked
- ☒ Site is suitable for BFR if ticked

Site Address:

Sandown Town Hall, Grafton Street, Sandown PO368JA

Site location



Site Description:

The site is the old town hall located in Sandown. It is a two storey building that has off street parking in front of it.

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 FZ1 and is not class 1 or 2 agricultural land	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is situated within the settlement boundary.
It is brownfield/greenfield:	The site is a brownfield site and is a two storey building that has off street parking in front of it.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal. Consideration will though need to be given to the nearby houses in regards to shading and overlooking.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is not located in a conservation area but the building is Grade II listed. As the site is a listed building any development must have special regard to the desirability of

	preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site can be accessed from the local road network including Grafton Street.
Access to public transport:	Sandown is well served by public transport including Southern Vectis routes, 2 3 and 8.
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	The site is in the settlement boundary of Sandown where there are a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	No, the building is empty
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located in the settlement boundary and is suitable for conversion and appropriate for redevelopment.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is for sale 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?:	Yes, the site is a conversion opportunity
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable . It is suitable for conversion. The site could be brought forward in years 1-5 and could have a yield of 14.
Indicative yield:	14

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions on suitability but made the following comments: The building should be de-listed and demolished. Not viable as a conversion and due to listing. Therefore not deliverable when considering end values in relation to costs. Demolish and replace with affordable housing.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site taking account of the comments but consider that the site still has potential for residential. Therefore they consider it suitable for the purposes of SHLAA and the brownfield land register concluding it to be deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☒ Site is suitable for BFR if ticked

Site Address:

Land between Grasmere Avenue & Thornton Close, Appley Road, Ryde

Site location



Site Description:

The site is a large field that is bounded by a high hedge adjoining Appley Road. The site is level and approximately 1m higher than 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundary.
It is brownfield/greenfield:	The site is greenfield. There are a number of buildings and structures located on the site in connection with the farm use.
Potential landscape impact:	The site is not located in an AONB. It is outside but adjacent to the settlement boundary on the edge of the area where the land is becoming more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some to the north eastern boundary. There are a

	number of hedgerows and trees across the site. Appropriate biodiversity surveys are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	An access road would be required off Appley Road
Access to public transport:	There are bus stops close to the site and Ryde has a number of buses that serve the wider area
Access to pedestrian/ cycle:	There are no PROWs or dedicated cycle paths close to the site but there are some in the wider area.
Access to services/ facilities:	Ryde has a range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The eastern edge of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is adjacent to the settlement boundary close to bus services.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available is for sale and being marketed, owned by developers 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, mixed development (housing led) and other development.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. The site as a whole has potential for development along with the wider site (IPS150). Final yield would be dependent on the layout of the wider site and access options. Could come forward in year 6-10.
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Indicative yield: 80

☒ 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
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additional comments: Historical permission associated with site. Following declaration of interests further comments were made in relation to number of units per year (possibility for 50+) and mineral aspects have been considered.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land to the north west of Regina Road, Freshwater, Isle of Wight, PO40

Site location



Site Description:

The site is mostly level and currently used for agricultural uses. The site is located on the edge of Freshwater. The boundaries to all sides are mature hedgerows with trees interspersed.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary
It is brownfield/greenfield:	The site is greenfield, used for agriculture. There are no buildings/structures on site.
Potential landscape impact:	The site is not located in an AONB but given the sites proximity to the monument and country park, any development will need to take account of landscape impact especially relating to views from outside the site area to and from the monument.
Potential biodiversity impact:	<p>The site is immediately adjacent to Golden Hill SINC to the north west. Given the proximity to the SINC and the hedgerows bounding the site ecological surveys will be required.</p> <p>There are no TPO's on the site but there are TPO trees located just beyond the southern boundary.</p>

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS090

Potential heritage impact:	The site is located to the south of the wider Golden Hill Fort country park area. Golden Hill Fort is a Scheduled Ancient Monument and Grade I listed building. Any development would need to take account of the setting of the Monument. Given the proximity of the site to Golden Hill Fort there may be archaeological investigations to undertake.
Site access aspects:	Access could be achieved from the newly developing site to the south and through Regina Road. The exact location would depend on the houses and the trees or through a wider site if applicable.
Access to public transport:	There are bus stops to the east along Copse Lane at the end of Regina Road.
Access to pedestrian/ cycle:	There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.
Access to services/ facilities:	Freshwater has good access to a number of services and facilities.
Access to open spaces:	Golden Hill Fort, country park and nature reserves are to the north west of the site.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The land is classified as Grade 3.</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site has residential development to the south and east but will need to give consideration to location of potential development given the proximity of the Monument.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of the Freshwater where there are a good range of services and facilities. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is well located, immediately adjacent to settlement boundary. Access appears achievable via current consented site to the south. Concerns raised over additional development to the north of the existing built form due to levels.

☒ 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
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 suitable and achievable. Comments and yields references to sites IPS010 and IPS090.

Indicative yield:

15

☒ 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: Appropriate for semis and detached bungalows.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land to the east of Ventnor Road, Apse Heath, PO36 0JT

Site location



Site Description:

The site is part of a larger agricultural field that runs along the roadside. The site has a hedgerow boundary to the road. The site is fairly flat but at points is higher than the road boundary.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.
It is brownfield/greenfield:	The site is currently agricultural with no buildings or structures.
Potential landscape impact:	The site is not located in an AONB. It is in the wider rural area and is more agricultural in character. The site is fairly level with views across to Ventnor Downs. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:	An access onto the road would have to be provided. The main road to the north (225m) is the strategic road network.
Access to public transport:	The northern edge of the site is approximately 250 m away from the bus stop. This is Route 8 that serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the north with links to the wider countryside. There is no pavement along the road at this point but is to the north just beyond the site. There are no cycle paths.
Access to services/ facilities:	There is a convenience store with post office in Apse Heath.
Access to open spaces:	There is limited public open space provision nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services, but will need to be extended.
Potential compatibility impacts:	The site is on the edge of the built up area located in the wider rural area.
Brief planning history:	No apparent planning history.
Overarching policy context:	Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Whilst there is a local shop with post office and car park the site is too far south and draws out development in the rural area. There is also concern over the potential landscape impact in continuing development south.

☒ 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 3 years
Put forward for:	The site has been put forward for general housing.
Conversion?:	Not applicable
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 and therefore not achievable.
Indicative yield:	8-16

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Part of the site could be frontage housing. Impact on economic prosperity and need for fringe rural sites. Potential for 5-6 houses in a limited area at the northern edge of the site.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the discussions and concluded that the site is in part suitable (northern end) for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land off Alvington Road, Newport, Isle of Wight, PO30 5SR

Site location



Site Description:

The site comprises of 2 areas of agricultural fields dissected by the public right of way and farm track. The site is bounded by hedges and a post and wire fencing but fairly open to the track. The site gently slopes from the south to the north.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the eastern boundary.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site though there are some trees within the boundaries.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS094

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is located at the end of Alvington Road at the beginning of the farm track and the public right of way. Upgrades would be required.
Access to public transport:	The nearest bus stop is along Gunville Road approximately 120m away along the public rights of way.
Access to pedestrian/ cycle:	There are network of public rights of way immediately adjacent to the site but there are no dedicated cycle paths in close proximity
Access to services/ facilities:	Gunville has a number of services and facilities but the site is also on the outskirts of Newport.
Access to open spaces:	The site is not located close to any recognised open/recreation space but has access to the wider countryside via a network of public rights of way.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: the classification is Grade 3 to the west and urban to the east of the site.</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is beyond the built up area.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is immediately adjacent to the settlement boundary and is in part suitable subject to access. The northern triangle has potential for some development though there are concerns as to the traffic impact along Alvington Road and the ability for the road to cope with increased traffic. The south triangle is not considered suitable due to landscape impact.

☒ 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 3 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 northern section of the site is suitable and achievable subject to traffic impacts. Final yield will be dependent on traffic.
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Indicative yield: ☒ 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 northern part of the site is suitable for the purposes of SHLAA, deliverable but due to particular aspects of the site it is not being put forward for allocation consideration.

The site is considered:

Deliverable

- ☐ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Land at Main Road, Wellow, Isle of Wight, PO41 0SZ

The map shows the Hartshole Farm area in Ipswich. A red rectangle highlights a specific plot of land. The map includes labels for various buildings and features: Cider Cottage, Lime Barn, Alpaca Farm, Hartshole Cottage, and others. A scale bar indicates 0 to 250 meters, and a north arrow is present.

The site is located in Wellow along the main road. The site is fairly flat but rises slightly to the south and is slightly higher than the road level.

Stages A and B - Discounting

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

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

Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land

☐ Discount

Stage C - Assessment - Suitability

Wellow does not have a settlement boundary

The site is greenfield and there are no buildings or structures located on the site

The site is not located in an AONB. It is located in the village but with no development to the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.

The site is not located in a conservation area and there are no listed buildings close by.

The site can be accessed from the Main Road in Wellow.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS096

Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area including one running north to south along the west of the site (S18). There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Wellow does not have many services, although the café does sell some limited produce.
Access to open spaces:	Millennium Field recreation area is located immediately to the east.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services, however, connections to existing utility services will need to be factored in. There is no main drainage in the area and this will need to be considered.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Planning history appears to relate to adjacent commercial use.
Overarching policy context:	Wellow does not have a settlement boundary
Steering group's conclusion:	The steering group concluded that the site is in part suitable. Whilst there is no settlement boundary within Wellow a small amount of development to serve local need may be acceptable due to its location. The Café does sell some produce and the bus service is fairly regular. Small area of frontage development is possible.

☒ 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 3 years
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 achievable. Potential for a small area of high quality frontage development is possible. A final yield of 5-7 in years 1-5
Indicative yield:	<div>15</div> <div><input checked="" 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 making the following additional comments: Appropriate site and can be accessed. Could be affordable housing – similar to the Bembridge scheme for local people. Consider site carefully, frontage to be in keeping or frame open space.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process, further consideration has been given to the site's suitability and yield. It is considered that the site yield could increase to provide up to 15 dwellings with development framing the village green as well as road frontage. Conclude site is deliverable and could be considered for allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Palmers Farm Brocks Copse Road, Wootton Bridge, Isle of Wight, PO33 4NP

Site location



Site Description:

The site is a large undulating area, part agriculture, plant hire and machinery part residential/amenity land just off Palmers Road and Brooks Copse Road. The boundaries are a mix of hedgerows with trees and some fencing. The site is located outside but immediately adjacent to the settlement boundary of Wootton with residential development to the south and 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.	<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.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary. Wootton being a rural service centre. The dwellings to the south and east are generally a mix of single and two stories, detached and not screened.
It is brownfield/greenfield:	Parts of the site are considered brownfield, but mostly greenfield. The site has a brick built dwelling and a number of outbuildings.
Potential landscape impact:	The site is not located within an AONB. The site is gently undulating before sloping steeply. It is on the edge of the settlement towards the coast where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS098

Potential biodiversity impact:	The site is not located in an environmental designation. There does appear to be a pond and a watercourse within the site. Whilst some of the area is wooded, there are no tree preservation orders within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	Access can be achieved on to Brock Copse Road and potentially Palmers Road, although this relates to an unmade/private section.
Access to public transport:	There are a number of bus stops along Palmers Road and along the SRN. The SRN is served by Route 9 serving Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There is a public right of way (95) slightly opposite Brocks Copse Road. Some distance from the cycle network.
Access to services/ facilities:	Wootton this a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	Wootton recreation ground is to the south east of the site.
Air quality sensitivities:	None known
Agricultural land class:	The land is classified Grade 3
Mineral resources?:	Over half of the site to the west is within the minerals safeguarding area.
Is there a loss to employment?:	Potential loss of some employment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Prior approval for change of use from agricultural building to one residential unit with associated building operations, Palmers Farm, Brocks Copse Road, Wootton Bridge, conditional approval 31 January 2017 (TCP/29905/E/P/01603/16)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary with good access to facilities.
Steering group's conclusion:	The steering group concluded that the site is suitable The site is suitable for some small scale development taking account of the woodland, ponds and other site constraints. Development should be kept to the east of the ponds and track to protect the mineral safeguarding area and wider landscape.

☒ 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 3-5 years
Put forward for:	The site has been put forward for general housing and mix development - housing led
Conversion?:	Some of the existing buildings may be able to be converted.
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. The site should protect the woodland and consider biodiversity enhancement in the woodland and ponds. Potential for 30-40 dwellings in years 1-5.
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Indicative yield:

40

☒ 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 comment. Question as to whether Brocks Copse Road is a suitable access. Following a declaration of interest it was advised that that borehole testing had been undertaken in relation to the MSA.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land Near Brading Roman Villa / Land off Morton Road Brading

Site location



Site Description:

The site is located in the Ryde regeneration area within the wider grounds of Brading Roman Villa in Brading. The site is currently grazing land / fields and is bounded by hedges on all sides.

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 or RIGG Whilst the site is located adjacent to a scheduled ancient monument it is not within the site boundaries or within the 5m buffer.	<input type="checkbox"/> Discount
Environmental designations A2:	The site is not located within any environmental designations.	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary. Brading being a rural service centre. The dwellings to the east are generally single storey, detached and not screened.
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site. The developable area has been suggested by the agent as 2.24ha.
Potential landscape impact:	The site is located within the area of outstanding natural beauty. The site itself is gently undulating and flat in places with far reaching views towards Sandown, the coast and Yaverland as well as Brading Down. Therefore any development is likely to be visible from the Downs. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS102

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site.
Potential heritage impact:	The site is located in very close proximity to a Scheduled Ancient Monument that is also listed. The cottage to the east is also locally listed. If applicable an archaeological investigation is likely to be required before any development.
Site access aspects:	The site is accessed via Morton Road, however any development would require an upgrading to the existing highway entrance. The strategic road network is located in close proximity to the east.
Access to public transport:	There are bus stops just to the south of the site
Access to pedestrian/ cycle:	There is a public right of way to the north of the site.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There is a village green located to the south of the site along the main road, however, the site is also located within the ground of the wider historical area.
Air quality sensitivities:	None known
Agricultural land class:	The site is classified as Grade 3.
Mineral resources?:	There is an area to the west within the site that is located within the minerals safeguarding area.
Is there a loss to employment?:	No loss of employment
Potential constraints to delivery:	There is one landowner and there are no known covenants.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties are understood to benefit from connections to utility services.
Potential compatibility impacts:	The site is located in close proximity to a schedule ancient monument.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside but immediately adjacent to the settlement boundary. Given the sensitive nature of the site, any development is likely to be enabling development to facilitate the longevity of the Roman Villa. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is suitable for enabling development only, noting that the site would not be suitable for general housing in this area due to the sensitive nature of the site.

✓ Site suitable if ticked

✓ Site available if ticked

Stage D - Assessment - Availability

Availability:	Within the medium term up to 5 years. Potential developer on board
Put forward for:	No
Conversion?:	No

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. The site is only potentially suitable for enabling development should it be required to facilitate an access to the villa. An open book viability assessment will be required to understand potential yield.

Indicative yield:

15

☒ 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: Long views are potentially acceptable and could fit into surrounding context. Wastewater treatment works are more visible. Development could be a farmstead style, Council could consider CPO if appropriate. Following a declaration of interest it was advised that a developer is signed up & investor interested.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land off Solent View Road Seaview PO35 (Land to the rear of 51 - 67)

Site location



Site Description:

The site is located between Pier Road and Solent View Road. It is currently a field for grazing donkeys that slopes from west to south east. The boundary to the residential to the south is a mix of scrub and trees to the east is a fence and to the north are protected trees.

Stages A and B - Discounting

Environmental designations A1:	0.5ha to the north of the site is located in an ancient woodland buffer. 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.	<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	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	Seaview does not have a settlement boundary.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. The area forms a gap between development to the north and south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	0.5ha to the north of the site is located in an ancient woodland buffer. The remainder

of the site is not located in any designations. There are no TPOs on the site but there are a number of trees. Relevant biodiversity studies may be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site currently has pedestrian access to the east and west onto Solent View Road. The submission sets out that there is a right of access from Solent View Road and subject to relevant permission access may be able to be achieved onto Pier Road
Access to public transport:	There is a bus stop in close proximity. This is along Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is some public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is suitable for some development, although acknowledge that there may be potential access issues. A single row of dwellings could be achieved towards the south of the site to ensure a buffer to the trees.

☒ 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 1-2 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 suitable and achievable subject to access. Years 1-5. Final yield would be dependent on access potentially 10-12.
Indicative yield:	10-12

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land rear of High Street, Whitwell
BETWEEN 'ST MICHAELS' & SHUTE COTTAGE

Site location



Site Description:

The site is located in Whitwell between High Street and the dismantled railway behind and adjacent to other residential development. It is a fairly level site that rises to the east. It is currently used as a grazing paddock for a horse. The south area of the site is grass and is part of the public right of 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 south west edge of the site is located in FZ2 and 3. The flood zone relates to the stream. This area will need to be removed from the developable area.</div> <div>The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land..</div>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	Whitwell does not currently have a settlement boundary.
It is brownfield/greenfield:	The site is a greenfield site, there are some structures on it relating to the keeping of a horse. Whilst they have requested the site be considered as a brownfield site it does not meet the tests as it has not been previously developed.
Potential landscape impact:	The site is not located in an AONB but is separated from it by the adjacent dismantled

railway. The boundaries to the site are varied mix of hedges, post and wire fencing, scrubby trees and a stream.
Part of the site used to be a village green. If development is considered appropriate consideration will need to be given to the adjacent residential uses and proximity in terms of views/privacy etc.

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a stream and there may be some biodiversity related impacts.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has two narrow accesses off the High Street that are located between existing houses. There is a stream that runs across the site and any access road would need to cross this stream. Potential to consider access from Meadow Close.
Access to public transport:	There are bus stops to the along the high Street north of the site.
Access to pedestrian/ cycle:	There is a public footpath (N14) across the southern edge of the site through one of the potential vehicular accesses. There are no defined cycle links close by
Access to services/ facilities:	Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).
Access to open spaces:	There are only small areas of recreation/open space within Whitwell
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is suitable. It relates well to the built form and development is likely to meet an identified local need. Access could be a restriction due to stream and width of access required. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements.

☒ 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. The submission has suggested that a shop and/or playground could form part of a development.
Conversion?:	No

Rural exception?:

No, but could be considered

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable subject to access. As such could be developable but 6-10 years whilst access issues are resolved.

Indicative yield:

20

☒ 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: Concerns regarding vehicular access onto the High Street, River Yar and culverting issues and maintenance of boundaries which would need EA and Island Roads input. There could be access to the north, but potential for a ransom strip and probably no interest from affordable providers.

Stage G - SHLAA Conclusion

Final conclusions:

The site was revisited to review the access to the north which is considered to have potential subject to ownership. Following the panel discussions, the revisit and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Bouldnor Mead, Yarmouth

[illegible]

The site is located along the main 'top' road into Yarmouth. It is predominately a playing field located adjacent to the road and an area more scrubby located behind houses within Boulder Mead.

Stages A and B - Discounting

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

3.1ha is located in public open space and has been removed from the assessment.

☐ Discount

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

The site is located in FZ1 and is not class 1 or 2 agricultural land.

☐ Discount

Stage C - Assessment - Suitability

The site is located outside and not immediately adjacent to the current settlement boundary

The site is greenfield and there are no buildings located on the site. There is some play equipment to the area near the road.

The site is not located in an AONB. The land is fairly flat with far reaching views across to the south. There are residential properties to the north and west but the site is on the edge of the area with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and

views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees to the boundary that may need to be considered. There may be biodiversity interests on the site and relevant studies may be required.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by

Site access aspects: The site could gain access through the development at Boulder Mead or onto the main road to Yarmouth.

Access to public transport: Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay
Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: There is a bus stop close by, this serves Route 7 Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to services/ facilities: The site is at some distance from the services and facilities within Yarmouth.

Access to open spaces: Part of the site is a play area and recreation ground.

Air quality sensitivities: None known **Agricultural land class:** The classification is Grade 3

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?: No

Potential constraints to delivery: There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts: The remainder of the site beyond the public open space is located close to existing residential, no compatibility issues are envisaged

Brief planning history: P/00336/15 - Outline for residential development of 22 units (including an Abbeyfield block) (revised scheme) - Granted planning permission 3rd December 2015

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the need to investigate affordable housing need.

Steering group's conclusion: The steering group concluded that the site is suitable for development to the rear of Bouldnor Mead in line with the existing permission but not to the playing field. Yarmouth is a RSC and constrained due to flood risk, therefore some development in this area is appropriate.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

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

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

Conversion?: No

Rural exception?: No

Stage E - Assessment - Achievability

SHLAA Site Assessments - Deliverable SHLAA Ref No: IPS121

Steering group's conclusions: The steering group concluded that the site is suitable and achievable. Final yield in line with the recent planning permission for 22 units. Years 1-5

Indicative yield: 22 ☒ 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 suitable in part for the purposes of SHLAA and is deliverable in line with the planning permission.

The site is considered: Deliverable ☐ Site could be considered for allocation if ticked ☐ Site is suitable for BFR if ticked

Site Address:

Land at Seagrove Farm Road, Seaview

Site location



Site Description:

The site comprises of grassed meadows and enclosed garden allotment area. The site is slightly sloping from east to west and bounded by fencing with a few trees. The site is adjacent to the football club and is a grassed area between housing that affords views down to the Solent.

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, SIN, 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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	Seaview does not have a settlement boundary.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. The area forms a gap between development to the north and south. Given the location of the site, any impact on landscape character will be reduced, but consideration will need to be given to the proximity of neighbouring housing and any potential impacts.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS125

Site access aspects:	The site is accessed off of Seagrove Farm Road, a private road that serves 11 properties and the football club.
Access to public transport:	There is a bus stop in close proximity. This is along Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins.
Access to pedestrian/ cycle:	There is a public right of way to the south of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.
Access to services/ facilities:	There are some services in Seaview but it is not a rural service centre
Access to open spaces:	There is some public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential and a football ground
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is suitable for some development. It is located close to other residential development, although acknowledge that there may be potential access issues due to the nature of the lane that need to be overcome.

☒ 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 site is achievable subject to access, is likely to require some buffering to the football ground. Years 1-5. Final yield would be dependent on access potentially 10-15
Indicative yield:	<div>10-15</div> <div><input checked="" 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 making the following additional comments: Question timescales, yield appears too low and suggest possibly 10-15.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group
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concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Taylor Road, Carisbrooke PO30 5QU

Site location



Site Description:

The site is an area of green space that is opposite Carisbrooke High School.

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:	<p>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</p> <p>The green space is not currently designated as open or readily accessible.</p>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located in the settlement boundary.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site although there are some younger tree plantings.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	There is access on to Taylor's Road, but a formal access would need to be constructed.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS126

Access to public transport:	There are bus stops to the east of the site. Route 39 Newport Sylvan Drive Riverway Halberry Lane Newport runs Mon - Fri every hour from 0930 until 1330 and Route 38 -Newport Gunville Carisbrooke Whitepit Lane Newport runs Mon to Sat up to every 30 mins Sundays up to every 30 mins
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by but the immediate roads do benefit from footpaths.
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	An application for outline for 28 flats in three 2/3 storey blocks and 8 houses adjacent Carisbrooke High School, Newport- Not determined (TCP/2059S/N/10504)
Overarching policy context:	The site is within the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable for development. It is located in the settlement boundary and close to services, although acknowledge that there may be potential access issues that need to be overcome.

☒ 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 3 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 suitable and achievable subject to access. Years 1-5. Final yield 35.
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Indicative yield: 35

☒ 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. Potential yield could increase to 50.
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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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.
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The site is considered:

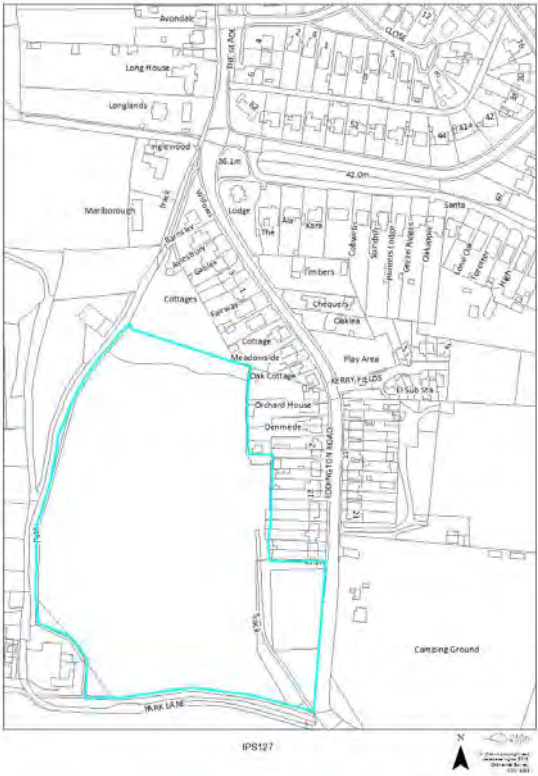
Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land west of Eddington Road Nettlestone (See Attached Planning Statement)

Site location



Site Description:

The site is used as paddocks and is bounded to the north by trees and a mature hedge to the west, residential boundaries to the east and a high hedge bounding Eddington Road. The site slopes down to the rear of the site

Stages A and B - Discounting

Environmental designations A1:	0.15ha to the north of the site is located within an ancient woodland buffer and has been removed from the assessment. The remainder of 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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	Nettlestone does not have a settlement boundary
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is on the outskirts of the area where the land is becoming more rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	0.15ha to the north of the site is located within an ancient woodland buffer and has

	been removed from the assessment. There are no other designations or TPOs on the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is currently no vehicular access to the site from Eddington Road but this could be achieved. There is a narrow access onto Park Lane.
Access to public transport:	There are bus stops close to the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Nettlestone is not a rural service centre but does have a convenience store and a primary school
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	Not known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	There is a small area to the south east that is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is suitable for some development and is located close to other residential. Will need a buffer to the west and north.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.
Put forward for:	The site has been put forward for general housing with an element of affordable.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Could come forward in years 1-5. Final yield approximately 25-30 depending on final layout and buffers.
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Indicative yield: 40

☒ 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: Yield appears little low, potential for affordable housing/social element and small element of mixed use or starter units.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

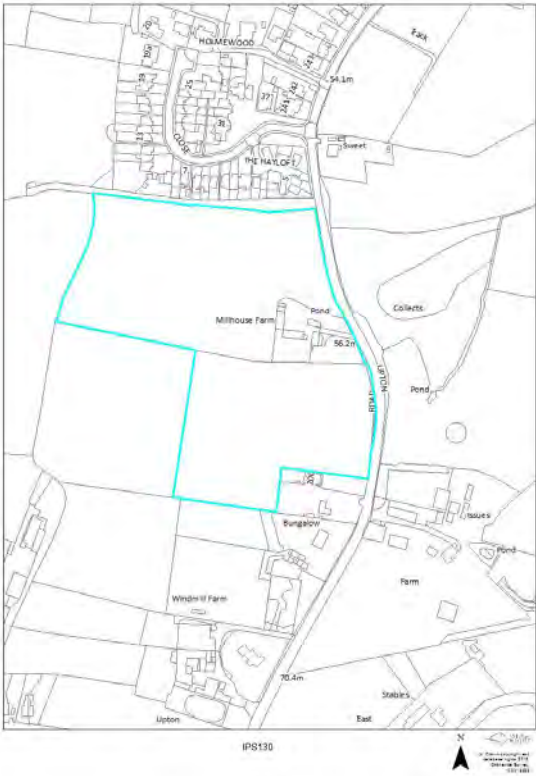
Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land to the west of Upton Road, RYDE

Site location



Site Description:

The site comprises of two fields dissected by a hedge running east to west. The site is fairly level and has hedge boundaries to the road and around 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the settlement boundary which is along the northern boundary
It is brownfield/greenfield:	The site is greenfield and there are some buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is becoming more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is within the Briddlesford Copse range.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS130

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Upton Road. It is away from the strategic road network
Access to public transport:	There is a bus stop to the north about 100m from the north edge of the site. This is Route 37 and serves Ryde Haylands Binstead Ryde and runs Mon to Sat up to every 60 mins.
Access to pedestrian/ cycle:	There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.
Access to services/ facilities:	Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.
Access to open spaces:	There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is urban to the north and Grade 3 to the south</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the northern part of the site is suitable given its location adjacent to the settlement boundary. No development should be to the south of the northern field's hedge boundary in line with the dwelling already located. A landscape buffer to the south/hedge should be incorporated. A footpath should be included.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 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 northern part of the site is suitable and achievable. Final yield would be dependent on the layout and landscape buffers to the south.
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Indicative yield: 80

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The following comments were made by the members of the panel: The whole site is suitable though south of the houses is not. Following a declaration interest, the agent will be going
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ahead with a planning application to include footpath with a yield of 75 and a solution for buses.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel’s comments and previous discussions. It was concluded that the whole site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land at Baring Road Cowes

Site location



Site Description:

The site is part of a larger field system on the edge of Cowes. The boundary to Baring Road (the eastern boundary) is a fence with a scrubby hedge intertwined. There is an open field to the west and a post/wire fence to the north. The south boundary is a residential boundary.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the settlement boundary.
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. The eastern boundary is located along Baring Road that has development on the eastern side of the road. There are 4 houses to the south of the site and the western extent of the site boundary follows the built line. The site gently slopes from the east down to the west boundary, beyond this the land slopes to the Jordan Valley. Therefore any development will need potential buffers.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS131

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access could be achieved along Baring Road.
Access to public transport:	Cowes benefits from a regular bus service to Newport and there are bus stops on Tutttons Hill, Place Road and along Baring Road
Access to pedestrian/ cycle:	There are no defined public rights of way close to the site but the town and seafront are accessible by foot.
Access to services/ facilities:	Cowes has a good range of service and facilities.
Access to open spaces:	The open space audit identifies a couple of recreation areas to the east along Park Road.
Air quality sensitivities:	<div>None Known</div> <div>Agricultural land class: The land is classified as urban</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is outside but immediately adjacent to the settlement boundary of Cowes where there are a good range of services and facilities with bus stops to Newport being close by. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19) additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is outside but immediately adjacent to the settlement boundary of Cowes, development along the road frontage could be acceptable taking account of Gurnard Neighbourhood Plan.



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 suitable and achievable. A gap at Crossfield Avenue should be maintained. Development to be frontage, yield approx. 10.

Indicative yield:

10

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land north of Perowne Way and west of Brook Close, Sandown, Isle of Wight.

Site location



Site Description:

The site is currently in agricultural use, the area is slightly undulating slopes to the north and the watercourse (River Yar). The boundaries are a mix of trees, hedgerows and scrub. The developable area has been submitted as 2.0 hectares.

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 northern extent of the site is located in FZs 2 and 3. Consequently this area has been removed from the assessment area.</p> <p>The remainder of the site measures about 2.0 hectares is located in FZ1 and is not class 1 or 2 agricultural land. And this is assessed below.</p>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is outside but immediately adjacent to the settlement boundary which runs along the eastern and southern boundaries.
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. The site slopes down to the north and the River Yar before rising again towards the wider countryside. There is currently development to the east and south but any future development should take account of potential

	landscape impact from views into the site from the north.
Potential biodiversity impact:	<p>The site is not located in any environmental designations. However, it has been recently surveyed and it was noted that there is good quality grassland to the north of the site and it would be preferable to keep this and include a buffer to the watercourse. As this area is in the FZ this could be achievable.</p> <p>There are a number of trees with TPOs along the western and northern boundaries. These TPOs will need to be taken into account on determining the final developable area of the site if applicable.</p>
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The strategic road network is along Morton Common to the east. Access could be a single point from the south along Perowne Way and / or Brock Close. There is good visibility at the junction with Perowne Way. The existing access roads are narrow. The road junction between Perowne Way and Morton Road may need upgrading to increase capacity.
Access to public transport:	There are bus stops along Perowne Way. Sandown is served by buses to Newport and Ryde.
Access to pedestrian/ cycle:	There is a public right of way (SS38a) that runs along the river on the north of the site and the cycle network is to the west of the site.
Access to services/ facilities:	There is a local shop along Perowne Way and Sandown town centre has a good range of services and facilities.
Access to open spaces:	The open space audit identifies a number of recreational facilities close by including Foxes Path and the Ridgeway.
Air quality sensitivities:	<div>None Known</div> <div>Agricultural land class: The classification is Grade 4.</div>
Mineral resources?:	There is an area to the north west corner that is within the minerals safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There are power lines across the site.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged, however the site visit noted high voltage lines across the site and may affect the layout should development be acceptable in this location.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Sandown where there are a full range of services and facilities.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary of Sandown. Potential to consider options for mixed use at a small scale. Need to incorporate green areas to the river. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements.



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.
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Put forward for:	The site has been put forward for general housing. Although the form sets out there is a possibility of including an element of independent living accommodation.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Any development would need to be outside of the flood risk area. Multiple options for access. Potential to consider options for mixed use at a small scale and biodiversity enhancement to the north. Development not to exceed northern limit.
Indicative yield:	<div>60</div> <div><input checked="" 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 making the following additional comments: Subject to access. End values may be low, so landowners need to be realistic. Potential/cost of cabling underground? There are good buffers to the north. General housing and affordable.
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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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation with adjacent site IPS217.	<div><input checked="" type="checkbox"/> Site could be considered for allocation if ticked</div> <div><input type="checkbox"/> Site is suitable for BFR if ticked</div>
The site is considered:	<div>Deliverable</div>	

Site Address:

Land at Lower Bramstone Farm, Newport Road, Chale Green, Isle of Wight.

Site location



Site Description:

The site is an agricultural field that runs alongside the main road through Chale Green. The site also includes the associated farmhouse and buildings to the south. There is a hedge to the road and to the residential to the north, trees to the south east and a post and wire fence separates the field to the farmhouse and access.

Stages A and B - Discounting

Environmental designations A1:	<div>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.</div> <div>The site is however immediately adjacent to an ancient woodland and the associated buffer extends into the submitted site on the eastern boundary. This area would need to be removed from the developable area but could be used as biodiversity enhancement</div>	<input type="checkbox"/> Discount
Environmental designations A2:	<div>The site is not located within any environmental designations including heritage coast, historic park or garden, open space</div>	<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>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	<div>Chale Green does not have a settlement boundary. The site is however located close to other residential development and is close to the general stores and bus stop.</div>
It is brownfield/greenfield:	<div>The site forms two sections the field and the farmhouse.</div>
Potential landscape impact:	<div>The site is located in the AONB. As the site is outside and not immediately adjacent to</div>

	the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders on the site. The site is however immediately adjacent to an ancient woodland and the associated buffer extends into the submitted site on the eastern boundary. This area would need to be removed from the developable area but could be used as biodiversity enhancement.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from the farmhouse access to the south of the field. Any access to the north of this would have to consider the landscape verge which is not within the site's ownership.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the village but no dedicated cycle paths in close proximity
Access to services/ facilities:	Chale Green has a small shop just to the north of the site.
Access to open spaces:	There is limited public open space provision near by. There is a landscape verge to the west of the site that is described as common land.
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There are two landowners and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. There are power poles that cross the site diagonally in the south
Brief planning history:	No recent planning history.
Overarching policy context:	Chale Green does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located in close proximity to a general stores, and suitable for a small sensitively designed scheme.



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 3 years
Put forward for:	The site has been put forward for general housing.

Conversion?:

The farmhouse may be able to be converted as part of the site.

Rural exception?:

This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. The scheme should consider frontage development set back to retain the hedge, any parking should be close to the existing farm buildings.

Indicative yield:

8-10

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation

The site is considered:

Deliverable

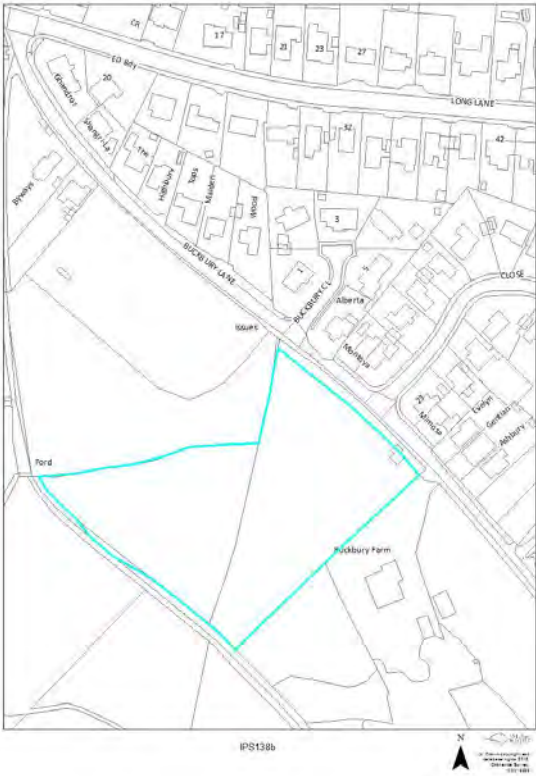
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land on the south-west side of Buckbury Lane opposite Powell Close and Buckbury Close, Newport.

Site location



Site Description:

The site is a couple of fields with some scrubby areas and grazing areas. It is bounded by hedges and trees within some larger trees to the south of the site separating the areas. The site drops away to the south from the north and Buckbury Lane.

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>0.3 ha of the site is located in FZ 2 and 3 and has been discounted from the site.</div> <div>The remainder of the site (0.7ha) is located in FZ1 and is not class 1 or 2 agricultural land.</div>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary on the other side of the unmade road.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The site slopes from the north east to the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any

	design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there is an area TPO to the north and there are a number of large trees individual and groupings within the site that need to be considered. There is also a water course to the north boundary of the site. Relevant biodiversity/arboricultural studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access is would need to be onto Buckbury Lane which is unmade and narrow in places. The submitted forms set out that an access could be achieved similar to that of the adjacent site to the north west under P/01141/15.
Access to public transport:	The nearest bus stop is along Long Lane. This is Route 8 which serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south west. The wider area has cycle links to Newport.
Access to services/ facilities:	Newport has a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No relevant planning history.
Overarching policy context:	The site is located outside but adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site may be suitable for one or two dwellings due to the site limitations. There are concerns over increased access along Buckbury Lane and due to the flood risk any increased development would lead to a contrived layout.



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 1.5 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 suitable for one or two dwellings only, achievable in years 1-5.
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Indicative yield:

1-2

☒ 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, this site and the sites in close proximity (IPS016 & IPS407) were re-considered. There is general concern over the access and cumulative impact on the road. If the site were to be considered in conjunction with IPS407 and IPS016 and road improvements and resurfacing were undertaken there may be potential for some additional development. Discussions to this effect were held with Island Roads who advised that there are concerns over the access and increased use of the road. Following the panel discussions, further discussions with IR and the overall SHLAA assessment process the steering group concluded that the site is suitable for limited development only and deliverable for 1 to 2 units.

☐ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Westridge Cross Dairy and land to the north of Bullen Road, Ryde, Isle of Wight, PO33 1AU

Site location



Site Description:

The site is currently a working farm with a small area incorporating Hollidays Herd @ Westridge. The site is bounded by a mix of hedgerows and trees and is fairly level across 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>A small section to the south east corner of the site is located in FZ 2 and 3. It is unlikely this will impact on the developable area.</p> <p>The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land</p>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundary.
It is brownfield/greenfield:	The site is greenfield. There are a number of buildings and structures located on the site in connection with the farm use.
Potential landscape impact:	The site is not located in an AONB. It is outside but adjacent to the settlement boundary on the edge of the area where the land is becoming more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles..

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS150

Potential biodiversity impact:	The site is not located in an environmental designation. There is a small area TPO to the south west of the site and some on the north eastern boundary. There are a number of hedgerows and trees across the site as well as a watercourse. Appropriate biodiversity surveys are likely to be required including bat surveys for the farm buildings.		
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.		
Site access aspects:	Access to the site is from Bullen Road and Hope Road. Given the extent of the site, more accesses may be likely.		
Access to public transport:	There are bus stops close to the site and Ryde has a number of buses that serve the wider area		
Access to pedestrian/ cycle:	There are PROWs and/ or dedicated cycle paths in the wider area.		
Access to services/ facilities:	Ryde has a wide range of services and facilities		
Access to open spaces:	There are a number of public open space facilities nearby.		
Air quality sensitivities:	None known	Agricultural land class:	The classification is predominantly Grade 3 with some urban to the west
Mineral resources?:	The middle section from north to south is a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.		
Is there a loss to employment?:	Loss of farm and associated aspects		
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.		
Infrastructure capacity aspects:	The site has some services within and is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. Extensions to existing utility services and capacity surveys will need to be factored in.		
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged		
Brief planning history:	Proposed residential development of 80 dwellings and associated access roads, public open space, attenuation ponds and infrastructure, land south of Westridge Farm and to rear of 10 to 38 Circular Road, off Hope Road, Ryde, conditional approval 30 May 2017 (TCP/11098/A/P/00760/16)		
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundary.		
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is adjacent to the settlement boundary and has potential for a fully developed site that could include an appropriate mix of uses and some open space and landscape buffers.		

☒ Site suitable if ticked☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is under option and owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 10 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Potentially depending on the nature of the buildings within the farm complex.
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. It is understood that part of the site has permission and there is potential for various access options. The site could be phased across the plan period.

Indicative yield:

475

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions. Following a declaration of interest it was advised that there is the possibility for 50+ units per year and that the mineral resource has been considered.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land to west of Newport Road, NORTHWOOD

Site location



Site Description:

The site comprises of small paddocks associated with grazing. The site is level and has a hedge to the roadside boundary.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but adjacent to the current settlement boundary which is adjacent to the north east boundary.
It is brownfield/greenfield:	The site is greenfield with a number of smaller buildings in connection with grazing.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS154

Site access aspects:	Access would require some hedge removal along Newport Road.
Access to public transport:	The site is well served by the Cowes to Newport bus services.
Access to pedestrian/ cycle:	There are public rights of way and cycle paths in the wider area. There is a footpath across the road but not on the site side.
Access to services/ facilities:	Northwood has a number of facilities and Cowes is in close proximity.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	There is an area along the western boundary and to the south of the site that is located within the minerals safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is not adjacent to other properties as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential to the northern part of the site. There are power line that run across the field.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but adjacent to the current settlement boundary which is adjacent to the north east boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable for some limited development to the north of the submitted site. The developable area should only extend to the level of the dwellings on the opposite side of the road.

☒ 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?:	This would need to be clarified.

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is in part suitable and therefore achievable. Only the northern section of the site should be considered to ensure no settlement coalescence. Final yield would depend on access and design. Final yield 5-10 in years 6-10.
Indicative yield:	<div>5-10</div> <div><input checked="" 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
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concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land between The Spinney & The Linhay, Park Road

Site location



Site Description:

The site is an area of scrub land with trees, hedges and scrub to the boundaries. The site is flat on the edge of the built up area.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse and is in a biodiversity enhancement area. The site is quite scrubby with trees and biodiversity studies may be required.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS157

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed from Park Road.
Access to public transport:	There is a bus stop within walking distance to the main road. This is Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde and runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There is a public right of way and a cycle link to the north along the old dismantled railway.
Access to services/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There is limited public open space provision nearby but good links to the wider countryside
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering concluded that the site is suitable. It is immediately adjacent to the settlement boundary and is essentially an infill plot, with development to the south, north and east. Development should be a single row of houses to follow existing pattern of linear development.

☒ 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 suitable and achievable. Final yield 5 in years 1-5
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Indicative yield: 5

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS160

Site access aspects:	The site can be accessed from Chine Avenue.
Access to public transport:	Shanklin is served by bus routes 2 and 3, with regular service between Newport and Ryde.
Access to pedestrian/ cycle:	There is a public right of way to the coast and beach. The roads have pavements and the wider area has cycle links to Newport.
Access to services/ facilities:	Shanklin has a wide range of services and facilities
Access to open spaces:	Keats Green is immediately to the east.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is urban</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	Loss of hotel
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has existing services and utilities.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of hotel; proposed mixed use redevelopment consisting of 2/3/4 storey building to provide 11 residential units and 3 holiday units; associated access, parking and landscaping, Bay House Hotel, 8 Chine Avenue, Shanklin, conditional approval 06 December 2017 (TCP/10693/R/P/00802/17)
Overarching policy context:	The site is within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable for redevelopment. It is located within the settlement boundary and is reuse of a brownfield site.

☒ 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
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 the site is achievable. Final yield would be 11-14 in years 1-5
Indicative yield:	<div>11-14</div> <div><input checked="" 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 making the following additional comments: Should all be residential.
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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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.
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The site is considered:

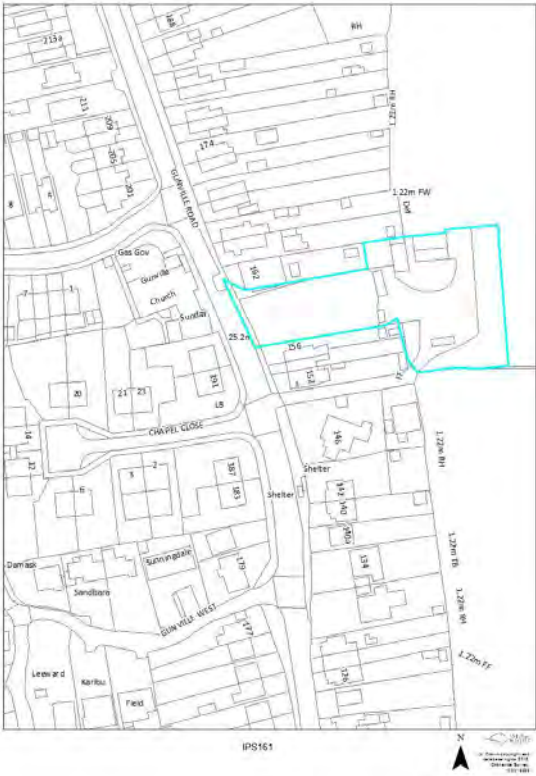
Deliverable

- ☒ Site could be considered for allocation if ticked
- ☒ Site is suitable for BFR if ticked

Site Address:

Land between 156 and 162 Gunville Road, Newport, Isle of Wight, PO30 5LS

Site location



Site Description:

The site is level, located in the centre of Gunville and is in part a derelict site between a shop and a residential property. The site extends behind beyond the current building line. There are a couple of old metal buildings to the rear. The front of the site is bounded by metal fencing. IPS161 also forms part of the western extent of IPS233.

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 in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The front part of the site is within the settlement boundary and the eastern portion of the site is outside but immediately adjacent.
It is brownfield/greenfield:	The site is a mix of brownfield and greenfield. There are a few metal buildings located to the rear portion of the site. The developable area has been submitted as 0.2 hectares.
Potential landscape impact:	The site is not located in an AONB. The site is level and located between a shop and residential with a church opposite. Given the location of the site, close to other housing and development any impact on landscape character will be reduced.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS161

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. The site is opposite of a church/place of worship.		
Site access aspects:	The submitted proforma sets out that there are access rights to the land and that the front of the site has direct access to the road. The form sets out that a highway access has been prepared and should be compliant with highway requirements.		
Access to public transport:	There are bus stops along Gunville Road just to the south of the site.		
Access to pedestrian/ cycle:	There are no public rights of way or cycle links near the site, however the front of the site does have a footpath running along both sides of the adjacent road.		
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus.		
Access to open spaces:	The open space audit indicated playing fields to the east, these those are connected to the school		
Air quality sensitivities:	None known	Agricultural land class:	A small section to the road is classified as urban and the remainder of the land is classified as Grade 3.
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.		
Is there a loss to employment?:	No loss of employment, the nursery is redundant.		
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues		
Infrastructure capacity aspects:	Given the location of the site it is considered that suitable connections can be made.		
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.		
Brief planning history:	No recent planning history.		
Overarching policy context:	The site is the centre of Gunville which has access to some services and facilities. The site is part located within the settlement boundary.		
Steering group's conclusion:	The steering group concluded that the site is suitable. The site has potential for development, it is part within the settlement boundary and has road frontage.		



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 3 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 suitable and achievable. Final yield will depend on design and suitability of adjacent sites. Linked to IPS233. Need to check ownership and links with IPS233.
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Indicative yield:

15



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: Subject to access.
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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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Merstone Valley Nurseries, Merstone Lane, Merstone, Isle of Wight, PO30 3DE

The site is a former nursery and contains a number of buildings throughout the site including former glass houses. The site is fairly flat and is bounded by a mix of hedgerows and fencing.

Stages A and B - Discounting

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

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

Discount

The site is located in FZ1
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.

☒ Discount

However, as the whole site has buildings across it, it has been assessed as a reviewed site.

Stage C - Assessment - Suitability

The site is located outside the settlement boundary and is located in the wider rural area

A number of redundant commercial glasshouses, warehouses and boiler houses.

The site is not located in an AONB. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles. Given the nature of the

	buildings there is scope to improve the sites visual and amenity impact on the area.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Furthermore, the buildings may have bats. Appropriate surveys may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access on to Merstone Lane
Access to public transport:	There is a bus stop close by. This is along Route 2 serving Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way to the south (A1), one to the west (A33) and there is a cycle track near by. The immediate roads do not benefit from pavements.
Access to services/ facilities:	Merstone has no services or facilities, there is some rural employment.
Access to open spaces:	There is limited public open space facilities but the site has good access to the countryside
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 2
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The nursery is redundant
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues. The site has a number of glass buildings that will need to be removed. Some contamination investigations may be required.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. It is also Grade 2 Agricultural land.
Steering group's conclusion:	The steering group concluded that a pragmatic approach to the site is required. The site is in the middle of a village with residential to both sides and is on a bus route. The site has a number of commercial glasshouses and structures across the site that are redundant and not likely to be able to be reused for their intended use or viable to be able to return them to their intended use. These existing buildings have a landscape impact and redevelopment within the footprint of the built form, depending on design could be appropriate taking account the character and context of the area.



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
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 suitable for limited development and is achievable. The final yield 6-10 and in years 1-5.

Indicative yield:

15

☒ 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: Subject to drainage.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA. Given the need to remove the glasshouses the site is considered deliverable but later in the 5 year period but could come forward earlier. Could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Chester Lodge Hotel, 7 Beachfield Road, Sandown

Site location



Site Description:

The site is a large Victorian villa style hotel. It is two-storey with a low wall to the front and fences to the sides. The site has had redevelopment to the rear previously, the site put forward relates to the hotel only.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located in the settlement boundary.
It is brownfield/greenfield:	The site is a large Victorian villa style hotel.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site can be accessed from Beachfield Road.

SHLAA Site Assessments - Deliverable

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IPS177

Access to public transport:	Sandown is served by a number of buses to both Ryde and Newport.
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	Sandown has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is urban</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The hotel facility would be lost
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site has existing connections to utilities.
Potential compatibility impacts:	The site is adjacent to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is within the settlement boundary, potential loss of holiday accommodation.
Steering group's conclusion:	The steering group concluded that the site is suitable for redevelopment. It is in the settlement limit, brownfield and close to services. In this instance the potential loss of holiday accommodation is acceptable.

☒ Site suitable if ticked☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and being marketed.
Put forward for:	The site has been put forward for general housing and mixed development (housing led).
Conversion?:	The site could be converted or redeveloped.
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. The final yield would depend on whether it could be converted or redeveloped. It could come forward in years 1-5.
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Indicative yield:

5

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA Panel agreed with the steering group's comments.
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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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.
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☒ Site could be considered for allocation if ticked

The site is considered: Deliverable

Site Address:

Land east of Hillway Road and south of Steyne Road, Bembridge

Site location



Site Description:

The site comprises of a fairly level field divided into two by a hedge on the edge of Bembridge. It is bounded by hedges to all sides with trees interspersed. There are also a number of trees 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.	<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.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural
Potential biodiversity impact:	The site is not located in any environmental designations. There are a number of larger trees within the site and a TPO to the north west corner and south east corner. There are also hedges bounding and within the site, as such additional biodiversity studies may be required.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS184

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has a current field access on to Steyne Road. This would need improving to provide suitable visibility splays.
Access to public transport:	There is a bus stop just outside the site. Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The immediate roads do not have pavements.
Access to services/ facilities:	Bembridge has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class:</div> <div>The classification is urban with a small area of Grade 3 to the southern portion</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential and Foreland Middle School, no compatibility issues are envisaged
Brief planning history:	An application for outline for up to 9 residential units; formation of vehicular accesses, land adjacent to Popes Cottage, Steyne Road, Bembridge, conditional approval 22 June 2017 (TCP/32327/A/P/00285/16)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Bembridge which is a RSC. Bembridge has an adopted neighbourhood plan. It sets out that new development should be confined to small scale proposals. In terms of housing these should be within the settlement boundary or immediately adjacent to it, schemes of 1-9 and not exceeding 0.5 hectares. Development in the wider rural area should be meeting an identified rural need or re-use of buildings. Specialist housing proposals should be reflective of the housing need survey and any local need development should have a Bembridge connection.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is immediately adjacent to the settlement boundary, is level with potential for suitable access options. Would need suitable buffer to the wider countryside.



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
Put forward for:	The site has been put forward for general housing, 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 achievable. Final yield would be 40-50 in years 6-10.

Indicative yield:

80

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions adding the additional comments: Refer to IPS183. The timescale should be 11-15 years. Concern raised with regards to rural nature of this side of the road. Few sites in Bembridge are deliverable. Possibly smaller density than IPS183 due to the need for landscaping and possible incorporation of footpath along the road.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

East of Locksley Close & south of Camp Road/ Queens Road, Freshwater (Area 4 on plan).

Site location



Site Description:

The site is an agricultural field located just outside the settlement boundary. The boundaries to the site are predominately hedges. The site is bounded by Camp to the north and is fairly level across 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north east, in close proximity, approximately 50m away.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the edge of the area, close to other development but with a more rural context. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some trees to the residential

	boundaries.
Potential heritage impact:	The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is near to a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
Site access aspects:	The site can be accessed from the farm gate which is located close to the junction.
Access to public transport:	The site is located close to a bus stop. The Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes.
Access to pedestrian/ cycle:	There is a public right of way that runs along the east of the site. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Freshwater has access to a good range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby
Air quality sensitivities:	None known Agricultural land class: The classification is Grade 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is in close proximity to other residential properties but given the location extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside and not immediately adjacent to the current settlement boundary. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.
Steering group's conclusion:	The steering group concluded that the site is suitable for some frontage development. Given the location within the conservation area, design should be high quality and must pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

☒ 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 5-10 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. Final yield would depend on the design of the dwellings. Approx. 7-8 and in years 1-5.

Indicative yield:

7-8

☒ 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: An infill to carry on the development line, needs good design, consider how important the gap is. Could leave top part as open space.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and deliverable.

The site is considered:

Deliverable

☐ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land off Chatfeild Road, Niton

Site location



Site Description:

The land is currently used as grazing paddocks. It has a current access on to Chatfeild Road which has a strong boundary hedge. The site is fairly level towards the road before rising to the west. The other boundaries to the site are hedges interspersed with 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:	The site is located in FZ1. and is not on class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the south western and part of the south eastern boundaries.
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is becoming more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The hedges are substantial and some have trees interspersed and therefore there may be some biodiversity interests to consider. There

	is a watercourse through the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous Historical archaeological comments have noted that an earthwork HER 4841 potentially lies within part of the proposed area.
Site access aspects:	The site can be accessed off Chatfeild Road, the entrance will need to be upgrade and may require some hedgerow removal.
Access to public transport:	There are bus stops within the village of Niton
Access to pedestrian/ cycle:	There are no public footpaths in the immediate vicinity. Parts of Chatfeild Road towards Rectory Road has a footpath to the road.
Access to services/ facilities:	Niton has a range of facilities in line with it being a RSC.
Access to open spaces:	There are some open space provisions within Niton and there is access to the wider countryside.
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 4
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. It is unclear as to whether drainage may be an issue.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Outline application to provide 9 new residential units with access and layout to be established (revised plans) (readvertised) - Conditional approval but no decision issued as of yet.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Niton which is a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.
Steering group's conclusion:	The steering group concluded that the site is suitable. Part of the site has planning consent. The rest of the site, to the natural boundary could come forward for additional development but later in plan period.

☒ 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 0-5 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 the site is suitable and achievable. Likely years 5-10.
Indicative yield:	25

☒ 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: Yield potentially 20-25. Need to consider drainage/surface water.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Wrax Farm, New Road, Brading

Site location



Site Description:

The site is an agricultural field bounded by wire fences and shrubs. It is gently sloping from the front of the site towards the railway. There are a few corrugated structures on 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundaries.
It is brownfield/greenfield:	The site is greenfield with a number of corrugated structures located to the north.
Potential landscape impact:	The site is not located in an AONB. The site slopes down towards the railway. It is screened to the west by existing development and has allotments to the north. As it is outside the settlement boundary on the outskirts of the area where the land is more agricultural, any appropriate development will need to consider the impact on the wider area and views into and out of the site.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some scrubby areas and trees to the east of the site near the railway that may have some biodiversity interests.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed along a private unmade road off the main strategic road network.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshell Shanklin Sandown Brading Tesco Ryde. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minute.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the town. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brading has a number of local facilities in line with it being classified as a rural service centre.
Access to open spaces:	Brading has a number of public open space choices including the Roman Villa and Brading Down
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. However, there is likely to be a need for a buffer along the boundary of the railway.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary. The Brading Neighbourhood Development Plan supports appropriate new housing that meets the needs of the local community. For the period 2014-2027 new housing development will be supported. Residential development should be located within or immediately adjacent to the settlement boundary and Result in no more than ten new homes on any individual site; and demonstrate, where appropriate, how they provide housing types and tenures. Proposals for 10 – 25 new homes will be supported when on-site affordable housing is provided. Where a proposal for residential development is located outside and not immediately adjacent to the settlement boundary it should result in no more than ten new homes on any individual site; and Demonstrate it is meeting a proven local need appropriate to the rural area.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is immediately adjacent to the settlement boundary. There is potential for a small circular road configuration to match the shape of the site. Houses could be delivered in a small arc.

☒ 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, affordable housing, G&T accommodation and non-housing development.
Conversion?:	No

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. The final yield could be 15-20. Smaller 1-2 bed houses to provide a mix of houses in Brading. Could be achieved in years 1-5

Indicative yield:

15-20

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land adjacent Perowne Way, Sandown

Site location



Site Description:

The site is irregular in shape and is currently in agricultural use, the area is fairly flat in areas and other slightly undulating slopes to the north and the watercourse (River Yar). The boundaries are a mix of trees, hedgerows and scrub. There are some larger trees along some of the 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 northern fringes of the site along the River Yar are located in F22 and 3. Furthermore there is a large area to the west portion of the site that is also located in flood zone 2 and 3.</p> <p>Any resultant developable area will be reduced. This assessment is based on the area outside the flood zones.</p>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is outside but immediately adjacent to the settlement boundary which is located along the southern boundary.
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. The site slopes down to the north and the River Yar before rising again towards the wider countryside. There is currently development to the east and south but any future development should take account of potential landscape impact from views into the site from the north.

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Potential biodiversity impact:	The site is not located in any environmental designations, however, there are a number of Tree Preservation Orders T4-T9 on the eastern boundary of the site TPO/2000/26. There may also be biodiversity impacts related to the stream.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications
Site access aspects:	It is unclear how the site can be accessed by vehicles, it may require access via third party land, some of which is currently designated open space. There may be a potential to provide/replace this elsewhere on site should the site be appropriate.
Access to public transport:	There are a number of bus stops to the south of the site along Perowne Way. Sandown is served by buses to Newport and Ryde.
Access to pedestrian/ cycle:	There is a public right of way that crosses the site diagonally and a cycle path to the south west of the site.
Access to services/ facilities:	Sandown has access to a good range of services and facilities.
Access to open spaces:	Open Space (Amenity Green Space) to south of the site, this may need replacing should this be the only access opportunity.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The land is classified as Grade 4.</div>
Mineral resources?:	Some of the site along the northern fringes and west fringes is within a mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Although access to the site will need to be considered.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. However, the extent of the flood risk will need to be taken into account.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary of Sandown. Would need to understand how access could be delivered. Any loss of open space would need to be replaced on site. Potential to consider options for mixed use at a small scale and biodiversity enhancement to the north. Development could be undertaken in the areas not subject to flood risk. Areas that are more at risk could be green and open space or biodiversity enhancements.

☒ 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:	Unknown
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. Any development would need to be outside of the flood risk area. Development not to exceed northern limit.. May not be immediately deliverable due to access.

Indicative yield:

65

☒ 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. Engage with owner regarding access, which could make it easier to deliver and liaise between adjacent landowners. Sales of 15-20 P/A, recent footpath update/change). Potential to complete.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation with the adjacent site IPS135.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land at Lower Bramstone Farm, Newport Road, Chale Green

Site location



Site Description:

The site is a series of fields close to the main road through Chale Green. There is a mix of post and wire fencing and hedges. The internal field boundaries are small mounds with hedges and interspersed with post and wire fencing.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	Chale Green does not have a settlement boundary. The site is however located close to other residential development and is close to the general stores and bus stop.
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site
Potential landscape impact:	The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character. If development would enhance an existing small settlement further consideration will need to be given on the impact on the AONB.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site

	but there are a number of large trees running along the verge fronting the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The site can be accessed from the site onto the main road, however there is a landscape verge which runs along the length of the site and it is not clear who owns this.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 6 -Newport Chillerton Chale Blackgang Chine Niton Whitwell Ventnor. The service runs Mon - Sat 5 journeys Sundays 3 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within the village but no dedicated cycle paths in close proximity
Access to services/ facilities:	Chale Green has a small shop just to the north of the site
Access to open spaces:	There is limited public open space provision near by
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The top north west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site is adjacent to other properties which appear to benefit from connections to utility service
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. There are power poles that cross the site from north to south .
Brief planning history:	No apparent planning history.
Overarching policy context:	Chale Green does not have a settlement boundary. Chale Village has a Design Statement (2012) which in relation to housing sets out the importance of the scout hall, the need for affordable housing for local people and that design is important to retain extensive vistas.
Steering group's conclusion:	The steering group concluded that the site is suitable for some development. The site is located in close proximity to a general stores, site is suitable for a small sensitively designed scheme to the northern end only. The south area should remain open due to the landscape sensitivity and openness of area.



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?:	This will need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Development should fill the gap between the house to the south and the farmyard to the north. Depending on the design could gain more than frontage development by creating an attractive circular
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scheme. Design should include a hedge boundary to the south to provide buffer. FY5-10 depending on design

Indicative yield:

10

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The panel agreed with the steering group's conclusions and provided the following comments: Just upper part; Possibly 6-10 years; Need to develop IPS137 first.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable in part for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Holme Farm, Church Road, Shanklin

Site location



Site Description:

The site forms part of the farmyard buildings and contains a number of stone barns and other outbuildings. The site boundaries are a mix of trees and shrubs to the west and east, high amenity trees to the north and trees 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 150m away.
It is brownfield/greenfield:	There are a number of farm buildings and barns within the site.
Potential landscape impact:	The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character
Potential biodiversity impact:	The site is not located in any environmental designations. There are 6 trees with TPOs within the site and an area TPO towards the north eastern boundaries. There is also a small area of protected woodland in the north east corner of the site. These TPOs will

need to be taken into account on determining the final developable area of the site if applicable. The site has a number of barns and outbuildings. There is a stream to the roadside boundary. These and the trees may require additional surveys.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects: There is an existing access on to Church road located where the speed limit changes from 30 to 60mph. There is good visibility to the west but reduced to the east due to the tree. Church Road is part of the strategic road network.

Access to public transport: The bus stop is located in close proximity. Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to pedestrian/ cycle: There is a public right of way within to the south of the site (SS8). There are no dedicated cycle paths close by. There is a pavement on the opposite side of the road. No pavement to west of site

Access to services/ facilities: Shanklin has a wide range of facilities and services.

Access to open spaces: There is limited public open space provision nearby

Air quality sensitivities: None known Agricultural land class: The classification is Grade 4

Mineral resources?: The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate

Is there a loss to employment?: No

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues have been raised.

Infrastructure capacity aspects: The site has some utilities located within it.

Potential compatibility impacts: The site is beyond the built up area and located in the wider rural area.

Brief planning history: Continued use of 2 barns as Class B8 (storage and distribution), Holme Farm, Church Road, Shanklin, conditional approval 26 August 2014 (TCP/21621/D/P/00788/14)

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area

Steering group's conclusion: The steering group concluded that the site is suitable for limited development. The site has a number of existing buildings that may be appropriate for redevelopment. Any development of the site would need to be within the existing footprint.

☒ 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?: Potentially some conversion of the stone barns.

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that the site is achievable. Final yield would be 5-7 in years 1-5

Indicative yield:

5-7

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

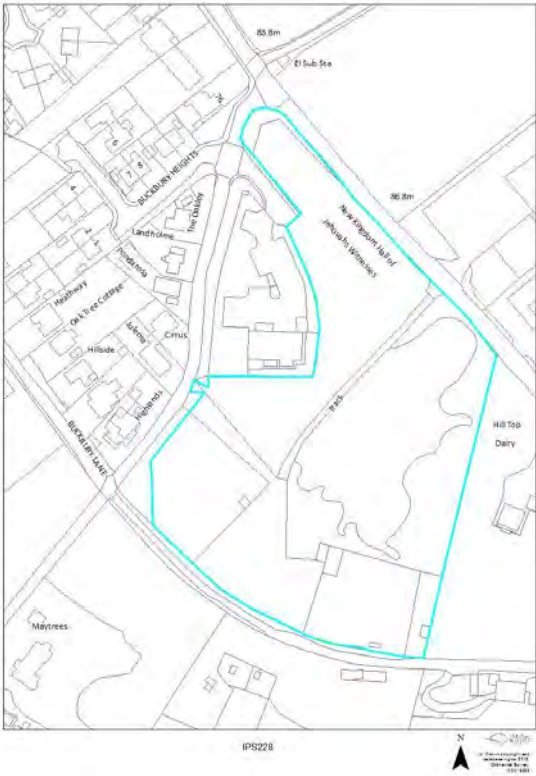
Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Land between Buckbury Lane and Long Lane, Newport

Site location



Site Description:

The site is a thick scrubby field with high hedgerows adjacent to Long Lane and Buckbury Lane and hedges to other boundaries. The site has views across Newport and slopes from north to 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the north west boundaries.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural in context and feel. The site slopes from the north to the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a TPO group to the

north and west of the site (TPO/1988/21). Appropriate studies are likely to be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.		
Site access aspects:	The site can be accessed off Buckbury Lane, but the site has road frontage to Long Lane but would need removal of a section of high hedge.		
Access to public transport:	The nearest bus stop is along Long Lane. This is Route 8 which serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins		
Access to pedestrian/ cycle:	There is a bridleway to the west and a public right of way to the south. The wider area has cycle links to Newport and surrounding area.		
Access to services/ facilities:	Newport has a full range of services and facilities but these are not likely to be in walking distance.		
Access to open spaces:	Newport has a range of open space facilities but these are not likely to be in walking distance.		
Air quality sensitivities:	None known	Agricultural land class:	The classification is Grade 3
Mineral resources?:	The east section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.		
Is there a loss to employment?:	No		
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.		
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.		
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.		
Brief planning history:	No recent planning history.		
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary		
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site has specific limitations and constraints including concerns over biodiversity and potential for reptiles. There are also access concerns relating to the ability to achieve access onto Long Lane.		

☒ 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 and is therefore not achievable.
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Indicative yield:

6

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with all the steering group's conclusions making the following comments: There is a tourism site close to the site. There is an access to the side but need to respect the Church Hall near to the site. Concern about development extending to the east, but acknowledge other development in the area. Potentially better sites. Need to refer back to the panel after the ecologist has checked the site.

Stage G - SHLAA Conclusion

Final conclusions:

The council's ecologists have considered the site and advised that there is potential for biodiversity interests but these could potentially be mitigated within the site itself. A further site visit also saw the additional access near the Jehovah's Witness Hall. The steering group reconsidered the site on this basis and concluded that some development may be suitable to the top of the site using the access by the Hall and maintaining the strong hedgerow to Long Lane. Taken back to panel who agreed. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site in part is suitable for the purposes of SHLAA and deliverable. Due to site specifics it is not being considered for allocation.

The site is considered:

Deliverable

- ☐ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land to south west of Buckbury Lane, Newport

Site location



Site Description:

The site comprises of an open field enclosed by scrub, trees and hedgerows at the end of existing residential development along the south-west side of Buckbury Lane. To the north and east of the site is existing residential development fronting the north-east side of Buckbury Lane and an existing tree belt, protected by tree preservation order, generally follows the alignment of an existing watercourse that runs to the east and south of the site. Public footpath N35 runs alongside the western site boundary. To the west, south and southeast is open countryside.

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:	0.3 ha of the site is located in FZ 2 and 3 and has been discounted from the site. The remainder of the site (0.85ha) is located in FZ1 and is not class 1 or 2 agricultural land	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary on the other side of the unmade road.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the

outskirts of the area where the land is more agricultural. The site slopes from the north to the south. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There is an area TPO to the south (TPO/1991/10) and a number of large trees individual and groupings within the site that need to be considered. There is also a water course to the south boundary of the site. Relevant biodiversity/arboricultural studies are likely to be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access is would need to be onto Buckbury Lane which is unmade and narrow in places
Access to public transport:	The nearest bus stop is along Long Lane. This is Route 8 which serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the west. The wider area has cycle links to Newport and surrounding areas
Access to services/ facilities:	Newport has access to a full range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services but extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	P/01141/15 – TCP/17535/P - Proposed construction of 5 detached dwellings with vehicular access and parking (revised plans, flood risk assessment and application form; tree and dormice reports received) (unit 6 removed) - Approved. Decision not released
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable for development as per the recent planning approval P/01141/15.

☒ 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 achievable, with it likely to come forward in the next five years. Final yield as per permission.

Indicative yield:

5

☒ 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 suitable for the purposes of SHLAA and is deliverable in line with existing permission.

The site is considered:

Deliverable

☐ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land to rear of Gunville Road, Newport

Site location



Site Description:

The site is a level field to the rear of existing residential development. The site has a mix of hedgerows and trees to the boundaries. There are residential properties to the west and a retail park 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:	The site is FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the west and south boundaries.
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. It is on the edge of the area with the eastern extent set in a gap. If development is considered appropriate, the impact on nearby houses, school, the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.

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Site access aspects:	There is potential for access off a narrow access road but this will reduce the potential of the site. It may be better to consider with adjacent sites.		
Access to public transport:	There are bus stops along Gunville Road within walking distance		
Access to pedestrian/ cycle:	There are no public rights of way or cycle links near the site, however the nearby roads have footpaths running along both sides.		
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus		
Access to open spaces:	The open space audit indicated playing fields to the east, these those are connected to the school		
Air quality sensitivities:	None known	Agricultural land class:	The classification is Grade 3
Mineral resources?:	There is a small section in the south east corner that is located in a mineral safeguarding area.		
Is there a loss to employment?:	No		
Potential constraints to delivery:	It is unclear as to the number of landowners.		
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.		
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.		
Brief planning history:	No recent planning history.		
Overarching policy context:	The site is the centre of Gunville which has access to some services and facilities.		
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary. Access would currently be from an access road that is quite narrow and would need clarification.		

☒ 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:	This would need to be clarified.		
Conversion?:	No		
Rural exception?:	No		

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable . In terms of location the site is suitable for consideration of housing and some potential mixed use as a buffer to the current box format businesses to the south. Options should be considered for additional access to the north where other sites have come forward (IPS233). Final yields will depend on design and access provisions.		
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Indicative yield: 20

☒ 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		
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concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill

Site location



Site Description:

The site is accessed off a wide track which is also a public right of way. The site comprises of various paddocks for equestrian use, the main houses and a number of storage areas. The site slopes from east to west and has some hedge boundaries but is fairly open to the north.

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 checked="" type="checkbox"/> Discount
Flood zones/agricultural class/size:	The site is located in FZ1 and is not class 1 or 2 agricultural land	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundaries.
It is brownfield/greenfield:	There is a large house to the north of the site along with some old open fronted storage barns and areas of hardstanding
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the edge of the settlement where the land is becoming more rural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees to the boundaries.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS237

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The strategic road network is to the east of the site. The site itself is accessed from a wide public right of way. The junction to the main road is on a bend and has restricted visibility when turning into the site.
Access to public transport:	There is a bus stop close by. This is served by Route 2 - Newport Merstone Godshill Shanklin Sandown Brading Tesco Ryde - Mon - Sat up to every 30 minutes Sundays up to every 30 minutes. Route 3 - Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde - Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way along the south and south west boundary (GL). There are other rights of way close to the site and there is a cycle path link to Newport to the east. There are sporadic pavements in the area.
Access to services/ facilities:	Godshill has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<div>None Known</div> Agricultural land class: <div>The classification is Grade 3</div>
Mineral resources?:	The west section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	<div>No</div>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Godshill which is a RSC. Godshill Parish SPD (2015) sets out the need to demonstrate local need and/ or contribute to delivering wider community aspirations and preference for sites at Deacons Nursery, Scotland Farm, Minsley area.
Steering group's conclusion:	The steering concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary and is close to services and bus stops to the wider area.

☒ 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?:	This would need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering concluded that the site is suitable and achievable. Final numbers would be
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dependent on achieving access as well as design and layout. The site could come forward at any stage but given there is no indication of timings consider years 6-10 is achievable.

Indicative yield:

30

☒ 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: Potential issues over the amount of housing in certain areas and timings. Potentially suitable for housing for Tresslewood staff. Some concern about access to the site.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land opposite Holme Farm, Church Road, Shanklin

Site location



Site Description:

The site is an agricultural field with a public right of way running alongside the western boundary. The site is undulating and slopes up from the road. There is a low level hedge boundary to the east and trees along all other boundaries with a mix of post and wire fencing.

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 FZ1 and is not class 1 or 2 agricultural land.	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 150m away.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is located in the AONB. As the site is outside and not immediately adjacent to the settlement boundaries consideration will need to be given as to whether the site is suitable in the wider policy context. Furthermore, development outside and not adjacent to a settlement could potentially degrade the landscape character
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Further studies may be required.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS247

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access on to Church road located where the speed limit changes from 30 to 60mph. There is reduced visibility due to the trees. Church Road is part of the strategic road network.
Access to public transport:	The bus stop is located in close proximity. Route 3 - Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. This runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There is a public right of way within the site to the west boundary (SS8). There are no dedicated cycle paths close by. There is a pavement to the east but not west of site.
Access to services/ facilities:	Shanklin has a wide range of facilities and services.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 4</div>
Mineral resources?:	The whole site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised. Telegraph pole on boundary
Infrastructure capacity aspects:	The site is not adjacent to the settlement boundary or other properties, as such extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is suitable for limited development as an infill. Given the context of the area, any development would be limited to 2 or 3

☒ 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 suitable and achievable. Final yield would be 2-3 in years 1-5
Indicative yield:	<div>2-3</div> <div><input checked="" 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land at Main Road, Arreton

Site location



Site Description:

The site is an agricultural field that slopes slightly downwards from the south boundary to the north (adjacent to the highway). There is a wire fence to the highway boundary and a hedge to the east, south and west 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, SIN, 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 Arreton this site will be reviewed</p>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the north and east boundaries.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.'

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS248

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, the site is bounded by hedges to the west, south and east.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is access to the site from the main road.
Access to public transport:	There is a bus stop near by. This is Route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way close to the site and there is a nearby cycle paths to and from Newport in close proximity. One side of the road has a pavement.
Access to services/ facilities:	Arreton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class:</div> <div>The classification is Grade 2</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No loss of employment
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	An application for proposed development of nine houses and single storey office, associated vehicular access, parking and public open space, land between 5 Huxford and Boxtree, Main Road, Arreton. Conditional approval (TCP/04316/C/P/00362/18)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Arreton which is a RSC.
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 Arreton and this has been demonstrated, then a small area to the road frontage could be considered. This should be between the existing developments.

☒ 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.
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Indicative yield:

9

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the principle of the steering group's conclusions but considered that the site should be reviewed.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel’s comments. Given the housing need across the island, the proximity to the settlement boundary and that Arreton is a classified rural settlement some limited development is appropriate. During the SHLAA assessment process an application has been approved. It is concluded that the site is deliverable as per the recently consented application.

The site is considered:

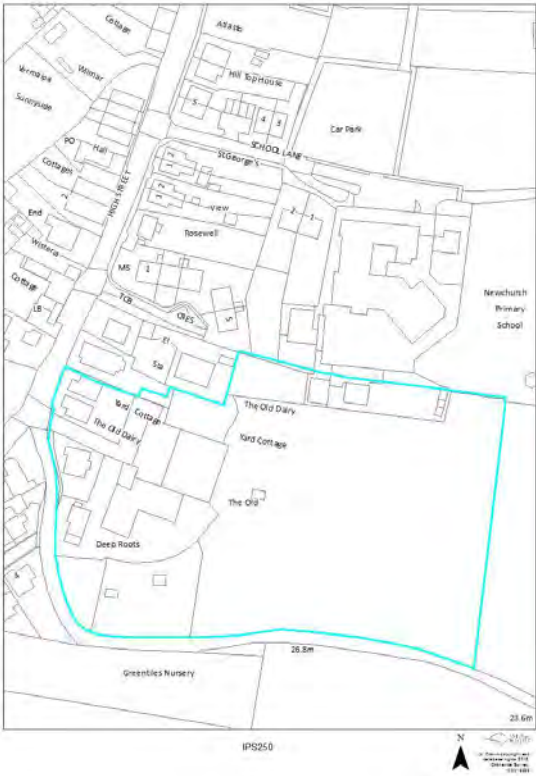
Deliverable

- ☐ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Popes Farm, High Street, Newchurch

Site location



Site Description:

The site is a mix of residential and agriculture, is fairly level but elevated from the road. There are new builds to the front and various farm structures within the rest of the site and grazing land to the rear. The site is bounded by dense vegetation, established hedgerows, banks 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 site is located in FZ1. The Western portion of the site which is predominately built on is located within Grade 2. The eastern half of the site is located on Grade 3.</p> <p>Whilst land that is Grade 2 is generally discounted, this area is built on with a series of barns and outbuildings. It has therefore been included in the following assessment.</p>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	Newchurch has no settlement boundary.
It is brownfield/greenfield:	The site is greenfield but has a number of structure and buildings to the west, this includes some new builds.
Potential landscape impact:	The site is not located in an AONB. It is located in the wider rural area but close to the existing built up area. There is little development along Palmers Lane so development would have a visual impact from the lane and from Skinners Lane. If development is

considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Furthermore there are a number of outbuildings that may require additional biodiversity studies.

Potential heritage impact: The site is not located in a conservation area. There is a listed building to the west as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Site access aspects: There is an existing access onto the High Street

Access to public transport: The nearest bus stop is some distance away (approx. 2km), located at Winford Cross. This is served by Route 8 - Newport to Ryde service

Access to pedestrian/ cycle: NC9 public right of way is to the north of the site, this is also the location of the main dedicated cycle route from Sandown to Newport. There are a number of other public rights of way to the area. There are pavements but these are sporadic and do not run the length of the road.

Access to services/ facilities: Newchurch has a primary school, Peddlers cafe and a pub.

Access to open spaces: There are some open space provisions within Newchurch including Field of Hope Nature Reserve

Air quality sensitivities: None known

Agricultural land class: The Western portion of the site which is predominately built on is located within Grade 2. The eastern half of the site is located on Grade 3.

Mineral resources?: The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?: No

Potential constraints to delivery: It is unclear as to the number of landowners, no known covenants or legal issues have been raised.

Infrastructure capacity aspects: The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Potential compatibility impacts: The site is close to existing residential and a school, no compatibility issues are envisaged

Brief planning history: Demolition of redundant buildings, 4 detached houses with parking; alterations to vehicular access (revised plans)(readvertised application), Popes Farm, High Street, Newchurch, Sandown, conditional approval 24 July 2012 (TCP/22950/A – P/01269/11)

Overarching policy context: The site is located outside the settlement boundary and in the wider rural area

Steering group's conclusion: The steering group concluded that the site is suitable for some development. They acknowledged that the built area and some grassed area to the south is Grade 2 but given the existing development considered this suitable in this instance. Any development would need to be high quality, take account of views into/out of the site and incorporate appropriate landscape buffers.

✓ 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:

This would need to be determined

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 suitable and achievable. Potential yield 15-20. Should include buffer, consider parking for school. Years 1-5

Indicative yield:

15

☒ 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: Half the site is suitable reminder of the site to the east is too rural. The village has a strong feel yield should be 10-15 houses.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land north of 155a-165 Staplers Road, Newport

Site location



Site Description:

The site on the edge of Newport is a largish area of scrub land and grass areas sloping from west to east and to the north. The boundaries are a mix of hedgerows, scrub and post and rail fencing. The site is located outside but immediately adjacent to the settlement boundary. To the north and west of the site are fields and to the south and east is residential.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the settlement boundary. To the north and west of the site are fields and to the south and east is residential.
It is brownfield/greenfield:	The site is greenfield with no structures on site.
Potential landscape impact:	The site is not located in an AONB. The site has view across the countryside towards the mainland. Any development on site would likely be seen against the backdrop of existing development.
Potential biodiversity impact:	The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse There are 5 trees with TPOs along the western and northern boundaries. There is also

a small area of protected woodland in the north west corner of the site and a group TPO on the western fringe. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Should development be considered suitable then a buffer to protect them will need to be included. Further biodiversity studies may be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications
Site access aspects:	The site is currently accessed via an unadopted lane between 165 and 171 Staplers Road. This access lane is in third party ownership. According to the submission there are proposals to widen the lane (TCP/06320/C, P/00887/17). Staplers Road is a main road that has bus stops just beyond the access lane.
Access to public transport:	There are bus stops close by along Staplers Road, this is along Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde. This runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes.
Access to pedestrian/ cycle:	There is a public right of way in close proximity, but there are no footpaths or cycle way along the main road.
Access to services/ facilities:	Newport town centre has access to a full range of services and facilities
Access to open spaces:	The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The site is classified as Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	The site is owned by one landowner but the access lane is owned by a third party who has permission for 3 houses (TCP/06320/C, P/00887/17). The site owner has advised that access is possible by agreement with the third party.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	There is unlikely to be any compatibility issues.
Brief planning history:	According to the submission there are proposal to widen the lane (TCP/06320/C, P/00887/17)
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of the main county town where there are a full range of services and facilities.
Steering group's conclusion:	The steering group concluded that the site is suitable with some potential for development. The site is located outside but immediately adjacent to the settlement boundary. However, access is currently off an unmade road, would need further consideration in terms of gaining access and any third party rights.



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.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable subject to access.
Could yield approximately 10-15 units.

Indicative yield:

15

☒ 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: Visibility splays may be an issue.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS281

IPS281

Site Area:

1.87

Gibb Well Field, off Seaview Lane, Seaview

The site is a field on the edge of Nettlestone. There is a brick building with slate roof on site and some corrugated iron structures. There is a substantial hedge to all boundaries with the west incorporating a wall and hedge.

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 FZ1 and is not class 1 or 2 agricultural land.

☐ Discount

Stage C - Assessment - Suitability

Proximity to settlement:

Nettlestone does not have a settlement boundary

It is brownfield/greenfield:

The site is a mix of PDL and greenfield. There is a brick building with slate roof on site and some corrugated iron structures

Potential landscape impact:

The site is not located in an AONB. It is outside a settlement boundary and whilst close to residential is more rural. The site is gently sloping from east to west is prominent from the Wishing Well public house. The site is higher from the west. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles

Potential biodiversity impact:

The site is not located in an environmental designation. There is a TPO/1990/47 T1 on a very small part of the site to the north.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS281

Potential heritage impact:	The site is not located in a conservation area. There is a listed building to the west, The Old Manor. As the site is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, there are a row of character cottages to the west.
Site access aspects:	The site can be accessed from Nettlestone Hill which is narrow at present. Another access is available from Seaview Lane.
Access to public transport:	There are bus stops just outside the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Nettlestone is not a rural service centre but does have a convenience store and a primary school.
Access to open spaces:	There is a small village green area just outside the site at the southern tip.
Air quality sensitivities:	None known.
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Demolition of workshops, outline for proposed affordable, open market and sheltered care accommodation (with ancillaries); formation of vehicular access; parking, open spaces and associated infrastructure, land between Nettlestone Hill and Seaview Lane, Seaview, pending (TCP/33468/P/00496/18)
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets out the need for a residential nursing home, sheltered accommodation and affordable housing.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site has potential for development, there are some services within Nettlestone and access can be achieved.

☒ 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?:	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 both suitable and achievable. Development should be concentrated to the northern part of the site and provide open space to the south. FY: 20-30 depending on design and layout. Could be achieved in years 1-5

Indicative yield:

15

☒ 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: Just the north of the site should be developed and have plenty of open space and re-position the bus stop. Following a declaration of interest it was advised, a planning application is imminent to include assisted living and affordable and open market housing. Been under consultation since 2015.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

31 Ventnor Road, Apse Heath, Isle of Wight, PO36 0JT

The map shows a residential area with several streets including Bigbury Way, Newfort Road, and a road labeled 'WY 100-1010'. Landmarks such as 'The Church', 'School', and 'Bellbury House' are marked. A large green-shaded area is outlined, representing the proposed development site. The map also shows various other buildings, including 'Bellbury House', 'Merdon', 'Catalina', 'Calador', 'Pancras', 'Bore College', 'Larkfield', 'Barnard's Wye', 'Church', 'Charnock', 'West Gate', 'Chapel Green', 'TCB', 'PO', 'LS', 'The Old', 'Cartage', 'Apse', '3', '4', '5', '6', '7', '8', '9', '10', '11', '12', '13', '14', '15', '16', '17', '18', '19', '20', '21', '22', '23', '24', '25', '26', '27', '28', '29', '30', '31', '32', '33', '34', '35', '36', '37', '38', '39', '40', '41', '42', '43', '44', '45', '46', '47', '48', '49', '50', '51', '52', '53', '54', '55', '56', '57', '58', '59', '60', '61', '62', '63', '64', '65', '66', '67', '68', '69', '70', '71', '72', '73', '74', '75', '76', '77', '78', '79', '80', '81', '82', '83', '84', '85', '86', '87', '88', '89', '90', '91', '92', '93', '94', '95', '96', '97', '98', '99', '100', '101', '102', '103', '104', '105', '106', '107', '108', '109', '110', '111', '112', '113', '114', '115', '116', '117', '118', '119', '120', '121', '122', 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The site forms part of 31 Ventnor Road and the grounds behind it. The area behind the house is a paddock/grazing area that has scrubbed over. The boundary to the north is a neighbouring hedge boundary, to the east is a fence, south is an open but tree lined boundary.

Stages A and B - Discounting

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

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

☐ Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land

☐ Discount

Stage C - Assessment - Suitability

Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area

The main house and garage would remain. It has been advised that the summerhouse, workshop and stables would be removed.

The site is not located in an AONB. It is in the wider rural area behind houses to the west and north. The site is fairly well contained behind and set in a slight dip with view to the houses to the north. Any potential development will need to consider the proximity to existing residential.

The site is not located in an environmental designation. There are no tree preservation orders on site but there are some larger trees to the boundary and one single large tree

to the garden area of 31 Ventnor Road. The site has scrubbed, biodiversity studies may be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by
Site access aspects:	The access to 31 Ventnor Road is also the access to the area behind. The main road to the north (165m) is the strategic road network. The distance from the edge of the existing house to the boundary is approximately 6.5m
Access to public transport:	The northern edge of the site is approximately 215 m away from the bus stop. This is Route 8 that serves Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There is a public right of way to the south with links to the wider countryside. There is from the site extending to the north along Ventnor Road. There are no cycle paths.
Access to services/ facilities:	There is a convenience store with post office in Apse Heath.
Access to open spaces:	There is limited public open space provision nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The entire site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The 'drive' area is fairly flat then the site dips down into a slight basin.
Infrastructure capacity aspects:	The site is close to other properties which appear to benefit from connections to utility services, but will need to be extended.
Potential compatibility impacts:	The site is set behind but close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.
Steering group's conclusion:	The steering group concluded that whilst there is no settlement boundary, there is a local shop with post office and car park. The site is also located in a dip in the landscape as is screened from the wider area by development or the dip. As such the site is suitable for some limited low cost rural housing, smaller units to meet a wider rural housing need. Access may be an issue and may limit the number of dwellings.

☒ 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/affordable housing.
Conversion?:	Not applicable
Rural exception?:	This would need to be clarified.

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable if access can be
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achieved. Smaller units of low cost rural housing, years 1-5. Final yield will be dependent on access and design. Indicative is 12.

Indicative yield:

12

☒ 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: Potential for affordable housing led scheme.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Land off Alum Bay New Road, Totland

The site is a small agricultural meadow bounded by dense established hedging and a post and wire fence and slopes to the south west.

Stages A and B - Discounting

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

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

☐ Discount

The site is located in FZ1 and is not class 1 or 2 agricultural land.

☐ Discount

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the current settlement boundary which is along the north and part west boundaries.

The site is greenfield and there are no buildings or structures located on the site

The site is not located in an AONB. It is outside the settlement boundary where the land is becoming rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site but there are a number of TPOs on the boundary to the north just beyond the site.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS285

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has access onto New Road and has reasonable visibility.
Access to public transport:	There is a bus stop close by. This is along Route 7 serving Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	There are network of public rights of way in the wider area but no dedicated cycle paths in close proximity and the immediate roads do not have pavements.
Access to services/ facilities:	Totland has a range of services in line with it being a smaller regeneration area.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3 to the south and urban to the north</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	P/01454/17 - Six dwellings with associated access - pending decision.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary and located close to services and facilities. The site has a current planning permission for 6.

☒ 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 suitable and achievable. Final yield is 6 in line with the current planning permission and could come forward in years 1-5.
Indicative yield:	<div>6</div> <div><input checked="" 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.
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The site is considered:

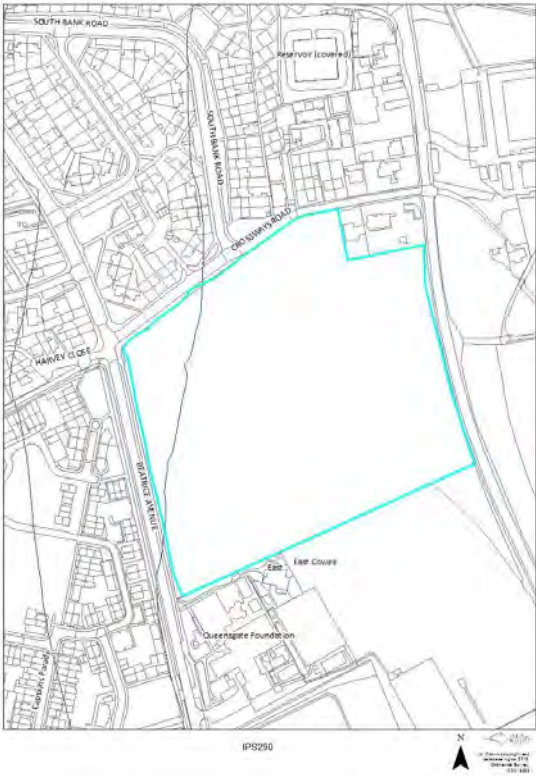
Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Crossway, East Cowes, PO32 6HY

Site location



Site Description:

The site is a large flat field that is currently planted. The boundaries are a mix of hedgerows and post and rail fences. The site is located within the settlement limits of East Cowes, located immediately adjacent to other residential housing.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is within the settlement boundary. Surrounding uses are residential and school with playing fields. Employment opportunities are also in close proximity.
It is brownfield/greenfield:	The site is a greenfield site comprising of a large flat field that is currently planted. The boundaries are a mix of hedgerows and post and rail fences.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced. The site is opposite the AONB so design should take account this.
Potential biodiversity impact:	There may be some biodiversity potential within the existing hedgerows. These could mostly be incorporated into any potential development. There are no TPOs on the site. It has been advised that an ecological walkover survey has been undertaken and a

	masterplan developed.
Potential heritage impact:	Currently no known archaeological implications. The site is adjacent to an AONB and Historic Park or Garden and any development would need to consider design in the context of these designations.
Site access aspects:	The site is located along the strategic road network. There is a footpath to Beatrice Avenue. Access could be achieved along the main road. This though would need some hedgerow removal. Equally the site could be accessed from Beatrice Avenue and could have more than one access.
Access to public transport:	There are bus stops along the strategic road network, offering regular service to Newport and Ryde.
Access to pedestrian/ cycle:	There is a cycle path to the main road to the east of the site the (SRN)
Access to services/ facilities:	East Cowes has access to a number of services and facilities with the site being in close proximity to a school and employment.
Access to open spaces:	There is a multi use games area to the south as well as playing fields connected to the school.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class:</div> <div>The site is mostly classified as urban, although there is a small section to the east boundary that is classified as Grade 3.</div>
Mineral resources?:	the site is not within a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	<p>There is one landowner and there are no known covenants. The land is leased to local farmers.</p> <p>May need to consider possible contamination aspects.</p>
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties are understood to benefit from connections to utility services.
Potential compatibility impacts:	No issues known. It is understood from the submission that a masterplan has been developed.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located within the settlement boundary with good access to facilities.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is located within the settlement boundary, any development should be of high quality design and layout respecting the adjacent historic park and gardens and Grade I listed building.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is under option, with a reasonable prospect of development taking place within 5 years.
Put forward for:	It has been put forward for housing
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Could come
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forward in years 1-5 with an approximate yield of 70-80.

Indicative yield:

75

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions. Following declaration of interests it was advised that a mixed use development is being considered to include an independent living proposal and nursery. The site is leased to a farmer. Application likely in 3-6 Months.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Land off Gunville Road, (east) Newport

Site location



Site Description:

The site is located to east of Gunville Road, north of the settlement boundary and is flat agricultural land accessed off Gunville Road. The area rises gently to the eastern extent. It has hedgerows to all four sides. There is a pavement/footpath running along Gunville Road and alongside 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the current settlement boundary which is along the south. It is in close proximity to the boundary at approximately 50m away
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the edge of the area where the land is becoming more rural/agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS291

Potential heritage impact:	The site is not located in a conservation area or in close proximity to listed buildings. Possibly site of St Augustine's medieval leper hospital of potential national importance. Also brickworks and pond
Site access aspects:	The site can be access directly from Gunville Road.
Access to public transport:	There are bus stops along Gunville Road which are within walking distance.
Access to pedestrian/ cycle:	There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus
Access to open spaces:	The open space audit indicated playing fields to the south east, these those are connected to the school
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside the settlement boundary but is located on the main road with a footpath and bus stops.
Steering group's conclusion:	The steering group concluded that the site is not suitable. It is acknowledged that the site is located just outside the settlement boundary and on the main road with a footpath and bus stops. However, it is considered that the site is too far north and would push development further up towards Forest Road.

☒ 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 3 years.
Put forward for:	The site has been put forward for general housing and could include onsite affordable 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. At this stage it is considered too far north but could be part of a broader area of search in the future due to the connections to Gunville.
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Indicative yield: 40

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Close to other sites with permission.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel’s comments and concluded that the site given its location and connections is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land at Puckpool Hill, Ryde

Site location



Site Description:

The site on the edge of Ryde is a large area of scrub land and grass areas sloping gently to the east. The boundaries are a mix of scrubby hedgerows and trees. The site is located outside the settlement boundary by approximately 300m. To the north of the site is residential and a derelict holiday camp, to the east and south is woodland and west is a detached house in its own grounds.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary by approximately 300m.
It is brownfield/greenfield:	The site is greenfield with a developable area of 3.0ha.
Potential landscape impact:	The site is not located in an AONB. To the north of the site is residential and a derelict holiday camp, to the east and south is woodland and west is a detached house in its own grounds. The site is on the edge of the area where it becomes more rural in nature. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in any environmental designations but given its proximity to

woodland and the scrubby nature of the site an ecological survey is likely to be required. There are 4 TPOs on the site and it is possible that there is a pond on site. This may affect the final developable area if applicable.

Potential heritage impact:	The south east tip of the site abuts Woodland Vale historic park and garden, with a number of listed buildings / structures.
Site access aspects:	The site is located along a class 4 road on a gradual bend. Access could be achieved but will need upgrading and may need hedgerow/tree removal.
Access to public transport:	There are bus stops just outside the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. This service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are no footpaths along the road and no public rights of way. There is a cycle link to the south west of the site.
Access to services/ facilities:	Ryde has a wide range of services and facilities
Access to open spaces:	The open space audit identifies land to the west as open space (archery field)
Air quality sensitivities:	None known
Agricultural land class:	The land is classified as Grade 3.
Mineral resources?:	Most of the site is located within a mineral safeguarding area. Only a small section to the east is beyond this.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services.
Potential compatibility impacts:	Unlikely to be any issues but will need to consider possible impacts on surrounding woodland.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside and not immediately adjacent to the settlement boundary. It is also adjacent to a historic park and garden.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site is set away from the settlement boundary where the area is becoming more rural in character. There is concern over the potential impact on the Woodland Vale historic park and garden.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available, is for sale and being marketed with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 2-3 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 is therefore not achievable.
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Indicative yield:

25

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following comments: The site is largely flat close to other development, subject to visibility splays could accommodate 20-25 units. There is extant permission on Woodlands vale site. Relates well to existing built farm, recognising it's not immediately adjacent.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel's comments and concluded that the site given its location close to existing development is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Land fronting Thorley Street (small site), Thorley

Site location



Site Description:

The site is part of an agricultural field that runs alongside the main road of Thorley. The boundary to the road is an earth bank and is higher than the road. The field itself is fairly level and extends beyond the submitted 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	Thorley does not have a settlement boundary
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. It is located on the edge of the village with no development to the south and where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, though there are some to the east. There is a watercourse to the west of the site boundary.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS300a

Potential heritage impact:	The site is not in a conservation area. It is opposite a listed cottage. As the site affects or is near to a listed building, any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses
Site access aspects:	The site can be accessed from the Main Road through Wellow and Thorley.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity
Access to services/ facilities:	The site is not well related to services or facilities
Access to open spaces:	There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No loss
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in. There is no mains drainage in Thorley. There are power poles to the road boundary
Potential compatibility impacts:	The site is beyond the built up area and located in the wider rural area.
Brief planning history:	Recent planning history relates to application, refusal and subsequent appeal for wind turbines.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area. Yarmouth and Thorley have a Community Plan SPD (2009) that considers the need to investigate affordable housing need.
Steering group's conclusion:	The steering group concluded that the site is not suitable. There is no settlement boundary within Thorley and no services. The site submitted is also part of a larger site and field system. Depending on local need, there may be some potential for one or two to the west of the site adjacent to the neighbouring houses.



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 1-2 years
Put forward for:	The site has been put forward for general housing and mixed development (housing led)
Conversion?:	Not applicable
Rural exception?:	To be determined

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:

15

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not agree with the steering group's conclusions making the following comments: Could be suitable for some limited frontage development with a buffer to the east. Only 10-15 units. One access and would need to landscape it well and a cycle path could be a possibility.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel’s comments. They consider that the site could be suitable for limited development. There is potential for some frontage development directly opposite the existing residential to the north and adjacent to the development to the west. Any development should have a landscape buffer to the east. It was therefore concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Land off Moor Lane, Brighstone

Site location



Site Description:

Site is located to south of the access lane off Moor Lane. It is a fairly flat open field. There are a mix of boundaries, fences, hedges and a hedge with trees in the western elevation. The site is situated slightly higher than the village and has uninterrupted views of the Downs.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is to the east.
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site
Potential landscape impact:	The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. If appropriate a site will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS305

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. The hedges may have some biodiversity interest.		
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications		
Site access aspects:	The current access to the site is via a private road that is then accessed onto Moor Lane		
Access to public transport:	There are bus stops in the village which is within walking distance. The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys		
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity		
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre.		
Access to open spaces:	There are limited open space provisions within the area.		
Air quality sensitivities:	None known.	Agricultural land class:	The classification is Grade 3
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.		
Is there a loss to employment?:	No		
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues		
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services. Concern though has been raised over potential drainage issues.		
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.		
Brief planning history:	P/00797/17 - for 3 dwellings - Approved for 2.		
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Brighstone, RSC. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.		
Steering group's conclusion:	The steering group concluded that the site is suitable for limited development. However, there is some concern over the potential harm to the character of the area in terms of landscape as the site is elevated above the nearby residential development. May be potential for small scale.		

☒ 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:	Unclear
Conversion?:	No
Rural exception?:	Possibly

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. Potential for 2 or 3.

Indicative yield:

2

☒ 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 suitable for the purposes of SHLAA. An application has since been approved for 2 dwellings, it is therefore considered deliverable for small scale development.

The site is considered:

Deliverable

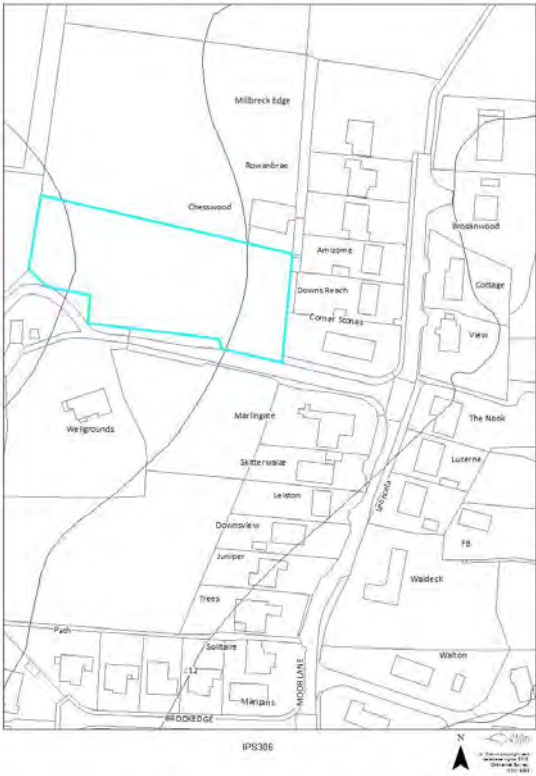
☐ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land at Moor Lane (2), Brighstone

Site location



Site Description:

The site is located to south of the access lane off Moor Lane. It is a fairly flat open field. There are a mix of boundaries, fences, hedges and a hedge with trees in the western elevation. The site is situated higher than houses along Moor Lane and the village. The site has uninterrupted views of the Downs.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundary.
It is brownfield/greenfield:	The site is greenfield, there are no buildings or structures located on the site.
Potential landscape impact:	The site is located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. If appropriate a site will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope when viewed from both inside and outside the AONB, historic environment and biodiversity. In addition, design, scale, materials, light pollution and tranquillity will need to be sensitively addressed in order to make any proposals acceptable.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS306

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. This site has scrubbed over.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The current access to the site is via a private road that is then accessed onto Moor Lane
Access to public transport:	There are bus stops in the village which is within walking distance. The site is located close to Route 12 that runs from Newport Shorwell Brighstone Freshwater Bay Freshwater Totland Alum Bay - Mon - Fri 5 journeys Saturdays 4 journeys
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Brighstone has access to a number of services and facilities associated with it being a rural service centre.
Access to open spaces:	There are limited open space provisions within the area.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Brighstone, RSC. Brighstone has an adopted neighbourhood plan that sets out that; that housing should be small-scale (10 or less units), prioritise PDL, be within or immediately adjacent to the settlement boundary and based on meeting identified local housing need. Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the RSC.
Steering group's conclusion:	The steering group concluded that the site is suitable but only for limited development. There is some concern over the potential harm to the character of the area in terms of landscape impact as the site is elevated above the nearby residential development. May be potential for small scale.

☒ 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?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is achievable. Depending on the design and layout a small number of units reflective of the character of the area may be acceptable. Potential for 3 in a barn conversion/rustic housing style.
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Indicative yield:

3-4

☒ 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: Same as IPS305. Potential for small scale. Possible impact on bungalow “Wellgrounds”.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

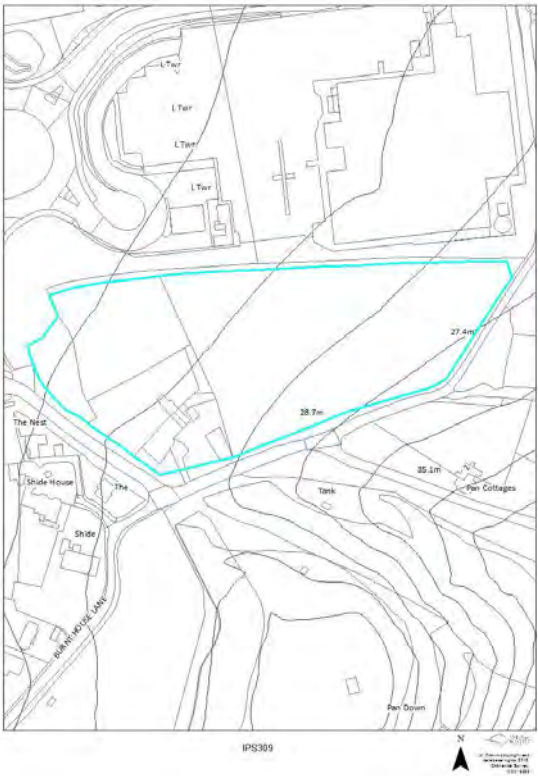
Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

part OS Parcel 5627 off Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight

Site location



Site Description:

The site is a field that is bounded by hedges and trees, with some substantial trees to the south west. It is gently sloping from the north sown to the south and overlooks the new Asda 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is outside the settlement boundary which is 90m to the west
It is brownfield/greenfield:	The site is greenfield, there are a number of wooden sheds to the south west of the site.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is becoming more rural/agricultural. The area has changed recently with the development of Asda. The site is elevated and slopes down to the north and has views across to Newport and over the adjacent Asda site.
Potential biodiversity impact:	The site is not located in an environmental designation. The south western side of the site is located in an area TPO - reference TPO/1951/3. Relevant studies may be required.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS309

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access to the site is from Burnthouse Lane. The current access is on a corner and may result in some visibility issues.
Access to public transport:	St Georges Way, the main road to the west is served by bus routes 2, 3 and 39 that have regular services to Newport, Sandown and Ventnor.
Access to pedestrian/ cycle:	There are public rights of way to the south, west and east with the west linking to the cycle path and the wider area. The immediate roads do not benefit from footpaths.
Access to services/ facilities:	Nearby Newport has a full range of services and facilities and Asda is just to the north of the site
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The south west quarter of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area.
Brief planning history:	Nine dwellings; formation of new vehicular access and associated roadways; landscaping (previously advertised as part OS parcel 5627 off Pan Lane)(readvertised application)(revised location), Land on the corner of St Georges Way and, Burnt House Lane, Newport, Pending, (TCP/33247/P/01228/17).
Overarching policy context:	The site is outside the settlement boundary which is 90m to the west
Steering group's conclusion:	The steering group concluded that the site is suitable given its proximity to the settlement boundary, services and bus stops. Given the sloping nature of the site any development should be low density and only a storey and half in height at the most and located on the lower half on the site leaving the higher half for biodiversity enhancement, open space and landscape buffering. It is noted that there may be access issues.

☒ 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 3 years
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and other, potentially independent living accommodation
Conversion?:	Not applicable
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable final yield would be dependent on landscape impact and layout design.
Indicative yield:	<div>7-10</div> <div><input checked="" 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.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Reynards Cattery, Palmers Road, Wootton

Site location



Site Description:

The site is a large flat garden area, home and buildings relating to a cattery business. The boundaries are a mix of hedgerows and trees with some fencing to the south. The site is located outside but immediately adjacent to the settlement boundary of Wootton with residential development to the south and fields to the west. There is some scattered development to the north and 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	<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.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary. Wootton being a rural service centre. The dwellings to the south are generally a mix of single and two stories, detached and not screened
It is brownfield/greenfield:	The site is part brownfield around the northern end relating to the cattery but mainly greenfield.
Potential landscape impact:	The site is not located within an AONB. The site is relatively flat. It is on the edge of the settlement towards the coast. Development may have the potential to be seen from across the valley but likely to be screened by hedges and landscaping.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS312

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders but there are some trees within and to the boundaries.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications
Site access aspects:	Access can be achieved off Palmers Road. There is currently a legal right of access over the unmade and private section of Palmers Road. The strategic road network is at the start of Palmers Road just under a kilometre away.
Access to public transport:	The site is in walking distance to the bus stops on Route 9, this is the Newport to Ryde service. Running from Newport Fairlee/Staplers Wootton Binstead Ryde. It runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There is a public right of way at the end of Church Road. Some distance from the cycle network.
Access to services/ facilities:	Wootton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	The open space audit identifies an area of open space to the east of the site, the grounds of St Edmunds Church.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: Although the site is within the grounds of a house and cattery it is classified Grade 3.</div>
Mineral resources?:	There is a small section to the north of the site that is located within a mineral safeguarding area. This is within the area that the main house is located.
Is there a loss to employment?:	Loss of cattery.
Potential constraints to delivery:	There is one landowner and there are no known covenants
Infrastructure capacity aspects:	There is a power line/telegraph pole that crosses the site diagonally on the south west corner. The access to the site may need to be upgraded and it is unclear about drainage.
Potential compatibility impacts:	The site is adjacent to existing residential, no compatibility issues envisaged.
Brief planning history:	Planning application for 8 dwellings P/007546/17 under consideration
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary with good access to facilities.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site has potential for small scale development taking account of the surrounding area and context. Access considered in context of existing use of site.

☒ 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 1.5 years.
Put forward for:	No. The site has been put forward for general housing
Conversion?:	Potential to convert existing house as part of the development.
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable.
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Indicative yield:

8

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Land rear of Harry Cheek Gardens, Northwood

Site location



Site Description:

The site is an open field with an area of public open space to the west. The site is bounded by hedges interspersed with trees and is slopes from the east 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:	<p>0.7ha at the western end of the site is designated as common ground/village green and is readily accessible open space and has been discounted from the assessment process.</p> <p>The remainder of 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the east boundary
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. The land gently slopes from east to the west of the site. There are residential properties to the north and east of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area

	and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is located in a biodiversity enhancement area. There are a row of TPO trees to the eastern boundary and hedges to the west and east. The hedgerow to the north is interspersed with trees. Relevant studies may be required.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. If the site is to be accessed via or near the public right of way, there is a listed building adjacent to it that will need to be considered as appropriate.
Site access aspects:	It is not clear how the site can be accessed, it may require third party land, demolition of property or via the public right of way.
Access to public transport:	The site is some distance from the nearest regular bus stop. This is along the main strategic road network and is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way through the site to the south (CS14), there are no nearby cycle links but there are links in the wider area.
Access to services/ facilities:	Northwood has some facilities and Cowes further to the north has a range of services and facilities
Access to open spaces:	The site is adjacent to a village green/common land (Part of the site but discounted as open space)
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade urban
Mineral resources?:	Half the eastern section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. There is a sewer line crossing the middle of the site east to west and a another sewer line that runs from the east to the centre of the site before running north. Access is unclear and consequently could be a constraint.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged the site is on the edge of the area.
Brief planning history:	Outline for residential development with access to road and footpath network, land adjacent Harry Cheek Gardens and rear of 31 to 61 Pallance Road, Cowes, pending (TCP/32897/P/01262/16).
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is outside but immediately adjacent to the settlement boundary, fairly level with potential for suitable access options. Any proposal should protect the public open space to the west and take account of the public right of way and sewer lines.

☒ 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 years.
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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 suitable and therefore achievable. Planning permission has been granted on part of the site. The area to the north outside the permission could come forward if in connection with IPS204 and IPS205. Final yield as per the permission. Any proposal must safeguard existing public open space. Could come forward in years 1-5. Could increase if area to north is included.

Indicative yield:

34

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

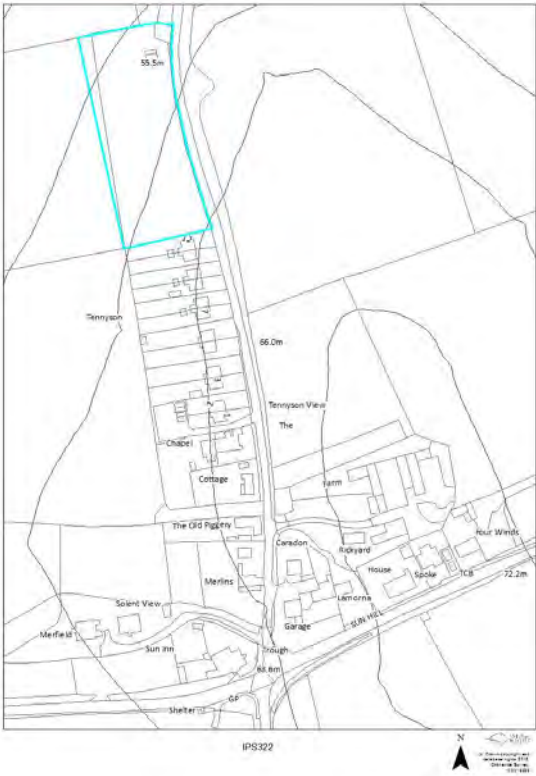
Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Land at Elm Lane, (adjacent to Tennyson View), Calbourne

Site location



Site Description:

The site is used as a grazing field for sheep and is slightly sloping to the west and north. It is bounded by a mix of trees and hedges and has some post and wire fencing 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.	<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.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area, it is located to the north of a row of houses.
It is brownfield/greenfield:	The site is greenfield and there are a no of field shelters within the site
Potential landscape impact:	The site is not located in an AONB. The site slopes to the west and north with views across the west. It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of larger trees to the northern boundary and a dense hedgerow to the roadside boundary. Relevant surveys may be required.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS322

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There is an existing access to the site with poor visibility to the north
Access to public transport:	There is a bus stop along the main road and this is served by Route 7 - Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes but runs every hour through Calbourne.
Access to pedestrian/ cycle:	There is a public right of way that crosses the top north west corner (CB12). There are no dedicated cycle paths and no pavement
Access to services/ facilities:	There are limited services in Calbourne including a pub and farm shop
Access to open spaces:	There are no public open space facilities but the site has good access to the countryside
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	A small section of the south east corner of the site is located in a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context of the area is more rural.
Brief planning history:	No apparent planning history.
Overarching policy context:	The site is located outside the settlement boundary and in the wider rural area
Steering group's conclusion:	The steering group concluded that the site is suitable. Whilst there is no settlement boundary within Calbourne a small amount of development to serve local need may be acceptable. There is a regular bus service to the wider area. As such there is some potential for a small affordable housing scheme.

☒ 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 affordable housing only
Conversion?:	Not applicable
Rural exception?:	This would need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Final yield would be dependent on any affordable housing service provider but could come forward in years 5-10.
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Indicative yield: 10

☒ 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: Close to the school (Shalfleet) and is similar to IPS057. Need to
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provide buffer on Northern boundary to incorporate footpath.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

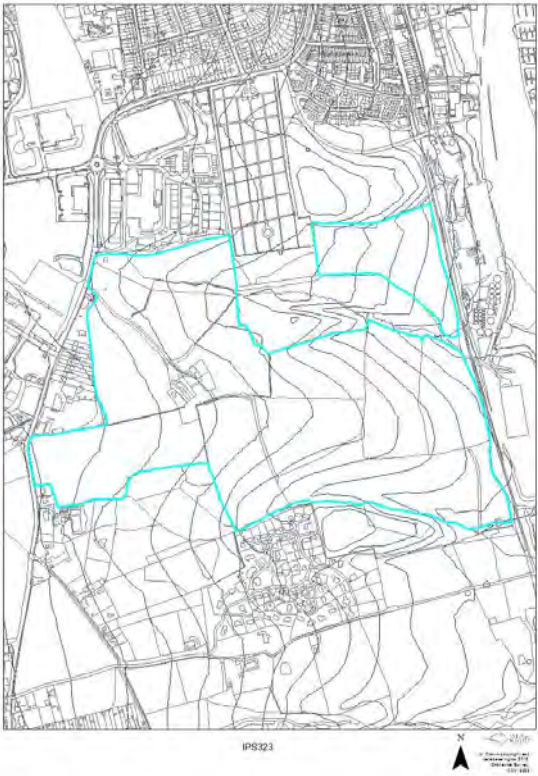
Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Somerton Farm, Newport Road, Cowes

Site location



Site Description:

The site is a large site on the edge of Cowes. It is immediately adjacent to an existing employment site to the north and west and some sporadic residential. The site is undulating within the boundaries but gently slopes towards the River Median to the east. It is bounded by substantial hedgerows interspersed with 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:	The site is located in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along a section of the northern boundary.
It is brownfield/greenfield:	The site is greenfield, the farm includes various buildings, barns and farmhouse relating to the farm.
Potential landscape impact:	The site is not located in an AONB. It's on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation but is adjacent to a number of

SINCs and ancient woodlands to the south and north. Parts of the site are located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a watercourse that runs through the site to the north. Biodiversity studies will be required. The site is also in a biodiversity enhancement area.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site is accessed off Newport Road
Access to public transport:	There is a bus stop close by, this is Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There is a public right of way running just beyond the southern boundary (CS33). There is a multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.
Access to services/ facilities:	There are a number of facilities close by and Northwood has some further facilities and Cowes to the north has a range of services and facilities.
Access to open spaces:	There are some public open space facilities nearby. The site has good access to the countryside.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3 with a small section of urban to the east.</div>
Mineral resources?:	A part of the western section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate
Is there a loss to employment?:	No
Potential constraints to delivery:	There is more one landowner but there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in
Potential compatibility impacts:	The site is close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area where the context is more rural.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary
Steering group's conclusion:	The steering group concluded that the northern part of the site is suitable. The site is immediately adjacent to the settlement boundary and could provide a mixed use housing led development. The site is within walking distance to a supermarket, school, bus and employment. Development should be contained within the north western section of the site, using the farm complex as a boundary. The employment should be located immediately adjacent to the existing in the north corner. Landscape buffers should be incorporated.

☒ 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 - 10 years
Put forward for:	The site has been put forward for general housing, mixed development (housing led) and non-housing development. As well as part university, part golf course
Conversion?:	Conversion of the existing farm building stock would need to be determined
Rural exception?:	Not applicable

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. The final yield will be depend on the layout and buffers but could be in the region of 50-70 and could come forward in years 1-5

Indicative yield:

80

☒ 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: Potential for employment to south between scrape yard and Northwood business park. Consider no issue of settlement coalescence.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

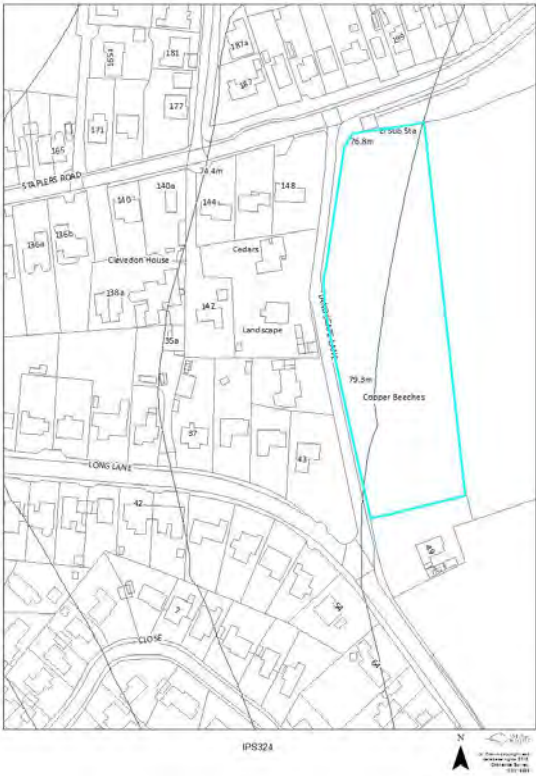
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land at Landscape Lane, Newport

Site location



Site Description:

The site is part of a larger field system located on the edge of Newport. The site has a road on two side with hedgerow boundaries. The site rises from Landscape Lane up to the east. The site is also part of a larger submission IPS325.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary. The settlement boundary currently runs along the west and north boundaries.
It is brownfield/greenfield:	The site is currently agricultural with no buildings or structures.
Potential landscape impact:	The site is not located within the AONB. However, the land is quite high at this point and as such would need to consider landscape impact.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a long hedgerow that appears substantial to Landscape Road that may need further investigation in terms of ecological assessments. The site is also in the 3km radius of Briddlesford Copse area.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeology comments: Currently no known archaeological implications
Site access aspects:	Staplers Road and Long Lane are both main roads. If access could not be achieved at these points Landscape Lane could be an option but would require hedgerow removal and may need widening.
Access to public transport:	There are bus stops close by along Staplers Road, this is along Route 9 - Newport Fairlee/Staplers Wootton Binstead Ryde. This runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes. There is also a bus stop along Long Lane.
Access to pedestrian/ cycle:	There is a public right of way (N119) to the north west of the site. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Newport being the county town has access to a full range of services and facilities.
Access to open spaces:	There are no specific recreation or open space provisions close by but there are public rights of way in the vicinity
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class:</div> <div>Approximately two thirds of the site is classified as urban the other Grade 3.</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	No recent planning history.
Overarching policy context:	The site is outside but immediately adjacent to the Newport settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable for some development. The site is outside but immediately adjacent to the Newport settlement boundary. The hedgerow to the west of the site should remain.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The landowner 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 suitable and achievable. Any development should retain the hedgerow to the west of the site. A road should be brought into the site as opposed to being accessed of Landscape Lane. Development should be access from the internal road. Development should be restricted to the west and be a single row of dwellings. The hedge will need to be assessed.
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Indicative yield: 10-15

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

SHLAA Ref No:

IPS331

IPS331

Site Area:

1.9

Guildford Park Caravan Site, St. Helens

[illegible]

The site is a former camp site, being fairly level and is now mostly scrub land. The site is bounded by hedges and trees and there are some corrugated storage buildings on site.

Stages A and B - Discounting

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

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

☐ Discount

The site is located in FZ1 and is not on class 1 or 2 agricultural land.

☐ Discount

Stage C - Assessment - Suitability

The site is located outside but immediately adjacent to the current settlement boundary which is along the south eastern boundary.

The site is a former camp site and is considered for the most part a greenfield site as there are no permanent amenity structures onsite, although there are some corrugated storage buildings.

The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal.

The site is not located in an environmental designation. There are no tree preservation orders however, there are a number of trees within the site. Biodiversity surveys may be required.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS331

Potential heritage impact:	The site is adjacent to a conservation area, as such any development will need to consider the context and character of the area.
Site access aspects:	The site can be accessed from the main road (Upper Green Road). This is unadopted but is fairly wide and would therefore need upgrading/investment.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 8, Newport to Ryde. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village and the local roads have footpaths.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	St Helens has a number of public open space provisions.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The top north west corner of the site is located within a mineral safeguard area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	The site was a former tourism site but is not in use anymore.
Potential constraints to delivery:	The site has been submitted by 2 landowners. There are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	An application for Outline for proposed construction of 57 homes, Guildford Park, Guildford Road, St. Helens, Ryde, pending decision P/00670/18
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of St Helens which is a RSC.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary. There is potential for some development. Would need to incorporate buffers and some amenity space to the west and buffers to the south. Access would need further investigation due to the visibility.

☒ 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 to 3 years.
Put forward for:	The site has been put forward for general housing.
Conversion?:	No
Rural exception?:	This will need to be determined

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable subject to access and visibility. There is potential for some development but not to the yields submitted. Final yield 50. In years 1-5
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Indicative yield:

50

☒ 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 under public consultation. Numbers as submitted are too high.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Land adjacent to the south of Cherrywood View, adjacent to Box Tree(Boxtree postcode PO30 3AQ)

Site location



Site Description:

The site is an agricultural field that slopes slightly downwards from the south boundary to the north (adjacent to the highway). There is a hedge to the highway boundary and a fence 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:	<div>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.</div> <div>Should there be no alternative sites and if there is a need for sites in Arreton this site will be reviewed.</div>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the north boundaries.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary where the land is more rural and agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.'

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS338

Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, the site is bounded by hedges to the west and east.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	There are two accesses to the site from the main road one from the east and one from the west
Access to public transport:	There is a bus stop near by. This is Route 8 serving Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde and runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way close to the site and there is a nearby cycle paths to and from Newport in close proximity. One side of the road has a pavement
Access to services/ facilities:	Arreton has a number of local facilities in line with it being classified as a rural service centre
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class:</div> <div>The classification is Grade 2</div>
Mineral resources?:	The bottom south west corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No loss of employment
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is located outside but immediately adjacent to the settlement boundary of Arreton which is a RSC.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Arreton which is a RSC.
Steering group's conclusion:	The steering group concluded that the site is not suitable. Agree that high grade agricultural land should be protected. Additionally, the site is past existing development to the south and therefore on balance not considered suitable.

☒ Site suitable if ticked☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available and is owned by developers/owners 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 and mixed development (housing led).
Conversion?:	Not applicable
Rural exception?:	To be determined

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>7-10</div> <div><input checked="" type="checkbox"/> Site achievable if ticked</div>

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the principle of steering group's conclusions but considered that the site should be reviewed.

Stage G - SHLAA Conclusion

Final conclusions:

The site has been reviewed following the panel's comments. Given the housing need across the island, the proximity to the settlement boundary and that Arreton is a classified rural settlement some development may be appropriate. This should be frontage development to maintain the linear form of the settlement but set back from the road to provide green space in front. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA and deliverable.

The site is considered:

Deliverable

- ☐ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Land off Gunville Road, (west) Newport

Site location



Site Description:

The site is adjacent to existing development on the edge of Gunville. The site is scrubbed over and rises from a watercourse along the south boundary before levelling out.

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>Most of the site is located in FZ1 but a section is located in FZ2 and 3 which follows the course of the watercourse. This area amounts to 0.4ha and has been removed from the following assessment.</p> <p>The land is not class 1 or 2 agricultural land.</p>	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, undulating and on the edge of Gunville and close to other housing and development any impact on landscape character will be reduced.
Potential biodiversity impact:	The site is not located in an environmental designation. There is a TPO tree within the

site and appropriate buffers will need to be considered. The southern boundary has a watercourse along it that then runs north across the site. The area is scrubby so biodiversity/ecological studies may be required.

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access can be achieved off Gunville road, there is a secondary access off Ash Road but this is narrow.
Access to public transport:	There are bus stops along Gunville Road which are within walking distance.
Access to pedestrian/ cycle:	There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.
Access to services/ facilities:	Gunville has access to a number of facilities and services and Newport town centre is accessible by bus
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Construction of 12 dwellings and garages; formation of new vehicular access, associated roadway and pavement; landscaping. land adjacent to 255, Gunville Road, Newport, Awaiting a decision
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	<p>The steering group concluded that the site is suitable taking account of the watercourse and TPO. This though may affect location and numbers.</p> <p>Development may be to the east of the watercourse as it is unclear how this may be crossed. Furthermore, any development could be undertaken in the areas not subject to flood risk. If there are areas more at risk these could be green and open space or biodiversity enhancements.</p>

☒ 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.
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. Final yields will be dependent on developable area. Eastern side could mirror development to south corner.
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Indicative yield:

20

☒ 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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

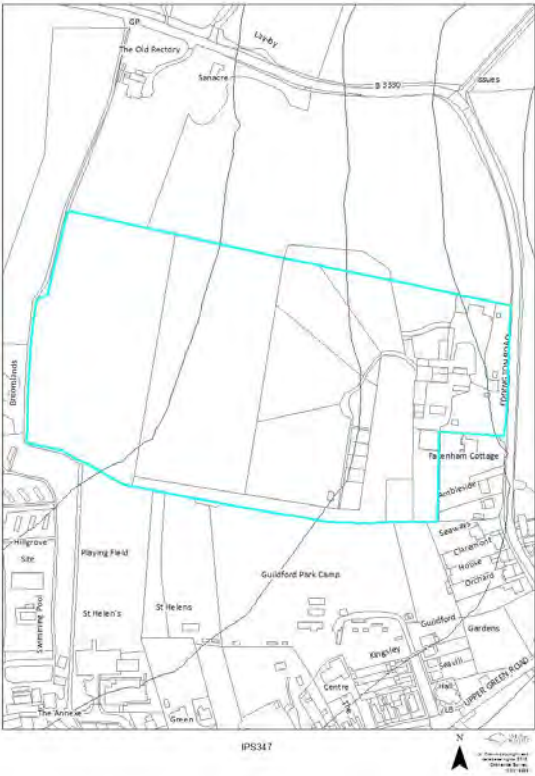
Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Fakenham Farm, Eddington Road, St Helens

Site location



Site Description:

The site is on the edge of St Helens and is slightly elevated from the road and St Helens. The site is a mix of a campsite, café, agriculture and equestrian, nursery and other development. It is bounded by high trees and hedges.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the south eastern corner.
It is brownfield/greenfield:	The site is a mix of greenfield and previously developed. There is a café, buildings and some wooden sheds on site.
Potential landscape impact:	The site is not located in an AONB. It is outside the settlement boundary on the outskirts of the area where the land is more rural. It is slightly elevated with views across St Helens and to the sea. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree

	preservation orders within the site but there are a number of trees and hedges
Potential heritage impact:	The site is adjacent to a conservation area, as such any development will need to consider the impact upon the setting of the conservation area. There are no listed buildings close by.
Site access aspects:	Access can be achieved from Eddington Road. The road is at a lower level than the site.
Access to public transport:	The site is located in close proximity to a bus stop. This is along Route 8, Newport to Ryde. The route being Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde. The service runs Mon - Sat up to every 60 minutes Sundays up to every 60 mins
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the village, one runs along the western boundary.
Access to services/ facilities:	St Helens has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	St Helens has a number of public open space provisions.
Air quality sensitivities:	Not known
Agricultural land class:	The classification is Grade 3
Mineral resources?:	The western two thirds of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	Potentially is café, nursey and other businesses are lost.
Potential constraints to delivery:	There is one landowner. There is an electricity cable crossing the site.
Infrastructure capacity aspects:	Whilst there are some services on site, extensions to services and utilities will need to be factored in.
Potential compatibility impacts:	The site is outside the settlement boundary on the edge of the area
Brief planning history:	Approval of reserved matters on P/00450/11 - TCP/21354/X for 2 units of holiday accommodation providing farm holidays with animal husbandry courses, Fakenham Farm, Conditional approval 16 September 2015 (P/00781/15/TCP/21354/Z)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary which is along the south eastern corner. Part of the site is brownfield.
Steering group's conclusion:	The steering group concluded that the site is not suitable. The site would extend residential development too far north in an area which is rural and has an open character.

☒ 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
Put forward for:	The site has been put forward for general housing.
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 and is therefore not achievable.
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Indicative yield:

50

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel did not completely agree with the steering group's conclusions making the following comments: Whole site not suitable but possibility of just using the eastern side, could be small re-development of brownfield area, although extend settlement too much.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group reconsidered the site in light of the panel’s comments. Given the site is part brownfield, there is scope for some development to the eastern side, could incorporate some of the existing uses where/if appropriate. Therefore conclude part of the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

SHLAA Ref No:

SHLAA Ref No: IPS350

Site Area:

0.6

Site Address: Buildings at Lee Farm, Wellow

Site location



Site Description:	The site is located within a farm setting and incorporates a redundant brownfield area that has previously been used for the storage of buses. There are a number of open frontage barns and buildings in various states of repair.
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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:

Whilst part of the access is in FZ2 and 3, the site is located in FZ1 and is not in class 1 or 2 Agricultural land

☐ Discount

Proximity to settlement:

Wellow does not have a settlement boundary

It is brownfield/greenfield:

There are a number of open frontage barns and buildings in various states of repair.

Potential landscape impact:

The site is not located in an AONB. It is on the outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.

Potential biodiversity impact:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are a number of barns and appropriate ecological surveys may be required.

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IPS350

Potential heritage impact:	The site is not located in a conservation area but the farmhouse and barn to the north are listed. Should the site be acceptable, consideration will need to be given to the special character features of the assets as well as the setting of the buildings.
Site access aspects:	The site can be accessed from Main Road and utilising the farm road. A new access will be provided to the site so traffic does not have to pass the listed building.
Access to public transport:	There is a bus stop near by the area is served by Route 7. Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay. The services runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes in general but runs every hour through Wellow.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. There are no dedicated cycle paths in close proximity.
Access to services/ facilities:	Wellow does not have many services, although the café does sell some limited produce.
Access to open spaces:	Millennium Field recreation area is located to the east.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is Grade 3</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site has had some brownfield uses historically and sources of potential contamination may need to be investigated/ considered.
Infrastructure capacity aspects:	Extensions to existing utility services will need to be factored in.
Potential compatibility impacts:	The site is within a farm setting and the brownfield area is to the north west of the existing farmhouse and barns. No compatibility issues are envisaged.
Brief planning history:	No recent planning history.
Overarching policy context:	Wellow does not have a settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. Whilst there is no settlement boundary within Wellow a small amount of development on this brownfield site to serve local need may be acceptable. The Café does sell some produce and the bus service is fairly regular. Small area of high quality development is possible taking account of any areas of flood risk.

☒ 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
Conversion?:	No
Rural exception?:	No

Stage E - Assessment - Achievability

Steering group's conclusions:	The steering group concluded that the site is suitable and achievable. A small area of high quality development is possible. A final yield of 5-10 in years 1-5.
Indicative yield:	<div>5-10</div> <div><input checked="" 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 making the following additional comments: Potential from brownfield element. However, unusual location but prefer high quality housing as opposed to existing use, need to carefully consider. May not be deliverable in timescales suggested. May be 5-10 units If all the area is used. Backland development. Good single track access.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☒ Site is suitable for BFR if ticked

Site Address: 187 Baring Road, Cowes Isle of Wight

Site location



Site Description: The site is a farm yard and immediate surrounding land. The site is flattish to the road and then 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 in FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is outside but immediately adjacent to the settlement boundary of Cowes which runs along the eastern boundary.
It is brownfield/greenfield:	The site is a farm yard and immediate surrounding land
Potential landscape impact:	The site is not located in an AONB. The eastern boundary is located along Baring Road that has development on the eastern side of the road. The site gently slopes from the east down to the west boundary, beyond this the land slopes to the Jordan Valley. Therefore any development will need potential buffers.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.

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Site access aspects:	The site can be accessed from Baring Road.
Access to public transport:	Cowes benefits from a regular bus service to Newport and there are bus stops on Tutttons Hill, Place Road and along Baring Road
Access to pedestrian/ cycle:	There are no defined public rights of way close to the site but the town and seafront are accessible by foot.
Access to services/ facilities:	Cowes has a good range of services and facilities.
Access to open spaces:	The open space audit identifies a couple of recreation areas to the east along Park Road.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is urban</div>
Mineral resources?:	The western half of the site is in a mineral safeguarding area. . This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Prior approval for change of use and alterations of 2 agricultural barns to form 2 residential dwellings (Class Q)(revised scheme), land adjacent 187, Baring Road, Cowes, approved 19 October 2016 (P/01160/16/TCP/32648/A)
Overarching policy context:	The site is outside but immediately adjacent to the settlement boundary of Cowes where there are a good range of services and facilities with bus stops to Newport being close by. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19) additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an 'important high quality landscape'. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.
Steering group's conclusion:	The steering group concluded that site is suitable in part. The site does have potential for some frontage development but set back a little from the road edge. Any development should reduce the built form on site and bring any existing development closer to the road and away from the valley.



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 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 the site is suitable in part and achievable . There is potential for a series of semi-detached, chalet style dwellings to retain views across the valley. A gap at Crossfield Avenue should be maintained.

Indicative yield:

10-15

☒ 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: Maintain the Valley. Housing delivery is hard in the Gurnard area. Need to consider visual impact, design and any gaps. 1-5 units – 5-10 years

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is in part suitable for the purposes of SHLAA. The west portion of the site should be kept free of development to protect the gap and retain the integrity of the Jordan Valley. It is considered deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Parklands Centre Park Road Cowes

Site location



Site Description:

The site comprises of a larger detached 2-storey brick building set in its own grounds. Part of the building is used for community purposes. The site is bounded to the west by fencing and a stone wall 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.	<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.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located in the settlement boundary.
It is brownfield/greenfield:	The site has a large two storey building with gardens to all sides and on site parking to north.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal.
Potential biodiversity impact:	The site is not located in an environmental designation. There are a number of tree preservation orders to trees to the north and south boundary and a couple of larger trees within the site
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by

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Site access aspects:	The site has a current vehicular access onto Park Road.
Access to public transport:	There is a bus stop close by, this is served by Route 1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes and runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes
Access to pedestrian/ cycle:	There are network of public rights of way and cycle links to the wider area and the immediate roads have pavements.
Access to services/ facilities:	Cowes benefits from a wide range of services and facilities.
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is urban</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	There is a current community use within the building. This will need to be relocated.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. Any tenancies in relation to the existing use will need to be determined.
Infrastructure capacity aspects:	The site has some utilities but may require extensions to be factored in.
Potential compatibility impacts:	The site is located in a residential area, immediately adjacent to a school with an existing use on site. This will need to be taken into account.
Brief planning history:	No recent planning history.
Overarching policy context:	The site is situated within the settlement boundary and a confirmed brownfield site.
Steering group's conclusion:	The steering group concluded that the site is suitable for redevelopment. The site is located in the settlement boundary of Cowes and is a brownfield site. The redevelopment should ensure that the existing use is relocated appropriately. Any development will need to take account of the impact on neighbours and the TPO trees.

☒ Site suitable if ticked☒ Site available if ticked

Stage D - Assessment - Availability

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 2 years.
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 achievable, it has the potential to deliver between 6-7 in years 1-5
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Indicative yield:

6-7

☒ 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 stone wall running down the road is the original wall for Northwood and should remain. Consideration could be given to alternative access for the school.
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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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☒ Site is suitable for BFR if ticked

Site Address:

Land off Chestnut Drive/Willow Close, Ventnor

Site location



Site Description:

The site is an area of scrub land located in the corner of a residential estate. The site is bounded by scrub trees and security fencing and is fairly level.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located in the settlement boundary.
It is brownfield/greenfield:	The site is greenfield and there are no buildings or structures located on the site
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced but the impact on neighbours will need to be considered, especially in terms of dominance, shading, privacy etc.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no TPOs on the site but there are a number of scrubby trees that may have some biodiversity interest. The site is also in a biodiversity enhancement area.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.

Site access aspects:	Access to the site is in the corner and through Willow Close. This is very close to existing houses and this will need to be considered along with any right of access aspects.
Access to public transport:	There are bus stops to the south of the site located on Newport Road. It's along Route 3 Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. Services are Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.
Access to services/ facilities:	Ventnor has a number of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is Grade 5
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area
Is there a loss to employment?:	Not applicable
Potential constraints to delivery:	There is one landowner and no known covenants or legal issues. The proforma sets out that there may be an access issue that will need to be considered
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	An application for Outline for 3 detached houses and 2 blocks of 3 terraced houses, associated parking; formation of access/estate road, Land off, Willow Close, Ventnor, conditional approval (P/01516/12/TCP/31246)
Overarching policy context:	The site is situated within the settlement boundary
Steering group's conclusion:	The steering group concluded that the site is suitable. It is in the settlement boundary and located adjacent to existing housing.

☒ 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 1.5 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 the site is achievable and could deliver between 10-15 units subject to design and layout in years 1-5.
Indicative yield:	10-15

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:	The SHLAA panel agreed with the steering group's conclusions but first raised the following points: There may be slow worms and dormice on the site and therefore may be some ecological challenges. Could be built out and still retain a green buffer. Subject to topography.
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Stage G - SHLAA Conclusion

Final conclusions:

Following the panel, further discussions were held with ecology officers. It was determined that whilst biodiversity studies may be required with any potential application, it is unlikely that there are any major issues. It was concluded that the whole site could be considered suitable and achievable as a result. It was also concluded that the site could be considered deliverable and for potential allocation.

The site is considered:

Deliverable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address: Kingswell Dairy Newport Road Northwood PO31 8PP

Site location



Site Description: The site comprises of two fields either side and behind of an existing residential dwelling. The site is level and is bounded by a mix of hedges and residential boundaries. Part of the boundary to the road is fencing.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside but immediately adjacent to the current settlement boundary which is along the north and east boundaries.
It is brownfield/greenfield:	The site is greenfield but there are some structures to the rear of the residential.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site can be accessed of Newport Road. The northern section has a 'pull in' in front

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	of the site and this may need to be factored in.
Access to public transport:	The site is well served by the Cowes to Newport bus services.
Access to pedestrian/ cycle:	There are network of public rights of way within and adjacent to the area. The main cycle path from Cowes to Newport is located close by to the east.
Access to services/ facilities:	Northwood has a number of facilities and Cowes is in close proximity.
Access to open spaces:	There is limited public open space provision nearby
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is urban</div>
Mineral resources?:	There is an area to the south west corner that is located within the minerals safeguarding area. This will need to be considered further should the site be considered appropriate.
Is there a loss to employment?:	No
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged. There are power line that run along the east and west boundaries. These will need to be considered in any design
Brief planning history:	Prior approval for change of use of 2 agricultural buildings with associated building operations to form 2 dwellings (Class MB), Kingswell Dairy rear of 391, Newport Road, Cowes approved 26 January 2015 (P/01437/14/TCP/23950/A)
Overarching policy context:	The site is located outside but immediately adjacent to the current settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is outside but immediately adjacent to the settlement boundary and has potential for development. It can be readily accessed from Newport Road. Access should be to the south due to proximity of junction.

☒ Site suitable if ticked☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	The site is immediately available is 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 suitable and achievable. Considered achievable in years 1-5 with a yield of 20-30 depending on layout.
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Indicative yield: 66

☒ 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: Northern half of the site could be appropriate (25-30 units) and junction to the south. Additional highway works needed. There is drainage going through. Final yield dependent on numbers, constraints, and design.
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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 suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

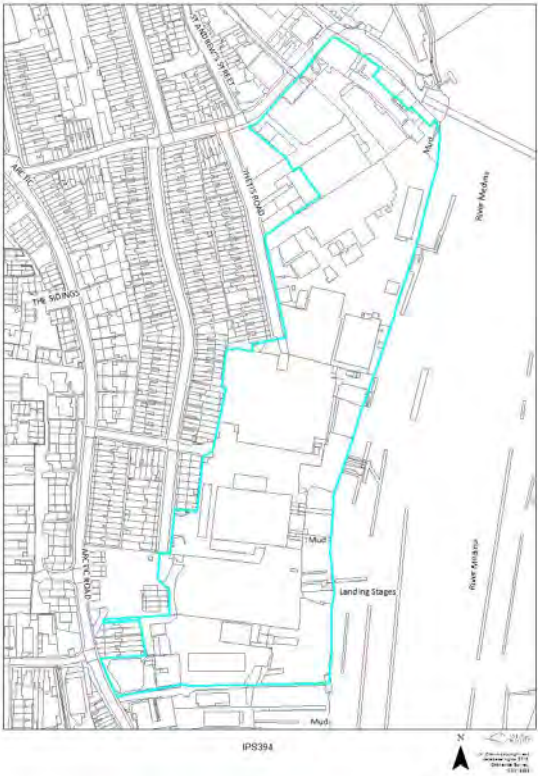
Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked

Site Address:

Medina Yard, Cowes PO31 7PG

Site location



Site Description:

The site is the former Medina Yard. It has frontage to Medina River and a number of access to the surrounding road network. Parts of the site are no longer in use.

Stages A and B - Discounting

Environmental designations A1:	<div>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.</div> <div>The eastern boundary is within the 5m buffer of a Special Area of Conservation. Some small sections along the eastern section are located in a proposed Special Protection Area - Marine and associated buffer. These areas amount to approximately 0.3ha and have been removed from the overall 5.8ha developable area.</div>	<input type="checkbox"/> Discount
Environmental designations A2:	<div>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</div>	<input type="checkbox"/> Discount
Flood zones/agricultural class/size:	<div>The site is not located on grade 1 or 2 agricultural land. The site is located in flood zones 2 and 3.</div> <div>Sites located in FZ2 and 3 are in areas of high risk of flooding and are therefore discounted at Stage B. However, as the site is brownfield and in an area of regeneration the site has been assessed as a reviewed site.</div>	<input checked="" type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located within the settlement boundary.
It is brownfield/greenfield:	The site is a large predominately former industrial site with some remnants of buildings

	and plant.
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, among other housing any impact on landscape character will be minimal.
Potential biodiversity impact:	The eastern boundary is within the 5m buffer of a Special Area of Conservation. Some small sections along the eastern section are located in a proposed Special Protection Area - Marine and associated buffer. There are no tree preservation orders or larger trees within the site. There is the potential for bat surveys to be required as a result of the empty buildings.
Potential heritage impact:	The site affects or is near to a number of listed buildings including the Hammerhead Crane, as such any development must have special regard to the desirability of preserving the buildings/structures or their settings or any features of special architectural or historic interest which they possess.
Site access aspects:	The site has a number of access points to Thetis, Pelham and Artic Roads.
Access to public transport:	The site is located close to bus stops on Artic Road which is along the Cowes to Newport service that runs every 10 minutes
Access to pedestrian/ cycle:	The site is close to the footpath and cycle link to Newport.
Access to services/ facilities:	Cowes has a wide range of services and facilities
Access to open spaces:	There are a number of public open space facilities nearby.
Air quality sensitivities:	None known
Agricultural land class:	The classification is urban
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	The redevelopment will result in some loss of employment but will replace.
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues. The site has had previous industrial uses that may have resulted in contamination. Appropriate surveys and mitigation may be required.
Infrastructure capacity aspects:	The site is within the settlement boundary where adjoining properties benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged
Brief planning history:	There has been a resolution to grant permission subject to a S106 for a mixed use development - Medina/Cowes Youth Centre/, Medina Road/Thetis Road/Pelham Road/, Arctic Road, Cowes P/00496/16 PENDING & P/01076/17 PENDING.
Overarching policy context:	The site is within the settlement boundary.
Steering group's conclusion:	The steering group concluded that the site is suitable. It is brownfield, located in the town centre and is also in an area of regeneration and has therefore been assessed on this basis. The site has a resolution to grant permission subject to a s106 being signed. It is being comprehensively redeveloped and incorporates employment as well as housing. Flood issues have been assessed through the planning application process and can be resolved appropriately.

☒ 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 0-10 years over 4 phases.
Put forward for:	The site has been put forward for general housing, 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 suitable and achievable . Likely to be phased over a 10 year period as per permission

Indicative yield:

535

☒ 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 suitable for the purposes of SHLAA and the brownfield register, deliverable and could be considered for potential allocation

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☒ Site is suitable for BFR if ticked

Site Address:

Land at Warlands, Shalfleet

Site location



Site Description:

The site is part of an agricultural field bounded by a tree lined hedge to the east and a copse to the south and west. The site is generally level with a slight slope to the north.

Stages A and B - Discounting

Environmental designations A1:	0.09ha of the site to the south is located in a SINC and ancient woodland buffer and has been removed from the assessment. 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.	<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.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located outside the settlement boundary and is located in the wider rural area.
It is brownfield/greenfield:	The site is currently agricultural with no buildings or structures.
Potential landscape impact:	The site is not located in an AONB. The site is outside the settlement boundary on the outskirts of the area where the land is more agricultural. If development is considered appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	0.09ha of the site to the south is located in a SINC and ancient woodland buffer and

has been removed from the assessment. There are no TPOs on the remainder of the site but there are a number of large trees individual and groupings that need to be considered within the eastern hedge.

Potential heritage impact:

The site is not located in a conservation area and there are no listed buildings immediately close by. Shalfleet does have a number of listed buildings in the wider area.

Site access aspects:

Access is onto Warlands Lane, some access works are likely to be required to improve visibility.

Access to public transport:

There is a bus stop close by. This is route 7 serving Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes, although the service is hourly along the Shalfleet stops.

Access to pedestrian/ cycle:

There is a public right of way directly to the north of the site (access to the bus stop) and another to the south. There are no dedicated cycle links close by and the immediate roads do not benefit from footpaths.

Access to services/ facilities:

Shalfleet has some services and facilities.

Access to open spaces:

There are some public open space facilities nearby.

Air quality sensitivities:

None known

Agricultural land class: The classification is Grade 3

Mineral resources?:

The site is not located in a mineral or mineral safeguarding area.

Is there a loss to employment?:

No loss of employment

Potential constraints to delivery:

There is one landowner and there are no known covenants or legal issues.

Infrastructure capacity aspects:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Potential compatibility impacts:

The site is close to existing residential, no compatibility issues are envisaged.

Brief planning history:

The area to the north has planning permission for residential development - 24 units - P/00507/14. Approval of reserved matters on P/00761/16 for access, appearance, layout and scale, OS Parcels 5819, 8116 and 8200, land rear of 18 to 34 Fleet Way and adjacent, to Hayfield Cottage, Warlands Lane with access off, Main Road, Shalfleet, Newport, conditional approval 15 March 2018 (P/01431/17/TCP/31860/B)

Overarching policy context:

The site is located outside but immediately adjacent to the settlement boundary

Steering group's conclusion:

The steering group concluded that the site is in part suitable. Whilst there is no settlement boundary within Shalfleet, the village has the benefit of a school, public house and village store along with a frequent bus service. The site is adjacent to existing and proposed development and some additional development may be appropriate in the top half of the site.



Site suitable if ticked



Site available if ticked

Stage D - Assessment - Availability

Availability:

The site is immediately available, is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.

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 suitable and achievable. Landscape buffers and pedestrian connections should be incorporated. Site yield between 20-30 in years 1-5.

Indicative yield:

20-30

☒ 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: Need to re-consider 5 years delivery.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

☒ Site could be considered for allocation if ticked

The site is considered:

Deliverable

☐ Site is suitable for BFR if ticked

Site Address:

Land to the rear of Lanes End, Totland

Site location



Site Description:

The site is a piece of ground to the rear of a number of residential properties. It is currently used as resident parking along with some scrubby grassed areas and trees. The site slopes up to the north and is bounded by a mix of residential boundaries and scrub hedging to the north.

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 FZ1 and is not class 1 or 2 agricultural land.	<input type="checkbox"/> Discount

Stage C - Assessment - Suitability

Proximity to settlement:	The site is located in the settlement boundary.
It is brownfield/greenfield:	The site has an informal parking and grassed areas
Potential landscape impact:	The site is not located in an AONB. Given the location of the site, close to other housing and development any impact on landscape character will be reduced. If development is considered acceptable, consideration will need to be given to adjacent residential properties and any potential impacts on dominance, shading and privacy.
Potential biodiversity impact:	The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site but there are scrubby areas across the site that may contain biodiversity interest and may need to be assessed.

SHLAA Site Assessments - Deliverable

SHLAA Ref No:

IPS403

Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	The site has two accesses onto Lanes End
Access to public transport:	The bus stop is along the nearby main road. Route 7 serves Newport Shalfleet/Calbourne Cranmore/Wellow Yarmouth Freshwater Totland Alum Bay and runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes
Access to pedestrian/ cycle:	The site has a public rights of way to 3 sides being routes T1 and T2. There are no dedicated cycle paths but the roads have pavements.
Access to services/ facilities:	Totland has a range of services in line with it being a smaller regeneration area.
Access to open spaces:	There are some public open space facilities nearby.
Air quality sensitivities:	<div>None known</div> <div>Agricultural land class: The classification is urban</div>
Mineral resources?:	The site is not located in a mineral or mineral safeguarding area.
Is there a loss to employment?:	There will be no loss of employment but resident parking will need to be considered
Potential constraints to delivery:	There is one landowner and there are no known covenants or legal issues, however, resident parking will need to be considered.
Infrastructure capacity aspects:	The site is immediately adjacent to other properties which appear to benefit from connections to utility services
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	No recent planning permission.
Overarching policy context:	The site is situated within the settlement boundary
Steering group's conclusion:	The steering group concluded that this site is suitable. It is located within the settlement boundary close to existing residential development. Any development should though retain/re-provide a level of residents car parking.

☒ Site suitable if ticked☒ Site available if ticked

Stage D - Assessment - Availability

Availability:	TBC
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 achievable. Site yield between 10-15 in years 1-5 taking account of residents parking.
Indicative yield:	<div>10</div> <div><input checked="" 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 making the following additional comments: Consider ground stability, yield dependent on character, context and impact on neighbours.
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Stage G - SHLAA Conclusion

Final conclusions:	Following the panel discussions and the overall SHLAA assessment process the steering group
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concluded that the site is suitable for the purposes of SHLAA, deliverable and could be considered for potential allocation.

The site is considered:

Deliverable

- ☒ Site could be considered for allocation if ticked
- ☐ Site is suitable for BFR if ticked