

Isle of Wight Council 2018 SHLAA Site Assessments

SHLAA Site Assessments - Developable SHLAA Ref No:

IPS005

SHLAA Ref No:

IPS005

 Site Area:

1.8

Site Address:

The Paddock, Mews Lane, Newport, Isle of Wight, PO30 2LB

Site location



Site Description:

The site is a paddock on the outskirts of Newport. It is fairly level with hedge boundaries to the north. To the west the boundary is tree lined with a gully.

Stages A and B - Discounting

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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. | <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

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| Proximity to settlement: | The site is located outside the current settlement boundary. The site is immediately adjacent to another site IPS359/IPS046 that has been submitted. | |
| 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 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, though there are a number of trees to the western boundary. | |

There is also a gully and part of the eastern section of the site is located within the 3km Briddlesford Copse range. Appropriate studies may be required.

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| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by | | |
| Site access aspects: | Access would be onto an unmade road that also forms a public right of way. Access from Fairlee Road may need additional land within the council's ownership. | | |
| Access to public transport: | The site is located close to bus stops serving the Ryde to Newport and the East Cowes to Newport service that runs regularly. | | |
| Access to pedestrian/ cycle: | There is a public right of way immediately to the west and north of the site. There is a public right of way immediately to the west and north of the site. The adjacent green corridor has cycle links to and from Newport. | | |
| Access to services/ facilities: | Newport has a full range of access and facilities | | |
| Access to open spaces: | There are a number of public open space facilities nearby including the Medina Leisure Centre. | | |
| 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 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 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. | | |
| Steering group's conclusion: | The steering group concluded that the site is not suitable in isolation but would be suitable in connection with IPS359. That is IPS359 would need to come forward first. Access to the site would need to ensure that it didn't prohibit or impact on the cycle track and old railway. | | |

☒ Site suitable if ticked☒ Site available if ticked

Stage D - Assessment - Availability

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|-------------------|---|
| Availability: | The site is immediately available and is owned by owners/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, mixed development (housing led), affordable housing and non-housing development. |
| Conversion?: | No |
| Rural exception?: | No |

Stage E - Assessment - Achievability

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| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable final yield will be dependent on mix with adjacent site. Years would be toward the latter part of the plan period and dependent on strategy for growth. |
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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.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

Church Field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL

Site location



Site Description:

The site is a flat field that is currently used for grazing on the edge of the Freshwater. The boundaries to the north, east and south are post and rail fences with a mix of residential boundaries to the west.

Stages A and B - Discounting

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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 | <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

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| Proximity to settlement: | The site is located outside but immediately adjacent to the settlement boundary. The settlement boundary is on 3 sides of the site's boundary. |
| It is brownfield/greenfield: | The site is a greenfield site with no structures. |
| Potential landscape impact: | The site is not located in the AONB but immediately adjacent to it, consequently any development will need to take account of the landscape character. A buffer area may be appropriate. |
| 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 immediately adjacent to the Church Place Conservation Area located on the |

south east and south boundaries. All Saints Church is a Grade II* listed building, therefore any development would need to take account of the setting of the church and conservation area.

Given the proximity of the site to Golden Hill Fort and the church there may be archaeological investigations to undertake.

Site access aspects:

Access could be achieved on the lane to the north subject to any access issues. There is a potential to consider joining an access road to Ronstan Gardens.

Access to public transport:

There are bus stops at the end of the lane on Copse Lane

Access to pedestrian/ cycle:

There is a public right of way (F1) along the east of the boundary giving access to All Saints Church. There is a cycle link to the south east of the site just beyond Church Place.

Access to services/ facilities:

Freshwater has a good access to a number of services and facilities.

Access to open spaces:

The open space audit shows All Saints Church grounds as open space. Golden Hill Fort and local nature reserves are to the north west of the site.

Air quality sensitivities:

None known

Agricultural land class: The site is classified as urban, there is a small tip to the north east corner that 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

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 3 sides therefore there is unlikely to be any compatibility issues.

Brief planning history:

29 April 2015 (P/00244/15/TCP/00721/C) - Planning approval for conversion of farm shop to residential.

Overarching policy context:

The site is located outside but immediately adjacent to the settlement boundary of 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. The site is well located, immediately adjacent to settlement boundary and surrounded by development on 3 sides.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

No. The site will be available in 11-15 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, as above the site is well located, immediately adjacent to settlement boundary and surrounded by development on 3 sides. Access appears achievable.
It would be helpful to understand why the landowner considers the site would come forward in years to 11-15.

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: * Possible access issues. However, potential for 10-30 units. * Need to consider the Church, views and buffers. * Could offer extra space for graveyards. Following a declaration of interest the agent advised currently considering 10 or so units to the north of 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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

School Ground, Copse Lane, Freshwater, Isle of Wight, PO40 9DL

Site location



Site Description:

The site is currently used for agricultural uses. The site is located on the edge of Freshwater. The boundary to the west and the public right of way is a hedgerow, bank with scrubby trees, the boundary to the north is a hedge. The land rises from the west to the east and from the south to the north.

Stages A and B - Discounting

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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. | <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

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|--------------------------------|---|
| Proximity to settlement: | The site is located outside but immediately adjacent to the current settlement boundary which is along the south and part along the 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 area is more rural and is agricultural. The site rises from the west to the east and is higher than the adjacent PROW. 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 trees to the western boundary with the PROW. The site is also located immediately adjacent to a SINC on the western side.

The site is located in a biodiversity enhancement area.

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| Potential heritage impact: | The site is not located in a conservation area. The site is however, south of a Schedule Ancient Monument which is also a listed building as such consideration must be given to its conservation including its setting. | | |
| Site access aspects: | The site cannot be accessed directly, it will need adjacent land to be developed first. | | |
| Access to public transport: | There are bus stops to the east along Copse Lane | | |
| Access to pedestrian/ cycle: | There is a public right of way to the west and to the south of the site and the wider area has 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 and west of the site | | |
| 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 adjacent to other properties to the east but extensions to existing utility services will need to be factored in. | | |
| Potential compatibility impacts: | The site is close to existing residential on the east, allotments to the west. | | |
| Brief planning history: | No apparent planning history. | | |
| Overarching policy context: | The site is located outside but 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 not suitable at this stage and considered that a green gap is important in that location. | | |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

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|-------------------|--|
| 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 and mixed development (housing led). |
| Conversion?: | No |
| Rural exception?: | No |

Stage E - Assessment - Achievability

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

65

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA Panel generally did not agree with the steering group's conclusions making the following additional comments: * There is good school access. Access could be achieved. * This site could be good for additional allotments which then in turn give a wider buffer to SINC. * Gap is important and other sites could be better in freshwater. *Should be looked at further down the line after other development. *Perfect infill. It was agreed that this one should be reviewed by the steering group.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel's comments, the steering group re-assessed the site and concluded that additional allotments could be utilised as a buffer and seen as a green gap. Therefore they concluded that some development delivered comprehensively in connection with near by sites could be suitable. Considered developable and could be a potential allocation.

The site is considered:

Developable

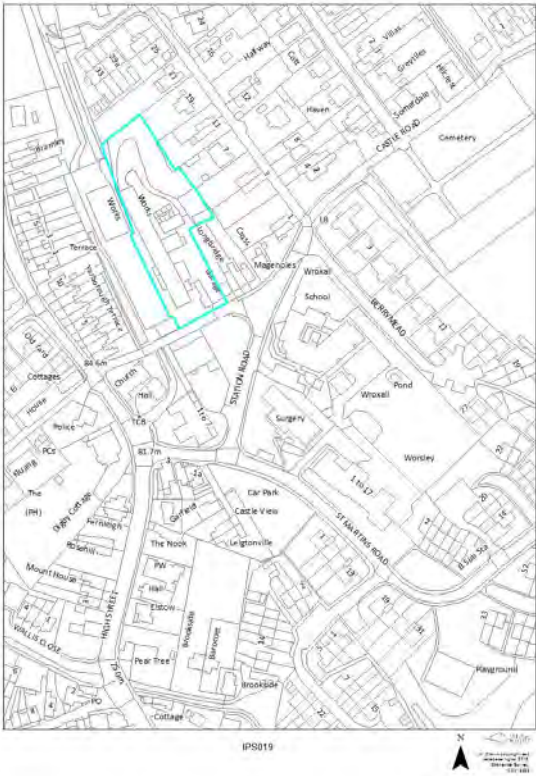
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Castle Works, Castle Road, Wroxall, Isle of Wight, PO38 3ED

Site location



Site Description:

The site has a number of older redundant buildings located on it and some with fire damage. The site is bounded by a mix of boundaries including timber and metal fencing, walls and trees.

Stages A and B - Discounting

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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. | <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

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|--------------------------------|--|
| Proximity to settlement: | The site is located in the settlement boundary. |
| It is brownfield/greenfield: | The site has a number of older redundant buildings located on it and some with fire damage |
| 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. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, 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. The site is an urban area and adjacent to existing development |
| 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 larger trees adjacent and within. The site has a number of buildings that may house bats. Appropriate surveys may be required.

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| Potential heritage impact: | The site is not located in a conservation area but there is a listed building close by, 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. The site is also close to an old railway bridge. |
| Site access aspects: | The site has an existing access onto the adjacent road. |
| Access to public transport: | The site is located 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 are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There are pavements to the roads. |
| Access to services/ facilities: | Wroxall 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: | 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: | The site has a commercial use that may be lost as a result of any redevelopment. |
| Potential constraints to delivery: | There is more than one landowner and there are no known covenants or legal issues. There may be an existing tenant on site who will need requisite notice or relocation. Due to previous uses there is likely for contamination. |
| Infrastructure capacity aspects: | The site has some utilities and adjoining properties appear to benefit from connections to utility services. |
| Potential compatibility impacts: | The site is close to existing residential and commercial uses |
| 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 residential development. It is located within the settlement boundary, brownfield and predominately vacant. The site layout may be challenging and will need to take account of the character/context of neighbouring residential. The site could also come forward in connection with IPS051. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

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|-------------------|---------------------------------|
| Availability: | TBC |
| Put forward for: | TBC |
| Conversion?: | This will need to be determined |
| Rural exception?: | Not applicable |

Stage E - Assessment - Achievability

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| Steering group's conclusions: | The steering group concluded that the site is suitable. They did acknowledge that it is uncertain whether the site is available and this will need to be clarified. Final yield will be dependent on layout and timings will be subject to availability |
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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: There are a number of technical issues and challenges that need to be resolved. * There is an opportunity to be brought forward in connection with IPS051 as a mixed use development with some starter units and use opportunity to link the cycle track, although acknowledge level change and potential contamination issues. *Could be a challenge to bring forward on its own. *There is the potential for social housing, Vectis and Southern housing have housing nearby. *Question over the deliverability/ achievability. 5 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 suitable for the purposes of SHLAA. They acknowledged the availability factors and as a consequence consider it developable later in the plan period but with potential for allocation.

The site is considered:

Developable

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

Site Address: Land to the rear of 34 High Street, Oakfield, Ryde, Isle of Wight

Site location



Site Description: The site is a greenfield site and is predominately overgrown scrub with a few trees. The site slopes down towards the railway.

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:

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. 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 of large trees individual and groupings that need to be considered.

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 High Street.

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| Access to public transport: | The site is within walking distance of a bus stop. Ryde has a number of bus service options within and to Newport and the wider area. |
| Access to pedestrian/ cycle: | There are no public rights of way close by but the wider area has a number of routes. The roads in the area have pavements and the wider area has cycle links. |
| Access to services/ facilities: | Ryde 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:</div> <div>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: | 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: | The site has had 2 permissions for residential dwellings. P/02204/02 - Outline for 7 houses - granted. P/00516/12 - outline for 8 dwellings and vehicular access - granted. |
| Overarching policy context: | The site is situated within the settlement boundary. |
| Steering group's conclusion: | The steering group concluded that the site is suitable for residential development. It is located within the settlement boundary and a vacant 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. |
| Put forward for: | The site has been put forward for general housing |
| Conversion?: | Not applicable |
| Rural exception?: | No |

Stage E - Assessment - Achievability

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| Steering group's conclusions: | The steering group concluded that the site is achievable subject to access and could accommodate 8 units in years 1-5. However, given there has been two past approvals for residential development, deliverability is therefore questioned. |
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Indicative yield: 10

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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| Panel comments: | The SHLAA Panel agreed with the steering group's conclusions making the following additional comments: Question if the site is deliverable? *Potentially if access can be achieved. *Could be suitable for local provider. |
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Stage G - SHLAA Conclusion

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| 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, developable and could be considered for potential allocation. |
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The site is considered:

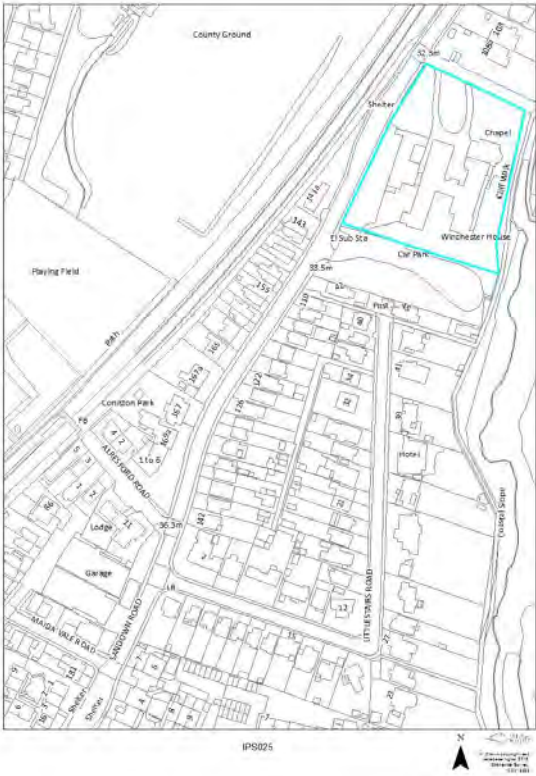
Developable

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

Site Address:

Winchester House, Sandown Road, Shanklin, Isle of Wight ,PO37 6HT

Site location



Site Description:

The site is a YMCA facility that also incorporates a nursery, day camps and rest bite centre. The building is a brick building with a tiled roof. The site is level on a cliff top with some trees to the north.

Stages A and B - Discounting

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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. | <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 brownfield land site and incorporates a large building and chapel in its own grounds. |
| 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 though located on a cliff top and any development 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 within the site but there are some larger trees. It is also adjacent to a SINC. |

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| 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 along the strategic road network. It will require a new access or use of the adjacent land. |
| Access to public transport: | The site is located in close proximity to a bus stop. This is along Route 3 Newport Rookley Godshill Ventnor Shanklin Sandown Brading Tesco Ryde. The service runs Mon - Sat up to every 30 minutes Sundays up to every 30 minutes |
| Access to pedestrian/ cycle: | There are a number of public footpaths located immediately adjacent to the site. The wider area has cycle links to Newport. |
| Access to services/ facilities: | The site is in the settlement boundary of Shanklin/Lake and close to 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 site is classified as urban |
| Mineral resources?: | The site is not located in a mineral or mineral safeguarding area. |
| Is there a loss to employment: | The YMCA has advised that it is committed to delivering the services and any services there would be relocated. |
| Potential constraints to delivery: | There is one landowner. There is a strip of unregistered land to the north of the site and access may be through third party land. The freehold is subject to a covenant held by the Girls Friendly Society which expires in 2024. It is understood this covenant would not restrict development of this site. The YMCA has advised that committed to delivering the services and any services there would be relocated. |
| Infrastructure capacity aspects: | The site is fully serviced with electricity, gas and water. |
| 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. |
| Steering group's conclusion: | The steering group concluded that the site is suitable. It has potential for development and that access issues could be overcome. |



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 2 years. |
| Put forward for: | The site has been put forward for mixed development (housing led) |
| Conversion?: | There is a potential to convert the existing building |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable. Given the existing uses, likely to come forward later in the plan period potentially years 6-10. |
| 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: *The yield seems too high. *Prime location but a conversion could be |
|-----------------|---|

expensive, may need to consider removal/redevelop if appropriate; *Proximity to cliff /cliff path may be an issue; * Access issues may impact viability; *Geo-tech report likely required; * Years 10-15 years may be more appropriate.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel further advice was received from the Archaeology team: The building is recorded on the HER, and chapel windows are important. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

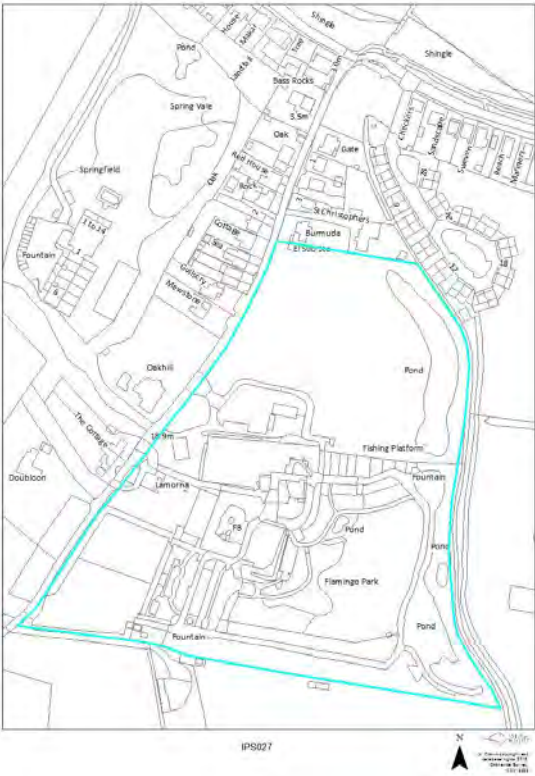
Developable

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

Site Address:

Former Flamingo Park, Oakhill Road, Seaview, Isle Of Wight ,PO34 5AP

Site location



Site Description:

The site is the Former Flamingo Park that was until closure a wildlife park. The site slopes from north to east and has a mix of trees hedgerows and ponds within and bounding the site.

Stages A and B - Discounting

| | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | <div>1.7ha along the eastern boundary is located in FZ 2 and 3 and has been removed from the assessment.</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: | The site is located outside the settlement boundary. |
| It is brownfield/greenfield: | The site has a number of buildings and structure in connection with its former use. There are also a three residential properties within the site. |
| 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 eastern boundary of the site is adjacent to a number of environmental |

designations and the proximity of these will need to be considered. The site does have a number of larger trees, many with TPOs that will need appropriate buffers. The TPOs are to the western and southern boundaries. There are also a number of other larger trees across the site and hedges to the boundaries of the site. There is a pond to the south east corner and the site is adjacent to a number of environmental designation. Given these aspects and its former use, biodiversity studies will be required.

Potential heritage impact:

The site is not in a conservation area. It does have a listed building opposite and Woodlands Vale Historic Park/Garden to the south 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:

The site has a wide access onto Oakhill Road but there is restricted visibility, the car park area has better visibility

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 is a public right of way to the south of the site and there are cycle connections in the wider area.

Access to services/ facilities:

Ryde and Seaview have access to services and facilities but there are none close by

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 western and 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:

The site is a former tourism site

Potential constraints to delivery:

There is one landowner and there are no known covenants, there are some legal agreements in connection with previous planning permissions that will need to be considered.

Infrastructure capacity aspects:

The site has some utilities but may require extensions to be factored in.

Potential compatibility impacts:

The site is a former tourism site that is no longer in use.

Brief planning history:

No recent planning history.

Overarching policy context:

The site is located outside the settlement boundary. Part of the site is a confirmed brownfield site. 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 in part. This relates to the portion of the site that is considered brownfield to the south west of the site. Potential for a small cluster of houses within the footprint of the existing developed area. Consideration will need to be given to the TPO trees and their context.



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 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 part of the site is achievable and could come forward in years 1-5 and could achieve up to 9 units.

Indicative yield:

15

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed in general with the steering group's conclusions making the following additional comments: The site is an ideal site for indoor tourism use, but accept the existing use has ceased.

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☒ Site is suitable for BFR if ticked

Highwood Nursery, Main Road, Rookley, Isle of Wight, PO38 3NH

The site is a nursery with a number of greenhouses and related buildings and parking to the front of the site and to the south with land to the rear and north, grassed with trees. The site is bounded by a post and wire fencing to the front, trees to the north and vegetation to the south. The site is relatively flat with the adjacent road sloping down as you pass the site northwards.

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 boundary.

The site is a greenfield site with a number of structures, greenhouses, sheds and a mobile home located within the site.

The south western corner of the site is located in the AONB. The site 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 any environmental designations. There is a tree with a TPO to the north west corner and a number of trees to the north and along the north boundary. Appropriate biodiversity/tree 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 front of the site. This is the former meeting hall. Consideration must be given to its conservation including its setting. The site is also a former brick works so may have some historic value. |
| 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. |
| 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 (GL1) , there are no dedicated cycle links close by, but the road has a footpath. |
| 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: | 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 has some utilities and 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 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. Due to the amount of trees on site and the need for buffers to the protected trees, the steering group concluded that the site could deliver some larger homes with gardens. |

☒ 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 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 the site is suitable and achievable. Final yield 6-7 units |
|-------------------------------|---|

being in years

1-5.

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: *A yield around 5 would not prejudice delivery of the adjacent site. There is a possible opportunity to design a gateway feel into the village to slow speed and provide feeling of arrival.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

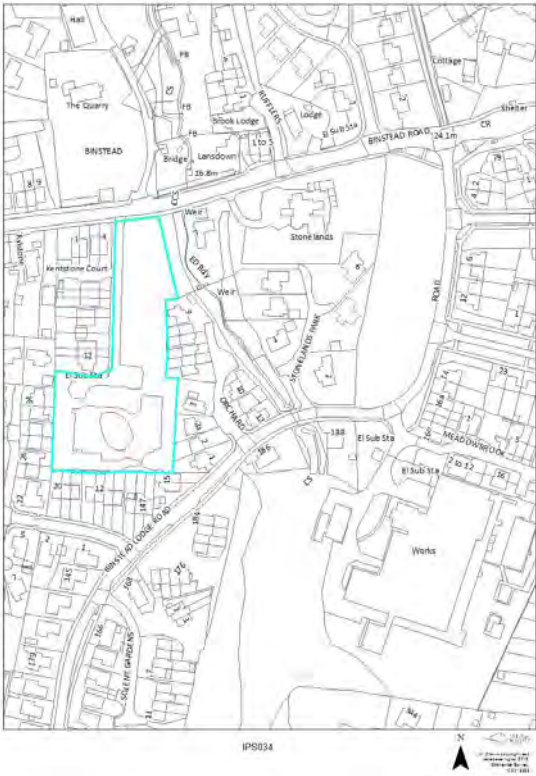
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Old Hosiden Besson Site, Binstead Road Ryde Isle of Wight PO333NL

Site location



Site Description:

The site is the site of vacant and derelict factory. The site is bounded by some fencing but also has some open boundaries. There is a slight incline from the main 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: | There are no buildings or structures on site. There is a large area of hardstanding and some spoil and building waste located within 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 but is within the 3km radius of Briddlesford Copse. The site has an area TPO - TPO/1949/1 which covers a larger area than just the site. The trees within the site make a positive contribution to the area and will need to be taken into account and include appropriate buffers. As such further 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 access the main road. It is single width with limited space to park or turn except at the far end. |
| Access to public transport: | The site is within walking distance of a bus stop. Ryde has a number of bus service options within and to Newport and the wider area. |
| Access to pedestrian/ cycle: | There is a public right of way close by (R112). The roads in the area have pavements and the wider area has cycle links. |
| Access to services/ facilities: | Ryde 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: | <input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is urban"/> |
| Mineral resources?: | There are a number of public open space facilities nearby |
| Is there a loss to employment: | <input type="text" value="No"/> |
| Potential constraints to delivery: | There is one landowner and there are no known covenants or legal issues. Given the historical uses there may be some potential for pollution / contamination. Appropriate investigations 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: | <input type="text" value="No recent planning history"/> |
| Overarching policy context: | <input type="text" value="The site is located in the settlement boundary."/> |
| Steering group's conclusion: | The steering group concluded that the site is suitable for residential development subject to access. It is located within the settlement boundary and is a vacant and derelict 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 years |
| Put forward for: | <input type="text" value="The site has been put forward for general housing."/> |
| Conversion?: | <input type="text" value="No"/> |
| Rural exception?: | <input type="text" value="No"/> |

Stage E - Assessment - Achievability

| | |
|-------------------------------|--|
| Steering group's conclusions: | The steering group conclude it is achievable, contamination investigation may be required. Subject to access final yield – 20-30. Years 1-5. |
| Indicative yield: | <input type="text" value="15"/> <input checked="" type="checkbox"/> Site achievable if ticked |

Stage F - Assessment - SHLAA Panel Comments

| | |
|-----------------|---|
| Panel comments: | The SHLAA panel agreed with the steering group's conclusions making the following additional comments: *The site does have potential but difficult due to contamination issues and trees. *Market factors may impact deliverability. *The yield is too high due to the trees. *The site has potential for employment, because the area needs small units but also has the potential for affordable housing maybe of 12 units on site with 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 and the brownfield land register, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address: Green Gate Industrial Estate, Thetis Road, Cowes PO31 7DJ

Site location



Site Description: The site is a former industrial site that has remnants of industrial buildings and plant. The site is lower to Thetis Road and is hard surfaced.

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 not located on grade 1 or 2 agricultural land. The site is located in flood zones 2 and 3. Sites located in F22 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. ☐ Discount

Stage C - Assessment - Suitability

Proximity to settlement: The site is located within the settlement boundary

It is brownfield/greenfield: The site is a 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. 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.

SHLAA Site Assessments - Developable SHLAA Ref No: IPS035

| | |
|------------------------------------|---|
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. There are however significant views to the dominant Hammerhead Crane. |
| Site access aspects: | Access is onto Thetis Road. There is visibility but the high walls may reduce pedestrian visibility. |
| 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: | <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 site is no longer in use. |
| Potential constraints to delivery: | It is unclear as to the number of landowners, no known covenants or legal issues have been raised. 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: | No recent planning history. |
| Overarching policy context: | The site is within the settlement boundary but subject to flooding and will need to meet relevant tests. |
| Steering group's conclusion: | The steering group concluded that the site is suitable. The site is a brownfield site, located near the town centre and is also in an area of regeneration and has therefore been assessed on this basis. The site can access higher ground onto Thetis Road thereby having the ability for a safe means of access and egress should flooding occur. Relevant studies will need to be undertaken. |

☒ Site suitable if ticked

Stage D - Assessment - Availability

☒ Site available if ticked

| | |
|-------------------|---|
| Availability: | It is not clear if the site is immediately available but is likely within the next 5 years with a reasonable prospect of development taking place within 5 years and once commenced taking 2 years. |
| Put forward for: | The site has been put forward for general housing, mixed development (housing led), affordable housing, Gypsy & Traveller accommodation, non-housing development and other. |
| Conversion?: | No |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|--|
| Steering group's conclusions: | The steering group concluded that the site is achievable. Likely to be years 6-10. |
| Indicative yield: | <div>20</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: *There could be potential contamination issues, house prices in the |
|-----------------|--|

area are low which may impact viability.

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. They consider it developable in years 6-10 years and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land at Moor Farm, Godshill and located to the rear of the Council Car Park, with access off Shanklin Road, Godshill, PO38 3JG

Site location



Site Description:

The site is an agricultural field with a mixture of boundaries including trees and vegetation. It has the Old Smithy and associated car park to the west. The site slopes up from the car park from west to east as well as south to 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 part of 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 on outskirts of the area where the land is undulating and 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. Appropriate studies may be required.

| | |
|------------------------------------|---|
| 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. The site is near 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 Moor Farm, a farm track which is also a designated cycle and footpath. This access has relatively poor visibility onto the main road. Access from the main road or car park would require third party land or agreements. |
| Access to public transport: | There is a bus stop close by that is served by Routes 2 and 3, Newport to Ryde. These services run Monday to Sundays every 30 minutes. |
| Access to pedestrian/ cycle: | There is a dedicated cycle path and public right of way to the east of the site that connects Newport to Sandown. This section is also a bridleway. |
| Access to services/ facilities: | Godshill has access to a number of services and facilities associated with it being a rural service centre |
| Access to open spaces: | There are some public open space facilities nearby and the site has good access to the wider countryside. |
| 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: | There is one landowner and there are no known covenants or legal issues. |
| Infrastructure capacity aspects: | Utilities connections would need to be factored in. |
| Potential compatibility impacts: | The site is located away from existing residential, 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 current settlement boundary. Godshill Parish SPD (2015) in relation to housing 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 group concluded that the site is suitable in part, south of the PROW. The site is located immediately adjacent to the settlement boundary of a RSC. There is potential for some development subject to access concerns being overcome and design. Any proposal should include landscape buffers. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

| | |
|-------------------|--|
| Availability: | The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 5 years |
| Put forward for: | The site has been put forward for general housing, mixed development (housing led) |
| 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 could achieve 40-50 dwellings and be delivered in years 1-5.

Indicative yield:

40-50

☒ 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: *Good site if access can be solved. *Possible opportunity to improve access to car park in and out. *Possibility to use footpath as logical break. *Possibly extend retail offer. *1-10 years as phased development.

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, developable in part and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Land adjacent to Castleworks, Castle Lane Wroxall Isle of Wight PO38 3DS

[illegible]

The site includes an existing building and is located on land previously part of a railway station. There are a number of associated buildings within the site some of which have existing commercial uses.

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 in the settlement boundary.

There are a number of associated buildings within the site some of which have existing commercial uses.

The site is not located in an AONB but immediately adjacent to it. Given the location of the site, set lower down and close to other housing and development any impact on landscape character will be reduced.

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of larger trees adjacent along the public right of way/access track. The site has a number of buildings that may house bats. Appropriate surveys may be required.

| | |
|------------------------------------|---|
| Potential heritage impact: | The site is not located in a conservation area but there is a listed building close by, 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. The site is also close to an old railway bridge. |
| Site access aspects: | It is not clear how the site can be accessed but will need road upgrades to the north or a new access via the south or through adjoining land. |
| Access to public transport: | The site is located 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 are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There are pavements to the roads. |
| Access to services/ facilities: | Wroxall 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: | 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: | The site has a commercial use that may be lost as a result of any redevelopment. |
| Potential constraints to delivery: | There is one landowner and there are no known covenants or legal issues. There is an existing tenant on site who will need requisite notice or relocation. Due to previous uses there is likely for contamination. |
| Infrastructure capacity aspects: | The site has some utilities and adjoining properties appear to benefit from connections to utility services. A new access will be required. |
| Potential compatibility impacts: | The site is close to existing residential and commercial uses. It is also immediately adjacent to the dismantled railway. |
| 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 not suitable in isolation. It is not clear how the site can be accessed. Furthermore, there are concerns relating to the shape of the site being too narrow to accommodate residential development taking account of gardens and parking. They acknowledged that the site is brownfield and in the settlement boundary and may be suitable if combined with the adjacent site IPS019. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

| | |
|-------------------|---|
| Availability: | The site is not immediately available, owned by developers and could come forward in 6-10 years. Once commenced could be achieved within 12 months. |
| 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 as the site is not suitable in isolation it is not achievable. |
|-------------------------------|--|

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 making the following additional comments. The site needs to be combined with IPS019 and could be a possible site for low cost housing market and include connections and/ or cycle track provision.

Stage G - SHLAA Conclusion

Final conclusions:

Following the panel discussions and the overall SHLAA assessment process, further discussions were held with Island Roads, additional access may be achievable. If the site comes forward with IPS019 or access can be achieved, the site could be developable and considered for potential allocation.

The site is considered:

Developable

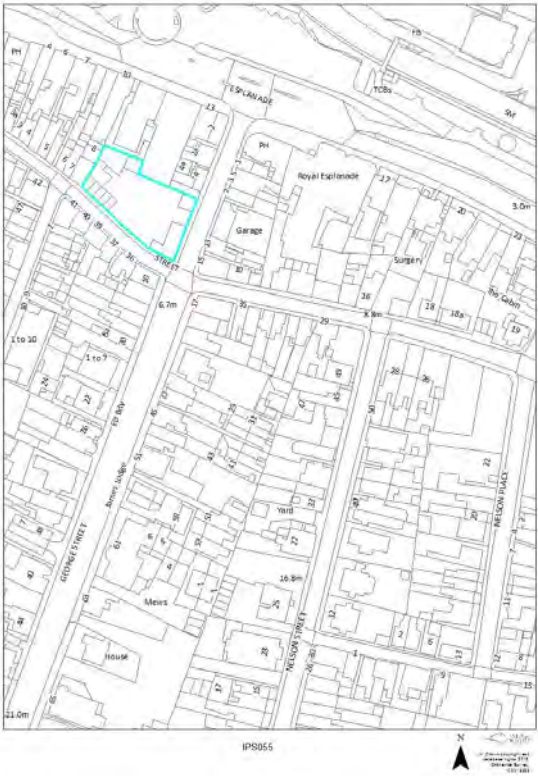
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

6-8 George Street, Ryde, IOW, PO33 2EB

Site location



Site Description:

The site is a current garage, showroom and parking located in Ryde. The building is mostly single storey with a two-storey element at the back beyond the parking/internal courtyard.

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 majority of site is located in FZ 2 and 3</p> <p>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.</p> <p>The site is not class 1 or 2 agricultural land.</p> | <input 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 current garage, showroom and parking located in Ryde. The building is mostly single storey with a two-storey element at the back beyond the parking/internal courtyard. |
| 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. Some of the buildings may require bat surveys if applicable. |
| Potential heritage impact: | The site is located in the conservation area and adjacent to listed buildings. As the site affects or is near to listed buildings/conservation area, any development must have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which it possesses and the character of the area. |
| Site access aspects: | The site is accessed off George Street. |
| Access to public transport: | There are bus stops in close proximity and Ryde is well served by public transport as well as ferries. |
| Access to pedestrian/ cycle: | There are no public rights of way in close proximity, but the area is 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 Ryde 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: | Yes |
| 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: | No recent planning history. |
| Overarching policy context: | The site is within the settlement boundary but subject to flooding so will need to meet the relevant tests. The loss of employment will also need to be considered. |
| Steering group's conclusion: | The steering group concluded that the site is suitable. The site 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 can access higher ground onto Castle Street thereby having the ability for a safe means of access and egress should flooding occur. The loss of the garage site is considered acceptable in this instance. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

| | |
|------------------|--|
| Availability: | The site is not immediately available for development but will be in years 6-10. 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?: | No |

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable. Given the nature of the site likely to be years 6-10.

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 making the following additional comments: Mixed development could work well. •4x storeys for affordable housing site. •This is a place you would expect to see residential. •Car parking underneath could be an option. •Good location. •Viability may be an issue. Need to consider conservation area and proximity to listed buildings. •Inter-relationship. •Viability – design vs impact. Agree with steering group.

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 developable in years 6-10 years and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☒ Site is suitable for BFR if ticked

Site Address: Coppid Hall Farm, Main Road, Havenstreet, Isle of Wight, PO33 4DH

Site location



Site Description: The site is a fairly level site and is a current farm with farm gate sales of milk. The site includes a collection of farm buildings including open sided barns. The site is bounded by hedges to fields and fences to yard and farm 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: | Havenstreet does not have a settlement boundary. |
| It is brownfield/greenfield: | The site includes a collection of farm buildings including an open sided barn. |
| 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 but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders or larger trees within the site. There are a number of hedgerows and barns on the site and biodiversity studies may be required. |

| | |
|------------------------------------|--|
| Potential heritage impact: | The site is not located in a conservation area there is the Grade II listed war memorial to the north east. 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 an existing access onto the main road in close proximity to a split junction. |
| 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 is a recreation ground to the south of the site. |
| 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 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: | Prior approval for alterations and conversion of barn to residential unit, Coppid Hall Farm, Main Road, Havenstreet, conditional approval 24 August 2015 (TCP/06142/G/P/00799/15) |
| Overarching policy context: | The site is located outside the settlement boundary and in the wider rural area |
| Steering group's conclusion: | The steering group raised concerns about the availability and achievability noting that the site is clearly a working farm and a going concern. However, they concluded that some development may be suitable but only within the footprint of the existing buildings to facilitate a sustainable settlement, noting that some development in Havenstreet 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 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 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 reiterated their concerns over the availability and achievability of the site. Final yield would be dependent on extent of footprint and timescales would be dependent on consideration of existing use. |
|-------------------------------|---|

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 additional comments: Appropriate site situated in village with access. Other smaller developments in the area have shown the need for starter units and aspirational units. The visual impact could be acceptable and could yield 20-30. Taking account of these comments further discussions followed and the steering group concluded that the site is suitable for some development.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

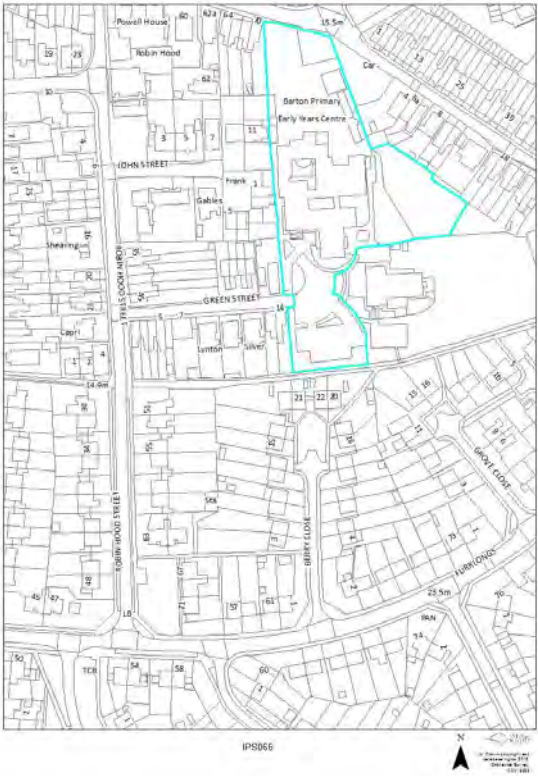
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Barton School Site, Green Street, Royal Exchange, Newport

Site location



Site Description:

The site is the old Barton School site located in Newport. It has a number of accesses to it and a sports field/amenity area 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 in the settlement boundary. |
| It is brownfield/greenfield: | The site is the old Barton School site and buildings located in Newport. |
| 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, there are though 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. |
| Site access aspects: | There are a number of accesses to the site including Royal Exchange. |

SHLAA Site Assessments - Developable SHLAA Ref No: IPS066

| | |
|------------------------------------|---|
| Access to public transport: | Newport has a range of bus services serving the town and there are bus stops close by. |
| Access to pedestrian/ cycle: | There are pavements to the local roads, cycle paths and public rights of way to the wider area. |
| 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: | The school does include other nursery services that will need to be considered. |
| 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 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: | Proposed mobile classroom (Revised siting) at Barton Primary and Early years Centre Green Street conditional approval 30th August 2012 (TCP00707/P/P/01022/12). |
| 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 for development. The old school building should be retained and converted with the south being suitable for redevelopment. |

☒ 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?: | There is potential for conversion. |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded that the site is suitable for development. The old school building should be retained and converted with the south being suitable for redevelopment. The greens amenity/sports area should be retained and discussions with Sport England will need to be carried out. |
|-------------------------------|---|

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: Viability may impact on the ability to retain the building. May need demolition and complete redevelopment. |
|-----------------|--|

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, developable and could be |
|--------------------|---|

considered for potential allocation.

The site is considered:

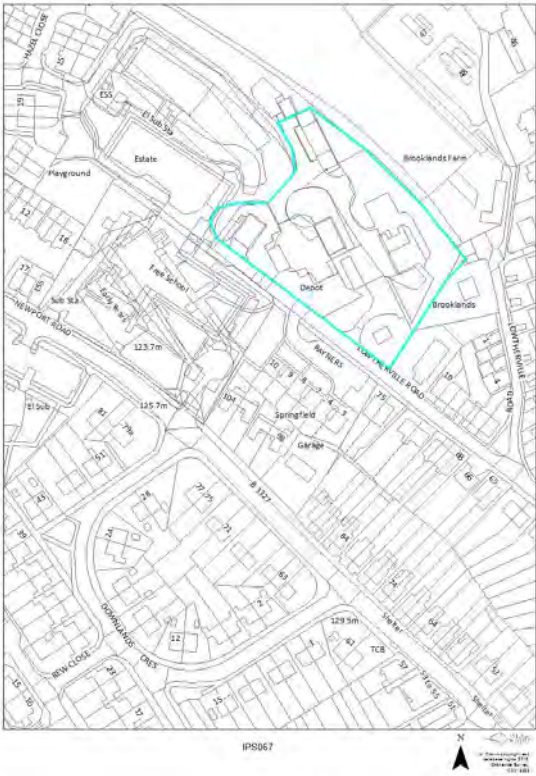
Developable

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

Site Address:

Depot site at Lowtherville Road, Ventnor, Isle of Wight

Site location



Site Description:

The site has a number of current businesses and is light industrial in nature.

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 located in the settlement boundary. |
| It is brownfield/greenfield: | The site has a number of current businesses and is light industrial in nature. |
| 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 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. Some parts are scrubby |
| 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 St Margarets Glade. |
| 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:

The redevelopment will result in a loss of some employment businesses.

Potential constraints to delivery:

There is one landowner. The existing businesses are tenanted and have the right to occupy until their leases expire.

Infrastructure capacity aspects:

The site is close to existing development which appear to benefit from connections to utility services

Potential compatibility impacts:

The site is currently an employment site and is adjacent to a school and other education facilities

Brief planning history:

Change of use of land to form temporary car parking, part of industrial estate off Lowtherville Road, Ventnor, conditional approval 07 July 2016 (TCP/32661/P/00631/16)

Overarching policy context:

The site is located within the settlement boundary. The site has existing employment uses any change could result in a loss of employment.

Steering group's conclusion:

The steering group concluded that the site should remain in employment. The site could be redeveloped to provide newer units.



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 2 years.

Put forward for:

The site has been put forward for mixed development (housing led)

Conversion?:

No

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded the site is not suitable and therefore not achievable for residential but should be considered for employment redevelopment.

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 additional comments: Could be a good site for residential instead of employment. Concerns over ground conditions, condition of site. Could be used as mixed use with businesses and affordable housing. Following discussions the steering group concluded that a mixed use may be suitable with separate accesses for employment and residential.

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. Given the potential for leases, they consider it developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

Former Worsley Inn, High Street Wroxall

Site location



Site Description:

The site is the former Worsley Inn pub which is a 2-storey detached building located on the main road through Wroxall. The site has fences to neighbouring land. The site sits at a raised height in comparison to some of the neighbouring land.

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 an old derelict pub |
| 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. However, the site sits higher than neighbouring land and consideration will need to be given to impacts on neighbours |
| Potential biodiversity impact: | The site is not located in an environmental designation, there are a number of TPO trees to the south west and south east boundaries, these will need appropriate buffers. As the site has been derelict for some relevant biodiversity studies may be required. |

SHLAA Site Assessments - Developable SHLAA Ref No:

| | |
|------------------------------------|---|
| Potential heritage impact: | The site is not in a conservation area but is opposite a 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 has access onto the main road. The site is on a bend and consideration will need to be given to visibility displays |
| Access to public transport: | The site is located 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 are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There are pavements to the roads. |
| Access to services/ facilities: | Wroxall 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: | <input type="text" value="None known"/> Agricultural land class: <input type="text" value="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: | <input type="text" value="No"/> |
| Potential constraints to delivery: | There is one landowner and there are no known covenants or legal issues. The site sits higher than neighbouring land and consideration will need to be given to impacts on neighbours |
| 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: | <input type="text" value="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 a rural service centre and is a brownfield site. The redevelopment could facilitate an improvement to the access. 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 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: | <input type="text" value="The site has been put forward for general housing."/> |
| Conversion?: | <input type="text" value="Not applicable"/> |
| Rural exception?: | <input type="text" value="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 5-7 in years 1-5 |
| Indicative yield: | <input type="text" value="5-7"/> <input checked="" type="checkbox"/> Site achievable if ticked |

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments. Yield may be too high when taking into consideration access and neighbouring properties.

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 developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

Ryde Youth Centre, 97 High Street Ryde, Isle of Wight, PO332SZ

Site location



Site Description:

The site is a former youth centre and is a character building with roadside frontage and pedestrian entrances on two sides. There is a small area of parking to the rear. The site slopes to the south east and the building is 2.5 storeys to the front and 3.5 storeys to 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 former youth centre and is a character building |
| 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. However, the site sits higher than neighbouring land and consideration will need to be given to impacts on neighbours |
| 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. The site is a non-designated heritage asset as such consideration must be given to its |

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| | conservation including its setting. |
| Site access aspects: | The site has a small vehicular access to the rear. There is on street parking. |
| Access to public transport: | Ryde has a number of transport options and the site is located within the town centre boundary. |
| Access to pedestrian/ cycle: | Ryde has a number of public rights of way to the wider area and dedicated cycle links to Newport. The near by roads also benefit from pavements. |
| Access to services/ facilities: | Ryde has a wide range of services and facilities |
| Access to open spaces: | Ryde has access to a wide range of public open space provisions as well as the coast. |
| 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 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 situated within the settlement boundary, the town centre boundary and is a confirmed brownfield site. |
| Steering group's conclusion: | The steering group concluded that the site is suitable. The site is located within the settlement boundary, is a brownfield site and is no longer used as a youth centre. Any redevelopment should retain the existing building. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

| | |
|-------------------|---|
| Availability: | The site is immediately available, 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, mixed development (housing led). |
| Conversion?: | The site should be considered for conversion. |
| Rural exception?: | Not applicable |

Stage E - Assessment - Achievability

| | |
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| Steering group's conclusions: | The steering group concluded that the site is suitable. Final numbers will be dependent on overall scheme and ability to retain the building. As the site is empty could come forward in years 1-5. |
|-------------------------------|---|

Indicative yield:

7

☒ 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 set out that it may not be viable to retain the building, and is more suitable for affordable housing. Likely to need to demolish and redevelop. |
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Stage G - SHLAA Conclusion

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|--------------------|---|
| 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, developable but due to |
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particular aspects of the site it is not being put forward for allocation consideration.

The site is considered:

Developable

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

Ventnor Youth Club, Victoria Street Ventnor

The map shows a residential area with several streets including Almer Street, Kent Road, and Old Kent Road. A specific plot is highlighted with a red rectangle and labeled 'Centre'. Other features include 'Crab Cottage', 'Long Stay', 'Brewery', 'Hill Street', 'Kent Road', 'Almer Street', 'Old Kent Road', 'Victoria', 'Devonshire Terrace', 'Salisbury Gardens', and 'Coastal Visitor Centre'. The map also shows various house numbers and street names like 'Almer Street', 'Kent Road', and 'Old Kent Road'.

The site is a former youth centre and is a character building with roadside frontage and pedestrian entrances on two sides. The site has a pedestrian right of way to the south which is a set of steep steps. The building is 2.5 storeys to the front and 3.5/4 storeys to the rear.

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 in the settlement boundary.

The site is a former youth centre and is a character building

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. However, the site sits higher than neighbouring land and consideration will need to be given to impacts on neighbours

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 in a conservation area as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of

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| | the area. There are no listed buildings close by but the site is a non-designated heritage asset as such consideration must be given to its conservation including its setting. |
| Site access aspects: | The site is just the building, there is a pedestrian access to the front and side. There is a public car park to the rear. |
| Access to public transport: | The site is close to a bus stop this is route 3 serving 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: | Ventnor has a number of public rights of way to the wider area and cycle links to Newport. The near by roads also benefit from pavements. |
| Access to services/ facilities: | Ventnor has access to a range of services and facilities |
| Access to open spaces: | There are a number of public open space facilities close by but the site has good access to the coast and countryside |
| 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 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 apparent 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 within the settlement boundary, is a brownfield site and is no longer used as a youth centre. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

| | |
|-------------------|--|
| Availability: | The site is immediately available, 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 and mixed development (housing led). |
| Conversion?: | The site should be considered for conversion |
| Rural exception?: | Not applicable |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded that the site is suitable. Any redevelopment should try and retain the existing building. Consideration should be given to a community use on a lower floor. Final numbers will be dependent on overall scheme and ability to retain the building. As the site is empty could come forward in years 1-5. |
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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 on suitability but made the following additional comments: Wouldn't be viable to retain building, would need to be demolished. Agree potential for a community use on ground level with residential above. |
|-----------------|---|

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 developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

St Thomas Street Car Park, Ryde

Site location



Site Description:

The site is a car park to the sea end of Ryde. The site is a surface car park slightly elevated from the road and is not enclosed. There are some scrub and trees to the south and east boundaries.

Stages A and B - Discounting

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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. | <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 within the settlement boundary. |
| It is brownfield/greenfield: | The site is an existing car park |
| 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 minimal. Consideration will need to be given to views from the sea and any seascape aspects. |
| 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 located in a conservation area and is in close proximity to a number of listed buildings. 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 and the |

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| | conservation area. |
| Site access aspects: | The site is accessed from St Thomas car park entrance along St Thomas Street |
| Access to public transport: | There are bus stops in close proximity and Ryde is well served by public transport as well as ferries. |
| Access to pedestrian/ cycle: | There are no public rights of way or cycle paths in close proximity, but the area is 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 Ryde where there are a range of services and facilities |
| Access to open spaces: | There are a number of public open space facilities nearby as well as the seafront |
| 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: | Redevelopment could result in a loss of car parking |
| 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 within the settlement boundary. Need to consider loss of parking provision. |
| Steering group's conclusion: | The steering group concluded that the site is suitable. The site is in the settlement limit and close to the town centre. There is potential for residential development but must be high quality design respecting the setting of Brigstocke Terrace. Loss of parking will need to be justified and/ or replaced. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

| | |
|-------------------|--|
| Availability: | 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 . Given existing parking likely to be achievable in years 6-10. |
| Indicative yield: | <div>20</div> <div><input checked="" type="checkbox"/> Site achievable if ticked</div> |

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: Previously looked at for other uses. Concern about loss of parking, associated revenues and value for town. Query over potential for affordable housing but may not be the right place, main drain in car park. Consider doubling car park area and have a green space on top to enhance. |
|-----------------|---|

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 subject to any loss of required parking being reprovided. Therefore they consider it suitable for the purposes of SHLAA and the brownfield land register concluding it to be developable and could be considered for potential allocation. Following further advice, it is noted that if this site comes forward/allocated for development and if the facility is still needed when a planning permission is granted for an alternative use, the parking will need to be re-provided elsewhere as part of that planning consent.

The site is considered:

Developable

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

Site Address:

Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA

Site location



Site Description:

The site is a former school site with a Victorian/Edwardian style building and other buildings associated with it. The playing fields and a car park are located to the rear of the buildings, these are at a higher level and can be accessed separately from the school building.

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 mix of brownfield and greenfield with a number of buildings located across it in relation to the former school |
| 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 neighbouring properties and any impact on them in terms of overlooking. |
| 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 couple to the north west boundary. There are some larger trees within the school grounds to the north. As the buildings have been empty for some time relevant studies may be required. |

| | |
|------------------------------------|--|
| 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. Whilst the building is not listed it is recorded on the HER and as should any changes etc. should be incorporated. As the building is a characterful building every effort should be made for it to be retained. There are no listed buildings close by. |
| Site access aspects: | The site has no vehicular access to the east of the site, there may be some potential to the north west but the levels are different to the road. There is on-street parking immediately along the school side part of the site and this would be lost if access is required along this eastern boundary. To the west of the site there is an existing car park and access. |
| Access to public transport: | There is a bus stop close by this is along 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 pedestrian/ cycle: | Whilst there are no public rights of way or cycle paths in close proximity, the wider area is served by them. The area is served by some public foot ways and paths to the local road network. |
| Access to services/ facilities: | Totland has a number of services in line with it being a smaller regeneration area. |
| Access to open spaces: | There are a number of public open space facilities nearby and the site has good access to the coast and countryside |
| 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 site is a former school |
| Potential constraints to delivery: | There is one landowner and there are no known covenants or legal issues, however, it is a former school and any relevant DoE aspects may need to be considered. |
| Infrastructure capacity aspects: | The site had 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 apparent 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 in part. The brownfield element referred to in IPS082b is suitable for redevelopment as per those conclusions. However, the school playing fields should be retained for community use as this area of green play space is important visually in the area and is the only green space close by in an otherwise built up area. The parking could be used in connection with either the playing field or the redevelopment of the school buildings. |

☒ 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 |
| Conversion?: | The school is a character building and has the potential to be converted. |
| Rural exception?: | Not applicable |

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is in part suitable. Final numbers will be depending on overall scheme and ability to retain the building. As the site is empty could come forward in years 1-5.

Indicative yield:

8-10

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel made the following comments: Whole site could be developed. Could include cottage style lower end market properties. If developed could use the parking areas to provide access to the site. Open space as existing to be retained and improved.

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered:

Developable

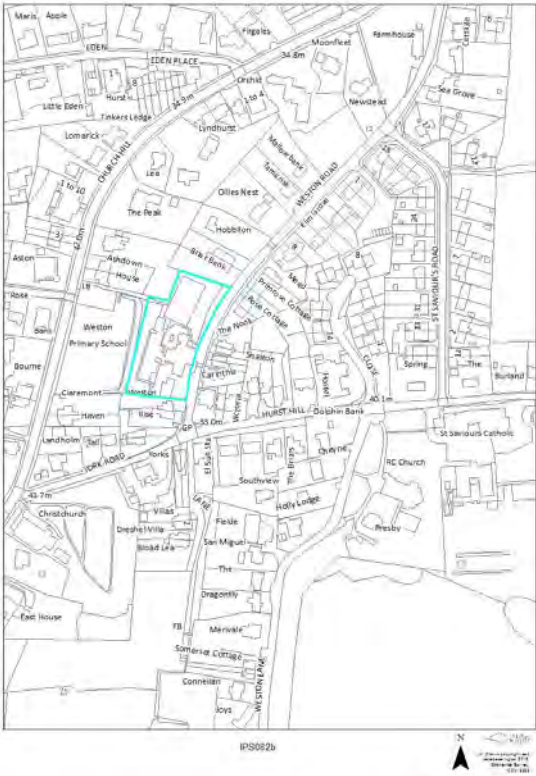
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

School building at Weston Primary School, Weston Road, Totland Bay, PO39 0HA

Site location



Site Description:

The site is a former school site with a Victorian/Edwardian style building and other buildings associated with 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 located in the settlement boundary. |
| It is brownfield/greenfield: | The site is a brownfield site with a number of buildings located across it in relation to the former school |
| 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 neighbouring properties and any impact on them in terms of overlooking. |
| 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 couple to the north west boundary. There are some larger trees within the school grounds to the north. As the buildings have been empty for some time relevant studies may be required. |

| | |
|------------------------------------|--|
| 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. Whilst the building is not listed it is characterful building and should if possible be retained. There are no listed buildings close by. |
| Site access aspects: | The site has no vehicular access to the east of the site, there may be some potential to the north but the levels are different to the road. There is on-street parking immediately along the school side part of the site and this would be lost if access is required along this eastern boundary. |
| Access to public transport: | There is a bus stop close by this is along 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 pedestrian/ cycle: | Whilst there are no public rights of way or cycle paths in close proximity, the wider area is served by them. The area is served by some public foot ways and paths to the local road network. |
| Access to services/ facilities: | Totland has a number of services in line with it being a smaller regeneration area. |
| Access to open spaces: | There are a number of public open space facilities nearby and the site has good access to the coast and countryside |
| 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 site is a former school |
| Potential constraints to delivery: | There is one landowner and there are no known covenants or legal issues, however, it is a former school and any relevant DoE aspects may need to be considered. |
| Infrastructure capacity aspects: | The site had 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 apparent 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 within the settlement boundary, is a brownfield site and is no longer required for a school. Any redevelopment should try and retain the school building. |

☒ 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 |
| Conversion?: | The school is a character building and has the potential to be converted. |
| Rural exception?: | Not applicable |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded that the site is suitable. Final numbers will be dependent on overall scheme and ability to retain the building. As the site is empty could come forward in years 1-5. |
|-------------------------------|---|

Indicative yield:

TBC

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel made the following comments: Concern over lack of access for lower site in isolation. The comments made for IPS082a also apply.

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered:

Developable

☐ Site could be considered for allocation if ticked

☒ Site is suitable for BFR if ticked

Land Adjoining Puckpool Hill (The Archery Field) Ryde (Appley Butts, Appley Playing Field)

The site is a level field of mowed grass that is used as an archery field. There are a few single storey buildings to the west and it is bounded by trees, hedging and fencing.

Stages A and B - Discounting

0.1ha is located in a SINC or ancient woodland buffer and has as such been discounted from the assessment.

☐ Discount

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

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

☐ Discount

The site is an open space facility but is not readily accessible to the public without booking or membership so is not discounted at this point.

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 boundary is to the west in close proximity, approximately 75m away

There are a couple of buildings to the western boundary, these are single storey and timber

The site is not located in an AONB. It is outside the settlement boundary on the edge

of the area. 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: 0.1ha to the north is located in a SINC or ancient woodland buffer. There are also a couple of TPO trees just outside the boundary to the west.

Potential heritage impact: The site is not located in a conservation area, it is though near to a 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 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 is a public right of way to the east and the wider area has cycle links.

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

Access to open spaces: The site is an existing archery field. Ryde has a number of public open space facilities nearby.

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

Mineral resources?: Most 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, but there would be a loss of private club that may need reprovisioning

Potential constraints to delivery: There is one landowner. The site is tenanted by an archery club, the White Bowman. Consideration will need to be given to any tenancies and leases and requisite notice or reprovision.

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 and not immediately adjacent to the current settlement boundary. The boundary is to the west in close proximity, approximately 75m away

Steering group's conclusion: The steering group concluded that the site is suitable. This is based on the land being private open space and not readily accessible open space. The site is just outside the settlement boundary, adjacent to existing residential and located on a bus route. The site could provide the opportunity for some larger dwellings. Consideration will need to be given to existing uses/tenancies.

☒ 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 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 the site is suitable and achievable. Final numbers will be dependent on layout and offer but could be in the region of 15-18. Due to existing tenancies and use likely to be in years 11-15

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: Phasing of appropriate sites in the area will need consideration as will type of 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, developable and could be considered for potential allocation

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Land off Chatfeild Road (East), Niton

[illegible]

The site is part of a larger agricultural grazing field on the outskirts of Niton. It is fairly flat with hedges to three sides. There is residential to the south east and south west and can be accessed from either Chatfeild Road or Allotment Road.

☐ Discount

☐ Discount

□ Discount

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 and may need to be considered in terms of any biodiversity benefits.

Potential heritage impact: The site is not located in a conservation area and there are no listed buildings close by. Previous archaeological comments have noted that an earthwork HER 4841 lies within part of the area.

Site access aspects: The site can be accessed of both Chatfeild Road and Allotment Road.

Access to public transport: There are bus stops within the village of Niton. They run Mon - Sat 5 journeys & Sundays 3 journeys

Access to pedestrian/ cycle: There are public rights of way in the area of the site that extend into the wider countryside and AONB.

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: Agricultural land class:

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

Is there a loss to employment:

Potential constraints to delivery:

Infrastructure capacity aspects: The site is close to the settlement boundary where adjoining properties appear to benefit from connections to utility services. Drainage may need further investigation.

Potential compatibility impacts: The site is close to existing residential, no compatibility issues are envisaged. There are power lines that cross the centre of the site.

Brief planning history:

Overarching policy context: The site is located outside and not immediately adjacent to the settlement boundary of Niton a RSC. It is however part of a larger field with the remaining part adjacent to the settlement boundary which has come forward under a separate submission (IPS263). 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 in part. There are concerns over including the entire site as submitted but a smaller area in combination with the adjacent site IPS263 over a longer period of time is considered appropriate.

☒ 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:

Conversion?:

Rural exception?:

Stage E - Assessment - Achievability

Steering group's conclusions:

considered suitable relates to utilising part of the site following the line of the nearby Lower fields area down towards the road. The design should be very sensitive due to the visual impact on the wider area. Likely to be years 11-15.

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.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒

Site could be considered for allocation if ticked

☐

Site is suitable for BFR if ticked

Land East of Alverstone Road, Apse Heath, Sandown PO36 0LJ

The site comprises of a series of fields with hedgerows separating areas. There is a hedgerow to the front site boundary and mature hedgerows and trees to other boundaries. The site slopes gently up from the road to the east.

Stages A and B - Discounting

0.43ha to the north and north east are within an ancient woodland and SINC buffer.

☐ Discount

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

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 the settlement boundary and is located in the wider rural area

The site is greenfield with no structures on site.

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. The western section of the field is opposite and between houses. 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.

| | |
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| Potential biodiversity impact: | 0.43ha to the north and north east are within an ancient woodland and SINC buffer. There are no TPOs but there are a number of trees to the boundaries with strong hedgerows defining areas. Given the proximity to the SINC and ancient woodland further 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: | There is a current access point in the middle of the site. This will need upgrading and consideration given to the proximity of the bus stops. |
| Access to public transport: | There are bus stops close by. Route 8 - Newport Robin Hill Amazon World Sandown Bembridge St Helens Seaview Ryde 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 of the site (NC40) and one to the south (NC21) |
| Access to services/ facilities: | Winford has no services. Apse Heath has a local shop with post office. |
| Access to open spaces: | There are no public open space facilities but the site has good access to the countryside. Borthwood copse is to the north with PROW (NC40) running through it. |
| Air quality sensitivities: | None known |
| Agricultural land class: | The classification is Grade 3 |
| Mineral resources?: | 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. There is an overage on the site in favour of the previous owner. |
| 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, whilst no compatibility issues are envisaged, the site is in an area where there is no direct access to service or facilities. |
| 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: | The steering group concluded that the site is suitable for limited development. There is potential for frontage development as this would represent infill development as there are existing dwellings to three sides. |

☒ 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?: | 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 but for frontage development only. The final yield between 10-12 and could come forward in years 1-5. |
|-------------------------------|---|

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 but consider the whole site to be suitable. The following comments were made: Provides an opportunity to bring some services into Winford and develop out whole site with addition of community facilities/shop. There could be the potential to develop Village Green area at the front with houses and potential services along the whole site. Overage could impact on viability/ deliverability.

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 consider that the site could provide a small community facility and additional provision. It was concluded that the whole site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

Land north of Quay Lane, Brading
Isle of Wight
PO36 0AT

Site location



Site Description:

The site is a series of fields on the outskirts of Brading. The site is bounded by scattered trees, hedges and scrub. The site is gently sloping and is adjacent to the railway line.

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 access to the site is located within the settlement boundary, the remainder of 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 any environmental designations. There are two TPOs to the |

| | |
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| | western boundary and several trees and hedgerows bounding the site. |
| Potential heritage impact: | The site is not located in a conservation area but is close to it and there are no listed buildings close by |
| Site access aspects: | The site can be access from Quay Lane. This is a narrow road which accesses onto the strategic road network |
| Access to public transport: | There are bus stops in close proximity along the strategic road network to the west of the site. This is along Route 2, Newport to Ryde. The route being Newport Merstone Godshill 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 is a public right of way diagonally crossing the site to the north west (B8) and another to the north (B4a). 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: | There are some public open space facilities nearby. |
| Air quality sensitivities: | None known |
| Agricultural land class: | The classification is Grade 3 |
| Mineral resources?: | There is an area to the north within the site that is located 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 |
| Infrastructure capacity aspects: | The site is immediately adjacent to 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 Brading which is a RSC. 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 residential development subject to access. The site is immediately adjacent to the settlement boundary and located close to other development and services. Whilst access can be achieved on to Quay Lane it is noted that is it quite narrow and may impact the ability of the site to deliver housing. |



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 1 year |
|---------------|--|

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| Put forward for: | The site has been put forward for general housing. |
| Conversion?: | No |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded the site is achievable subject to access. They did suggest that discussions were held with the Diocese as to whether land to the west of the site is available for access and relocating any lost parking. Final yield dependent on access issues, approximately 20-30 and years 6-10. |
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| Indicative yield: | 20-30 | <input checked="" type="checkbox"/> Site achievable if ticked |
|-------------------|-------|---|

Stage F - Assessment - SHLAA Panel Comments

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| Panel comments: | The SHLAA panel agreed with the steering group's conclusions making the following additional comments: A need for 2 and 3 bedroom houses. |
|-----------------|---|

Stage G - SHLAA Conclusion

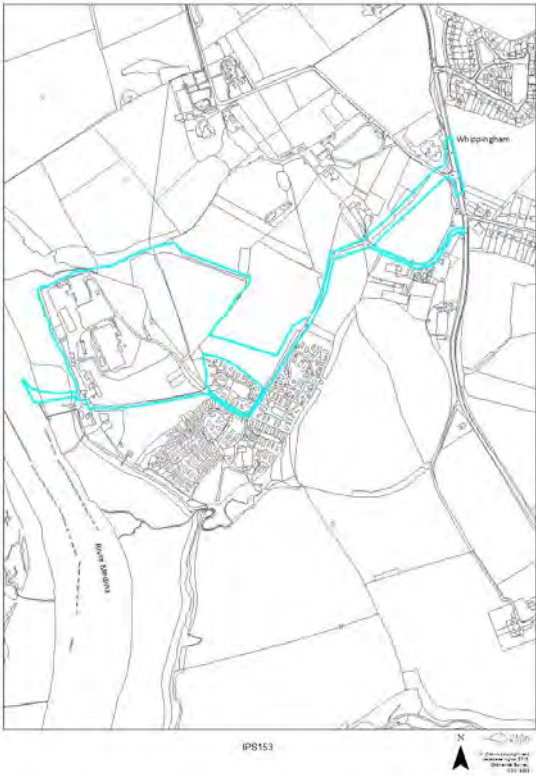
| | |
|--------------------|---|
| Final conclusions: | Further discussions were held with Island Roads who advised that subject to impact on trees and any water courses consideration could be given to improving Vicarage Lane. Following the panel discussions and the overall SHLAA assessment process the steering group concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation. |
|--------------------|---|

| | | |
|-------------------------|-------------|---|
| The site is considered: | Developable | <input checked="" type="checkbox"/> Site could be considered for allocation if ticked |
| | | <input type="checkbox"/> Site is suitable for BFR if ticked |

Site Address:

Folly Works Folly Lane Whippingham

Site location



Site Description:

The site is located down Folly Lane adjacent to the River Medina. It has a number of structures adjacent to the river. The site has security fencing around it and has a number of trees with the site. It is level close to the river then rises to the east.

Stages A and B - Discounting

| | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | 0.2ha to the west is located in a RAMSAR, SAC, SPA & SSSI associated buffer zones. A further 4.2ha to the east is located in a SINC and associated buffer. Therefore 4.4 ha has been removed from the assessment area. The developable area will need to be amended accordingly. The remainder of the site has no environmental designations. The site put forward is 14.53ha, this has been reduced to 10.13ha. | <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: | 2.0 ha of the site is located in flood zone 2 and/or 3. This has been removed from the assessment. 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: | Whippingham does not have a settlement boundary. |
| It is brownfield/greenfield: | The site is a brownfield site. It has a number of structures and buildings located close to the River Medina. |
| Potential landscape impact: | The site is not located in an AONB. The site does though form part of an important river valley with views across the Medina and far reaching views beyond over to |

Northwood and Cowes. 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 western edge/boundary of the site and a small access way are located in environmental designations. The access way area has been removed from this assessment and developable area. The eastern half of the site is located within a SINC, whilst this has been removed from the assessment, the remainder of the site is fairly scrubby with trees through-out. The site also has a number of old buildings and structures located within it that may house bats. Appropriate surveys will be required. The site is also located 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 plans show a new access up to the new road. Currently it is accessed along a single lane road up to the strategic road network

Access to public transport: The bus stop is located on the main road to the east about 900m away. Route 5 is Newport | Whippingham | Osborne House | East Cowes. This runs Mon - Sat up to every 20 minutes | Sundays up to every 30 minutes. Route 4 is Ryde | Binstead | Wootton | Whippingham | Osborne House | East Cowes. This runs Mon - Sat up to every 60 minutes | Sundays up to every 60 minutes

Access to pedestrian/ cycle: There is a public right of way that crosses the site to the east which leads to a wider network. There are or cycle links close by and the immediate roads do not benefit from footpaths.

Access to services/ facilities: The site is not well related to services facilities or well-placed so that the use of walking and cycling can be maximised

Access to open spaces: There is limited public open space provision nearby, but the site is adjacent to the River Medina

Air quality sensitivities: **Agricultural land class:**

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

Is there a loss to 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: There are some services to the site but extensions to utilities will need to be factored in.

Potential compatibility impacts: The site has historic uses that may have led to the site being contaminated. Remediation will be required.

Brief planning history: The site has planning permission for a mixed use development include 99 residential units. Reference number P/00102/14 & TCP/01419

Overarching policy context: The site is a brownfield site located outside the settlement boundary. Whippingham does not have a settlement boundary.

Steering group's conclusion: The steering group concluded that the site is suitable as it is a brownfield site that should be redeveloped. The site is located outside the settlement and as such any development will need to be mixed use and enabling to fund high quality tourism uses. Any redevelopment of the site will need landscaping and ecology buffers and ecology mitigation. A new road access will be required

☒ 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 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, albeit in the knowledge that the site has contamination aspects which should be facilitated by enabling development. |
|-------------------------------|--|

Indicative yield: 99 ☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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|-----------------|---|
| Panel comments: | The SHLAA panel did not agree with the steering group's conclusions making the following additional comments: Unlikely to happen due to remediation costs and issues over access and the ability to develop. Better used as a lodge park. Whilst the site needs to be redeveloped, there is a question over deliverability and suitability. |
|-----------------|---|

Stage G - SHLAA Conclusion

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|--------------------|--|
| 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 consider that the site could still come forward in line with the existing permission or similar. It was concluded that the site is suitable for the purposes of SHLAA developable and could be considered for potential allocation. |
|--------------------|--|

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

Site Address:

Land at Rosemary Lane, Ryde

Site location



Site Description:

The site is an area of scrub land on the edge of Ryde. It is bounded by trees and hedges and is gently sloping 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 but immediately adjacent to the settlement boundary which is along the western and northern 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. The site is gently sloping to the south. |
| Potential biodiversity impact: | The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. The site is heavily scrubbed with some large trees within and to the boundaries of the site and is located directly south of a SINC. Further biodiversity studies are likely to be required. |

SHLAA Site Assessments - Developable SHLAA Ref No: IPS169

| | |
|------------------------------------|---|
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. |
| Site access aspects: | It is unclear if there is an access point off Rosemary Lane. The current planning application (resolution to grant subject to legal agreement) includes demolition of a house along Ashey Road. |
| Access to public transport: | The site is located close to a bus stop. Ryde has a number of bus service options within and to Newport and the wider area. |
| Access to pedestrian/ cycle: | There is a public right of way to the east of the site which leads to a wider network, the wider area also has cycle links to Newport. |
| Access to services/ facilities: | Ryde has a full range of service and facilities |
| Access to open spaces: | Swanmore Meadows is located immediately to the north. |
| 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. The site currently has a valid planning application (resolution to grant subject to legal agreement). Access is also dependent on the neighbouring property. |
| 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/00417/16 - Demolition to demolition bungalow and build 9 dwellings and 5 flats. Resolution to grant subject to a legal agreement and achieving access |
| 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 residential development subject to access being achieved. It is immediately adjacent to the settlement boundary and located close to existing properties. The steering group also noted that the site has a current planning application, granted subject to a legal agreement. This application included land outside the SHLAA boundary. |

☒ 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 achievable subject to access, which could come forward for 10-15 dwellings in years 6-10. |
|-------------------------------|---|

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: Site is suitable subject to access and could be delivered earlier. |
|-----------------|---|

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 access aspects consider it developable but could come forward earlier.

The site is considered:

Developable

☐ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land north of Mill Road and east of High Street, Bembridge

Site location



Site Description:

The site is a large level field on the edge of Bembridge. It is bounded by hedges to all sides with trees interspersed to the north eastern 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 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 TPOs along the north eastern boundary along with an area TOP that extends into part of the site (TPO/2013/16). There is another single TPO to the south west of the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Additional biodiversity studies may be required. |

| | |
|------------------------------------|---|
| Potential heritage impact: | The site is not located in a conservation area. There is a listed building on the other side of the road, Bembridge Lodge. 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. |
| Site access aspects: | The site has a current field access on to Mill Road. This would need improving to provide suitable visibility splays. |
| Access to public transport: | There is a bus stop close by. 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: | None known |
| Agricultural land class: | The classification is urban with a small area of Grade 3 to the western corner |
| Mineral resources?: | The top south western portion 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 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 apparent planning history. |
| 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. The site also completes the 'block'. |



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. Opportunities for open space should be considered. Final yield would be 40-50 in years 1-5.

Indicative yield:

100

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group’s comments but question the yield advising should be higher to provide meaningful affordable Housing – 100+ in 1-10 years. It was also raised that a footpath should be provided for better links.

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, developable and could be considered for potential allocation

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land to the east of Football Club, Camp Road, Freshwater.

Site location



Site Description:

The site is a large field that is used for agriculture, there is a hedge to the road boundary and mixed timber, hedge and fence boundaries to the rest of the site. There are a few trees to the western boundary. The site is level to the north and gently rises 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 but immediately adjacent to the settlement boundary which is on three sides of the site. (N, E, W). |
| It is brownfield/greenfield: | The site is a greenfield site with no structures of building within 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. 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 level to the north and located adjacent to other properties, the land does rise to the south so any design would need to take account of the levels. |
| Potential biodiversity impact: | The site is not located in an environmental designation. There are no tree preservation |

| | |
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| | 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. Currently no known archaeological implications. |
| Site access aspects: | Access is onto Camp Road and is just over 400m from the strategic road network. |
| Access to public transport: | There are bus stops just outside the site. |
| Access to pedestrian/ cycle: | There are a network of public rights of way in close proximity and there is an intermittent footpath along the road on the opposite side of the site on Camp Road. |
| Access to services/ facilities: | Freshwater has access to a good range of services and facilities. |
| Access to open spaces: | Open Space (Outdoor Sports Facilities) to west of the site and marshes to the east |
| Air quality sensitivities: | None known Agricultural land class: The land is classified as 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: | Outline for 8 dwellings with vehicular access and parking, land between Greystones and 2 Star Cottages, Camp Road, Freshwater, Refused appealed to the sectary of state appeal dismissed 9 June 2014 (P/00786/13/TCP/31526) |
| Overarching policy context: | The site has the settlement boundary on three sides and is located just outside Freshwater that has a good range of services. 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. The site is located outside but immediately adjacent to the settlement boundary, the access potential is suitable and given the size of site options for mixed use could be considered. |

☒ 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 0-5 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. |
|-------------------------------|--|

Indicative yield:

150

☒ 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: There was an option signed with mainland developer; potentially a number of owners; number of upfront costs; need to consider highways access, drainage and the saleability of units (Phasing) build at 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 suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

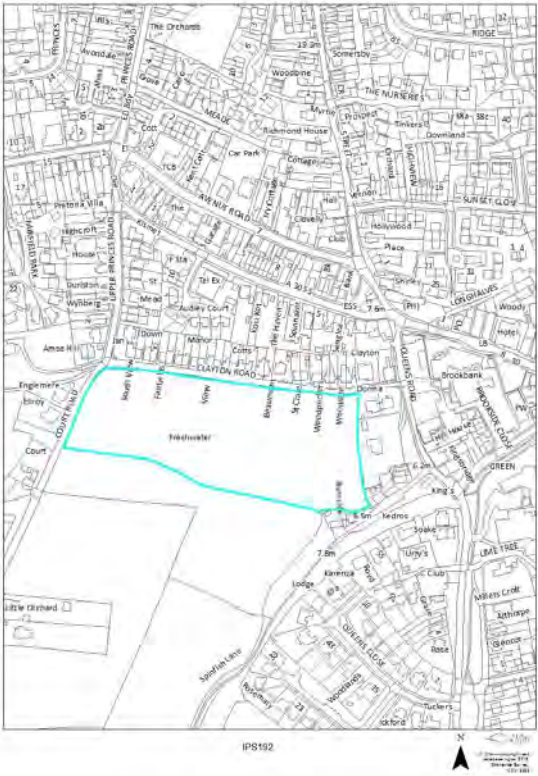
Developable

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

Site Address:

Land to South of Clayton Road, Freshwater (Land Area 1 on Plan)

Site location



Site Description:

The site is the edge part of an agricultural field located just outside the settlement boundary. There are hedges to the north and east with some tree within the hedges. The site is fairly level before sloping gently 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 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 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 as well as nearby residential 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 trees within |

| | |
|------------------------------------|--|
| | the hedge boundaries. There is a TPO to the south easy boundary just beyond 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 could be achieved along Court Road depending on the proximity to the junction and there is a single track road to the north of the site. |
| Access to public transport: | The site is located in close proximity to a bus stop. This is along 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 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 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 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: | No recent planning history. |
| Overarching policy context: | The site is located outside but 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. There is potential for development and could result, subject to design, in a fully developed site. To ensure suitability the site should incorporate a landscape buffer to Court Road and retain the hedge along Clayton 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 0-5 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. Subject to access |
|-------------------------------|--|

and impact on the nearby junction development could be in the region of 30-50 dwellings. Design should incorporate a pavement and there should be no vehicular access to Clayton Road. FY30-50. Years 1-5

Indicative yield:

50-60

☒ 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 highways, need to consider narrowness of Upper Princess Road and cost of changes to Court Road. Potentially more than one owner. Yield would be more like 15-20. Potential affordable housing scheme. More likely 6-10 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 suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land at eastern end of Allotment Road, Niton

Site location



Site Description:

The site is a small part of a larger field system at the end of Allotment Road. The fields is bounded by post and wire fencing and is currently planted.

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 west 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 located in the AONB. If deemed appropriate any development should seek to conserve and enhance the natural beauty of the area. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, landscape character, the 'visual' settlement envelope (i.e. what it looks like in real life and not on a map) 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. |

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| 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. Previous Archaeological comments have noted HER 4840, a flint scatter lies within the area, indicating the potential for buried prehistoric settlement remains. Further investigation may therefore be required. |
| Site access aspects: | Access would be onto Allotment Road where it is unmade and becomes a bridleway/footpath. Would need to ascertain whether there are any right of access issues. |
| Access to public transport: | There are bus stops within the village of Niton. Mon - Sat 5 journeys Sundays 3 journeys |
| Access to pedestrian/ cycle: | There are public rights of way to the north of the site that extend into the wider countryside and AONB. |
| 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: | <div>None known</div> Agricultural land class: <div>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 |
| 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 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. The site is located outside but immediately adjacent to the settlement boundary of a RSC. Niton is fairly constrained as a RSC, opportunity for a small scheme. |

☒ 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. |
| 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. There is an opportunity for a small scheme and continuation of houses along that road. Could be delivered in years 0-5 with final yield of 5-7. |
|-------------------------------|--|

Indicative yield:

6

☒ 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: subject to access ownership

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land rear of 84 Wyatts Lane, Northwood, Cowes.

Site location



Site Description:

The site has a number of different areas, some wooded, some meadows and areas of scrub with an access track running through it. The boundaries are a mix of hedgerows, post and wire fencing and trees. The site generally slopes east to west and is close to residential, primary school, village green and areas of agriculture.

Stages A and B - Discounting

| | | |
|--------------------------------------|---|--|
| Environmental designations A1: | <div>1.9ha of the site is located either in a SINC and/or an ancient woodland and associated buffers and has therefore been removed from the assessment.</div> <div>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.</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><input type="checkbox"/> Discount</div> |

Stage C - Assessment - Suitability

| | |
|------------------------------|--|
| Proximity to settlement: | <div>The site is located outside but immediately adjacent to the current settlement boundary which is along the eastern boundary.</div> |
| It is brownfield/greenfield: | <div>The site is predominately clear of buildings and structures with only a small stable in one area.</div> |
| Potential landscape impact: | <div>The site is not located in an AONB. It is outside the settlement boundary on the edge of the area where the land is more rural and more agricultural. If development is</div> |

| | |
|------------------------------------|---|
| | 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: | 1.9ha of the site is located either in a SINC and/or an ancient woodland and has therefore been removed from the assessment. An additional area is beyond these designations is wooded and there are some mature hedgerows. The meadows with wild flowers are cut for hay. The site is located within a biodiversity enhancement area. Relevant biodiversity and 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: | The site has access via narrow Lane onto Wyatts Lane. Access may require the adjacent bungalow or through the adjacent site and Harry Cheek Gardens |
| 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 north of the site (CS14), there are no nearby cycle links but there are links in the wider area. The immediate road does not have a pavement. |
| 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: | There is a village green/common area to the north. |
| Air quality sensitivities: | <div>None known</div> <div>Agricultural land class: The classification is Grade 3 to the west and urban to the east.</div> |
| Mineral resources?: | There is an area to the north of the site that 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 close to existing residential, whilst no compatibility issues are envisaged, the site is on the edge of the area adjacent to biodiversity designations and 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 suitable in part. The site is outside but immediately adjacent to the settlement boundary with potential for suitable access options. There are two distinct parcels that are suitable, the areas adjacent to IPS317 and the area immediately behind 84 Wyatts Lane. The rest of the site is not suitable due to the protected woodlands and SINC. There is an area of additional woodland, not protected but this should be retained and used as public open space. There will also need to be a landscape buffer to the west of the top parcel to provide a buffer to the open countryside. |

☒ 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 0-5 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 in part and therefore achievable. Final yield in the region of 20-25 in the top area and 15-20 to the bottom depending on layout and buffers to trees. Could come forward in years1-5 |
|-------------------------------|--|

| | | |
|-------------------|-------|---|
| Indicative yield: | 35-45 | <input checked="" type="checkbox"/> Site achievable if ticked |
|-------------------|-------|---|

Stage F - Assessment - SHLAA Panel Comments

| | |
|-----------------|---|
| Panel comments: | The SHLAA panel agreed in part with the steering group's conclusions making the following additional comments: Site is suitable to extend IPS317 into the top half of IPS199 though access. Do not consider the left of the site to be suitable. Timings should be pushed back (6-10). Need to retain a buffer on eastern boundary mirroring village green to the north. The lower part of the site would raise issues on pattern of development in 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, developable and could be considered for potential allocation. |
|--------------------|--|

| | | |
|-------------------------|-------------|---|
| The site is considered: | Developable | <input checked="" type="checkbox"/> Site could be considered for allocation if ticked |
| | | <input type="checkbox"/> Site is suitable for BFR if ticked |

Site Address: Acorn Farm, Horsebridge Hill, Newport

Site location



Site Description: The site is an agricultural field with some structures to the west. The site slopes gradually from the north to the south of the site following the contour of the main road. The site is bounded by hedges and trees and there is a hedge 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 part of the south east corner. |
| It is brownfield/greenfield: | The site is an agricultural field with some structures to the west. |
| Potential landscape impact: | The site is not located in an AONB. The land gently slopes from north to south. There are residential properties to the south and west but there are views across the east over the Medina Valley. 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 eastern section of the site is 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 via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. The strategic road network is located along Horsebridge Hill. |
| Access to public transport: | There s a bus stop in close proximity and is along Route1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes. This runs Mon - Sat up to every 7 minutes Sundays up to every 10 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. |
| 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: | <input type="text" value="None known"/> Agricultural land class: <input type="text" value="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, but the area has in the past been allocated for 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: | Outline for 8 dwellings; alterations to vehicular access (revised plans)(revised description)(readvertised), Acorn Farm, 4 Horsebridge Hill, Newport, conditional approval 2 August 2017 (P/00569/16/TCP/18742/T) |
| Overarching policy context: | The site is located outside but immediately adjacent to the current settlement boundary which is along part of the south east corner. |
| Steering group's conclusion: | The steering group concluded that the site is suitable for mixed use development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome. |

☒ 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 0-5 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 site is achievable subject to access. Years 6-10. Final yield would be dependent on mix of development across the site(s) |
|-------------------------------|---|

Indicative yield: ☒ 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: Concern over viability, low value area, will depend on build cost.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

Manor Farm (West Field), Wellow Top Road, Wellow, Yarmouth, Isle of Wight PO41 0TB

Site location



Site Description:

The site is located in Wellow and the land rises from the north west up to the south and also rises from east to west. It is bounded to the east by young trees and hedges to the north and west and buildings to the south.

Stages A and B - Discounting

| | | |
|--------------------------------------|---|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | <p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> <p>The FZ needs to be checked in this area due to the presence of the brook. This may impact on the developable area. EA - FZ2 & 3 in centre of site following brook.</p> <p>0.2ha of the site is located in FZ 2 and 3 and has been discounted. The remainder of the size is located in FZ1</p> | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

| | |
|------------------------------|---|
| Proximity to settlement: | Wellow does not have a settlement boundary. |
| 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 rises 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. There are no tree preservation orders or larger trees within the site, although the east boundary is tree lined with young trees. There are some scrubby areas and some more substantial hedgerows that may have biodiversity benefits and require further investigation. There is also a brook running through the site from the south to the north west corner. |
| Potential heritage impact: | The site is not located in a conservation area but there is a listed building to the north and west. Should the site be acceptable, consideration will need to be given to the setting of the listed building and any special character features. |
| Site access aspects: | Access to the site may require hedgerow removal. The road alongside narrows to a single lane before opening up again. |
| 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 west. |
| 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 more one landowner but 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, 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: | No apparent 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 to serve local need may be acceptable. The Café does sell some produce and the bus service is fairly regular. There is some potential for a small area of high quality frontage development with a single access and buffer to the east and to the flood risk 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 1 to 2 years |
| Put forward for: | The site has been put forward for mixed development (housing led) |
| 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 Preferably units of 1-2 beds. A final yield of 5-7 in years 6-10

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 making the following additional comments: Access and hedge will need to be 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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Land at Tithe Barn Farm, adjacent Newport Road, Chale

The site is on the edge of the built up area of Chale. It is a mixed site and contains the scout hall, public parking area, some redundant barns and a couple of old static caravans. There is a hedge to the east and a post and wire fence to the west. The site at the scout hall is higher than the main road and the site slope down to the north, and rise gently to the 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

Chale does not have a settlement boundary. There is an area of development to the south that includes a garage and pub only.

The site is a mix of greenfield and brownfield and contains the scout hall, public parking area, some redundant barns and a couple of old static caravans.

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

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| 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 is an older barn on site and appropriate bat and ecological surveys are likely to be required. |
| Potential heritage impact: | The site is not located in a conservation area but there are a number of listed buildings to the east. Should the site be acceptable, consideration will need to be given to the setting of the listed buildings and any special character features |
| Site access aspects: | The site can be accessed from the scout hall and car park entrance, the access is good though visibility is slightly restricted both ways. |
| 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 area but no dedicated cycle paths in close proximity |
| Access to services/ facilities: | Chale does benefit from a garage and a pub just to the south of the site. The site includes a scout hall and parking. |
| 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 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: | Unclear. The scout hall may need to be removed from the site assessment. There is a dog grooming business in part of the barn |
| 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, no compatibility issues are envisaged. However, the loss or inclusion of scout hall and parking will need to be considered. There is also a power line that starts at the edge of the parking and extends west. |
| Brief planning history: | No recent planning history. |
| Overarching policy context: | Chale 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 not suitable. There are concerns over the suitability of the site due to the location. There are limited services or facilities so would increase the use of private motor transport. It is therefore not considered a sustainable location for increased growth. Furthermore, there are concerns over the impact of development on the sensitive setting in the wider landscape context, the elevated nature of the site make this more apparent. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

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|------------------|--|
| 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. This would need to be clarified in regards to the |

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| | scout building and car park. |
| Conversion?: | The barn may be able to be converted. It is not clear whether the scout hall is to remain. |
| Rural exception?: | This would need to be clarified. |

Stage E - Assessment - Achievability

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| Steering group's conclusions: | The steering group concluded that the site is not suitable and therefore not achievable. |
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| Indicative yield: | 5 | <input checked="" type="checkbox"/> Site achievable if ticked |
|-------------------|---|---|

Stage F - Assessment - SHLAA Panel Comments

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| Panel comments: | The SHLAA panel did not agree with the steering group's conclusions making the following comments: Without this site there would be no natural expansion in Chale. Some housing could improve viability of the garage. Some potential for some small numbers. Possibly between 5 and 10 units. Small cottage style development. Housing associations are unlikely to look for a site in this location. |
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Stage G - SHLAA Conclusion

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| 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 part of the site could provide a small amount of development to serve local need, retaining the Scout Hall and parking. Development should be sensitively designed. It was concluded that part of the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation. |
|--------------------|--|

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| The site is considered: | Developable | <input checked="" type="checkbox"/> Site could be considered for allocation if ticked |
| | | <input type="checkbox"/> Site is suitable for BFR if ticked |

Site Address:

Westmeanth , Land at White Dymes, Main Road, Newchurch

Site location



Site Description:

The level site is a small area used for agriculture/horticulture. There are a number of dilapidated barns and greenhouses on the site. The site is bounded by a mix of shrubs and hedges and post and wire fencing.

Stages A and B - Discounting

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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. | <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 this area this site will be reviewed.</div> | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

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|------------------------------|---|
| Proximity to settlement: | Newchurch has no settlement boundary. |
| It is brownfield/greenfield: | The site is greenfield with some dilapidated barns and greenhouses located within it. |
| 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. |

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| 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 to the rear of the site that need to be considered, furthermore the site is very overgrown. |
| 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 an existing vehicular access with reasonable visibility, this is near a pinch point in the road. |
| Access to public transport: | The nearest bus stop is some distance away (approx. 1.5km), 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 (0.5kn), 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 no pavements outside the site location. |
| 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 classification is Grade 3 |
| Mineral resources?: | A small section to the 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: | 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 recent 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 not suitable. Agree that high grade agricultural land should be protected. Note that the site is close to the built up area of Newchurch with some buildings located across the site. If following further investigation it is considered there is a need for additional housing in the area and this has been demonstrated, then the site will be reconsidered. |

☒ 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?: | To be determined |

Stage E - Assessment - Achievability

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| Steering group's conclusions: | The steering group concluded the site is not suitable and not achievable. |
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Indicative yield:

10

☒ 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: Potential for some infill development on part of the site. The site is not as high agricultural status due to previous uses.

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. Due to the proximity of the site to adjacent residential some small scale development may be appropriate. It was concluded that part of the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

Land west of Sylvan Drive, Newport

Site location



Site Description:

Site is located to north of Sylvan Drive, is identified as open fields with trees on the eastern, western and field boundaries. The land is undulating and is quite steeply sloping in places.

Stages A and B - Discounting

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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. | <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 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 western and northern extents set in a gap. If development is considered appropriate, the impact on nearby houses, 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 northern extent of the site along the boundary is directly adjacent to a SINC. There are a number of trees along the boundary of the site, some of which have TPOs. These include TPO/2008/34 Group Tree Preservation Order G1 & TPO/1986/24 Tree Preservation Order T22 on a very small part of the site. Appropriate buffers will need |

to be incorporated and opportunities for enhancements along the boundary especially the northern boundary should be considered.

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| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that the site was formerly a deer lawn within Parkhurst Forest. |
| Site access aspects: | Access onto the site can be achieved from Sylvan Drive. |
| Access to public transport: | Sylvan Drive is on a bus route and the bus stops are within walking distance. |
| Access to pedestrian/ cycle: | Public footpath N211 runs across the southern parts of the site. The road network has pavements but there are no direct cycle links. |
| Access to services/ facilities: | The site is located just outside of the main country town of Newport which has access to a full range of service and facilities. |
| Access to open spaces: | There are a number of open space and recreation provisions within Newport. |
| Air quality sensitivities: | <input type="text" value="None known."/> Agricultural land class: <input type="text" value="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: | <input type="text" value="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 located outside but immediately adjacent to the settlement boundary of Newport. which has access to a full range of service 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 and could be suitable for development with a number of potential access options. |

☒ 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: | <input type="text" value="This would need to be clarified."/> |
| Conversion?: | <input type="text" value="No"/> |
| Rural exception?: | <input type="text" value="No"/> |

Stage E - Assessment - Achievability

| | |
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| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable . Overall would be subject to access limitations on wider network. |
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Indicative yield: ☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

| | |
|-----------------|--|
| Panel comments: | <input type="text" value="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, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

Land east of Gunville Road and west of playing fields, 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 beyond the adjacent field.

The western extent of the site has forms site IPS161.

Stages A and B - Discounting

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|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | <p>The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.</p> <p>The top edge of the site is located within the 5m SINC buffer. It is not considered that this will detrimentally affect the overall developable area.</p> | <input type="checkbox"/> Discount |
| Environmental designations A2: | <p>The site is not located within any environmental designations including heritage coast, historic park or garden, open space.</p> | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | <p>The site is located in FZ1 and is not class 1 or 2 agricultural land.</p> | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

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|------------------------------|--|
| Proximity to settlement: | <p>There is a small portion to the western extent of the site that is within the settlement boundary and the eastern portion of the site is outside but immediately adjacent to it.</p> |
| It is brownfield/greenfield: | <p>The site is a mix of brownfield and greenfield. Overall the site is predominately greenfield. There are a few metal buildings located to the western portion of the site.</p> |
| Potential landscape impact: | <p>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, the wider area and views into and out of the site will need to be considered and</p> |

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| | 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. The top edge of the site is located within the 5m SINC buffer, therefore there may be need for 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 direct access from Gunville Road. |
| 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?: | 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. |
| 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 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 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 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

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| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable The site incorporates a smaller site (IPS161). Final yields will depend on design and access provisions of the smaller linked site. |
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Indicative yield: 30

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

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|-----------------|---|
| Panel comments: | The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Could be 5-15 Years. |
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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, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address: Land at Binstead, Ryde

Site location



Site Description: The site is currently in agricultural use. There are some farm buildings which are a brick and corrugated mix. The site is bounded by hedges and trees and is gently sloping from east to west towards the main 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 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 north boundaries. |
| It is brownfield/greenfield: | The site is greenfield, there are a number of buildings located on site some corrugated metal and some brick built. |
| Potential landscape impact: | The site is not located in an AONB. The site has residential properties to the north and has views across to houses on Newham Road. The site is on the edge of Binstead and given the level changes any development would likely change the appearance of the area. Therefore consideration of this and views into and from the site should be given. |
| Potential biodiversity impact: | The site is not located in an environmental designation. However, there is a SINC with 5m buffer to the east, consequently appropriate ecological survey may be required. |

There are a number of tree preservation orders to the north of the site and particularly along the northern boundary. Relevant buffers and protection measures will be required. (TPO/1993/25 Tree Preservation Orders T1-T9 & T17 & Group Order G1, TPO/1998/8 Woodland Order W1 & TPO/1981/40 Tree Preservation Order T6 on a very small part of the site)

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| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that there are no known archaeological implications |
| Site access aspects: | Existing access onto site from Newnham Road. Need to ensure this is part of the site or can be achieved. There is an access gate onto Clevers Close on the north of the site |
| Access to public transport: | The site is within walking distance of local bus stops |
| Access to pedestrian/ cycle: | A public footpath R40 runs across the northern part of the site and R113 runs along the southern and part of the eastern boundaries. |
| Access to services/ facilities: | Ryde/Binstead have a wide range of services and facilities. |
| Access to open spaces: | Dame Anthony's Common is directly to the east and there are a number of footpaths in the area. Binstead Recreation Ground is to the north of the site |
| Air quality sensitivities: | <div>None known</div> <div>Agricultural land class: Most of the site is classified urban with a small section to the south classified as Grade 3.</div> |
| Mineral resources?: | The southern half of the site is located within a 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 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 Ryde/Binstead where there are a wide 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. There may be options for access but is unclear how and what the likely impact would be on the TPOs. |

☒ 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?: | There may be potential to convert some of the buildings if appropriate. |
| Rural exception?: | No |

Stage E - Assessment - Achievability

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|-------------------------------|--|
| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable. If access is achievable then development should be concentrated towards the north of the site |
|-------------------------------|--|

only. Potential for limited development but could come forward 1-5 years.

Indicative yield: 45

☒ 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 respect the 'natural line' and consider the ownership of the field to the left to achieve 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, developable and could be considered for potential allocation.

The site is considered: Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land off Chatfeild Road & Allotment Road, Niton

Site location



Site Description:

The site is part of a larger agricultural grazing field on the outskirts of Niton. It is fairly flat with hedges to three sides. There is residential to the immediate south east and south west and can be accessed from either Chatfeild Road or Allotment 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 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 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 but is located in close proximity to it. The land is fairly level and has residential properties to the south west and south east. Whilst it is located on the edge of the settlement it has a fairly rural feel. 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 is bounded by hedges and may need to |

be considered in terms of any biodiversity benefits.

| | |
|------------------------------------|--|
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. Previous archaeological comments have noted that an earthwork HER 4841 lies within part of the area |
| Site access aspects: | The site can be accessed of both Chatfeild Road and Allotment Road. |
| Access to public transport: | There are bus stops within the village of Niton. They run Mon - Sat 5 journeys & Sundays 3 journeys |
| Access to pedestrian/ cycle: | There are public rights of way in the area of the site that extend into the wider countryside and AONB. |
| 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. Drainage may need further investigation. |
| Potential compatibility impacts: | The site is close to existing residential, no compatibility issues are envisaged. There are power lines that cross the centre of the site. |
| Brief planning history: | No recent planning history. |
| Overarching policy context: | The site is located outside but immediately adjacent to the settlement boundary of 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 if considered with part of IPS114. There are concerns over the small site and the ability to deliver an appropriate layout in isolation when taking the neighbouring context into account. Could be considered suitable if considered in combination with adjacent site IPS114. |

☒ 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. |
| 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 in combination with adjacent site IPS114 over a longer period of time. See IPS114. |
|-------------------------------|--|

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 making the following additional comments: Need to consider IPS197 in terms of timescales for delivery. See conclusions of IPS114

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land off Quarry Road, Ryde

Site location



Site Description:

The site on the edge of Ryde is a large area of scrub land and grass areas sloping from west to east. The boundaries are a mix of hedgerows, scrub and wire fencing. The site is located outside the settlement boundary but is immediately adjacent to it on a small section to the north. There are allotments that separate the site from running continuously along the settlement boundary. To the north of the site beyond the allotments is residential and to the south a nature reserve.

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. However, it is located immediately adjacent to a SINC. As such a 5m buffer has been added which could reduce the developable site 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 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>The site is located outside the settlement boundary but is immediately adjacent to it on a small section to the north. There are allotments that separate the site from running continuously along the settlement boundary.</div> |
| It is brownfield/greenfield: | <div>The site is greenfield, although it does incorporate a house and some old derelict buildings to the east.</div> |
| Potential landscape impact: | <div>The site is not located in the AONB. It is outside the settlement boundary on the</div> |

outskirts of the area. 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. Any development could be screened from or by the SINC to the south.

| | |
|------------------------------------|--|
| Potential biodiversity impact: | Given the proximity to the SINC and that the site is grass and scrub, it is likely that ecological surveys will be required to understand any potential impacts. Furthermore there is a pond to the north east of the site. There is a stream to the east beyond the site boundary. |
| 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 accessed off Quarry Lane. The relevant section is unmade, narrow and forms part of a public right of way. Any development of the site would require the PROW to be redirected or be incorporated along a new access road. The GIS identifies a pond to the north east of the site, although this could not be verified on site. The location of the pond will need to be considered as close to the proposed access. It is unclear whether there is any potential to consider access to the west although this would require third party land. |
| Access to public transport: | The nearest bus stop is towards the top end of Quarry Lane or along Longmead Road. The railway line runs along the eastern boundary with St Johns Station to the north. |
| Access to pedestrian/ cycle: | There is a public right of way (R103) to the east of the site. This could be affected by any vehicle access to the site. |
| Access to services/ facilities: | Ryde town centre is within walking distance. |
| Access to open spaces: | The open space audit identifies the allotments to the north and west. There is a SINC with public access to the south. There is also common land to the south. |
| Air quality sensitivities: | none known Agricultural land class: The site is classified as 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 are 2 landowners for which the agent is acting on behalf of. There are no known covenants or legal issues. |
| Infrastructure capacity aspects: | The site is close to the settlement boundary where adjoining properties appear to benefit from connections to utility services. |
| Potential compatibility impacts: | The railway line runs along the eastern boundary, so consideration would need to be given to noise and impacts on the railway operations. |
| Brief planning history: | No recent planning history. |
| Overarching policy context: | The site is located outside the settlement boundary but is immediately adjacent to it on a small section to the north. |
| Steering group's conclusion: | The steering group concluded that the site is suitable. The site is located immediately adjacent to the settlement boundary. Access could, subject to design be achieved to the east, though other options should be explored. Further allotments could be included and biodiversity/ecology assessments will need to be undertaken. The PROW will need to be diverted or included. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

| | |
|---------------|---|
| Availability: | The site is immediately available, 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 site is suitable and achievable. The site could achieve reasonable numbers in years 1-5.

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: Lower end of market, access is under the landowners control to improve where it narrows.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Site of former Southview Cottages, Niton Road, Rookley

Site location



Site Description:

The site is a gently sloping site on the outskirts of Rookley. It is a linear piece of grass/scrub land fronting the road opposite a line of detached dwellings that are predominately at a lower 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 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 and there are no buildings or structures located on the site. |
| Potential landscape impact: | The site is not located in an AONB. It slopes down from the north to the south and 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. |
| 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: | Access would be onto the main road which is located close to a bend to the south that restricts visibility. |
| Access to public transport: | There are no bus stops along Niton Road, the nearest is along Main Road some distance away. This is Route 3, Newport to Ryde that runs every 30 minutes. |
| Access to pedestrian/ cycle: | There is a public right of way to the south of the site (GL 6) that accesses up to Main Road. There are no pavements to the road, or cycle links. |
| 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 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 |
| Potential constraints to delivery: | There is one landowner and there are no known covenants or legal issues. There is a power pole on the west boundary and a boggy area to the south with an outlet pipe. |
| Infrastructure capacity aspects: | The site is close to other properties, it is likely that extensions to existing utility services will need 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 current settlement boundary of the RSC. |
| Steering group's conclusion: | The steering group concluded that the site is suitable if in conjunction with IPS349. The site is located adjacent to the settlement boundary of this RSC. Should consider the wider context of larger site. |

☒ 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. The final yield would be dependent on layouts and if in conjunction with IPS349. Years 1-5/6-10. |
| 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 making the following additional comments: Need to link this site to the adjacent site IPS239. |
|-----------------|--|

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, developable and if in conjunction with adjacent site, could be consider for potential allocation.

The site is considered:

Developable

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

Site Address:

Land at St John's Road, Wroxall

Site location



Site Description:

The site is agricultural land with trees and hedges bounding the site and is well screened form the road. The site slopes from the north east to the south west boundary and is a steeper towards the south/south west point of the site.

Stages A and B - Discounting

| | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG. | <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 and part 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 outside the settlement boundary on the outskirts of the area where the land is more agricultural and 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 but there are some larger trees within the site. |

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|------------------------------------|---|
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by, however the site slopes with views across the valley towards Appuldurcombe Park. |
| Site access aspects: | No current access from the road onto the site but could be achievable along the main road. |
| Access to public transport: | There are bus stops in close proximity to the site. The service is Route 3 Newport to Ryde which includes Newport Rookley Godshell Ventnor Shanklin Sandown Brading Tesco Ryde. 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 to the north of the site but there are no dedicated cycle routes. |
| Access to services/ facilities: | Wroxall has access to a number of services and facilities associated with it being 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 3</div> |
| Mineral resources?: | There is an area to the north west within the site that is located 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. |
| 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 Wroxall which is a RSC. |
| Steering group's conclusion: | The steering group concluded that the site is suitable in part. The site is located outside but immediately adjacent to the settlement boundary. There is potential for development on part of the site given the sloping nature. Any development should reference the existing pattern of development as a starting point. Any development should incorporate a single access point. |

☒ 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?: | Unclear |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable. Potential numbers dependent on sloping nature, years 6-10. |
|-------------------------------|---|

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: Vectis has stock holding in Wroxall and do not have difficulty letting. - Years 6-10. - Suitable for longer term as brownfield sites in centre.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

Land south of 45 Noke Common, Newport, PO30 5TY

Site location



Site Description:

The site comprises of a number of agricultural, grazing areas and paddocks with a mix of outbuildings. The site is bounded by hedges some interspersed with trees. The area is elevated from the area to the south with views across to Newport.

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 boundaries. |
| It is brownfield/greenfield: | The site is mostly greenfield with a small area of brownfield that relates to the storage area |
| 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 area is elevated from the area to the south with views across to Newport. |
| Potential biodiversity impact: | The site is not located in any environmental designations. There are a number of trees with TPOs along the eastern boundary. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. There are some |

| | |
|------------------------------------|--|
| | buildings within the site 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: | The site has access onto Noke Common Road |
| Access to public transport: | There s a bus stop in close proximity on Horsebridge Hill and is along Route1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes. This runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes |
| 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 although there are grass verges. |
| 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 in the wider area. |
| Air quality sensitivities: | <div>None known</div> Agricultural land class: <div>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: | The site is not an allocated employment site but there is a small area of employment on the site |
| 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 extensions would need to be factored in. |
| Potential compatibility impacts: | The site is close to existing residential, no compatibility issues are envisaged. |
| Brief planning history: | Two detached dwellings with vehicular access, land adjacent 17 Noke Common, Newport, conditional approval 19 January 2016 (TCP/32482/P/01432/15). Demolition of barns, storage units and stable building; proposed development of six dwellings, car ports, parking and landscaping. Noke Common Dairy, 45 Noke Common, Newport. Conditional approval 17 April 2018 (P/00112/18/TCP/28938/K) |
| 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 development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome. |

☒ 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 6-8 years |
| Put forward for: | The site has been put forward for general housing. |
| Conversion?: | This would need to be determined |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable. Years 6-10. Final yield would be dependent on mix of development across the site(s). |
| Indicative yield: | <div>150</div> <input checked="" type="checkbox"/> Site achievable if ticked |

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Concerns regarding access onto Horsebridge Hill, viability in relation to access improvements and low values, wider network issues and drainage problems. Could elongate the delivery period to 6 + (split site north/south)

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, developable and could be considered for potential allocation.

The site is considered:

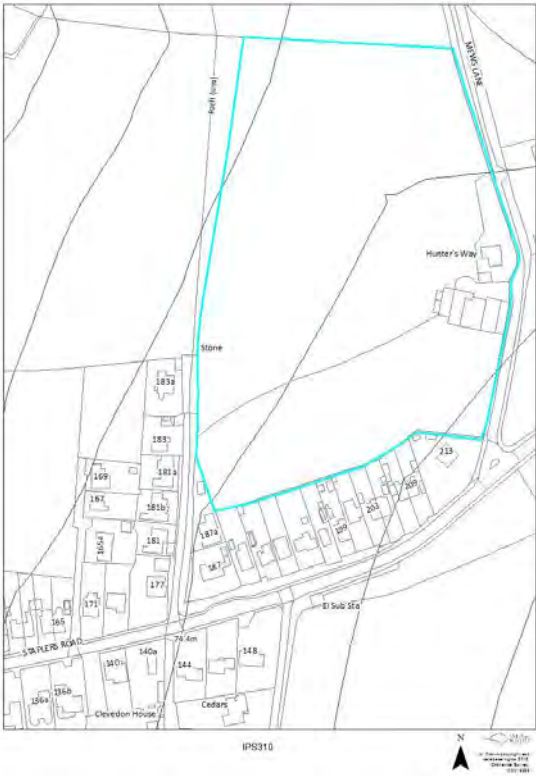
Developable

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

Site Address:

Land at Hunters Way (1), off Staplers Road, Newport

Site location



Site Description:

The site is agricultural fields bounded with hedgerows and trees around the site and separating the two areas. There are a number of larger trees within the site and corrugated barns to the east. The land falls away gently in a north-westerly direction with far-reaching views to the countryside and towns 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 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 with a number of corrugated barns to the east boundary. |
| 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. There are no TPOs on the site but there are a number of trees. |

| | |
|------------------------------------|---|
| | some large and prominent and mature hedgerows along the boundaries. 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. |
| Site access aspects: | The current access is off Mews Lane, but should development be considered appropriate it is likely that a new junction or improved access would be required. |
| 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 along the west boundary, there is no dedicated cycle link close by. The immediate road does not have a pavement. |
| 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 in Newport. |
| Air quality sensitivities: | <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px 10px; margin-right: 10px;">None known</div> <div>Agricultural land class:</div> <div style="border: 1px solid black; padding: 2px 10px; margin-left: 10px;">The classification is Grade 3</div> </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 more one landowner but there are no known covenants or legal issues. |
| Infrastructure capacity aspects: | The site is likely to require extensions to existing utility services, additional access and drainage, these will need 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 but immediately adjacent to the current settlement boundary |
| Steering group's conclusion: | The Steering group concluded that the site is suitable. The site has potential for some development to the lower part of the site, that is south of the hedge subject to access. It is adjacent to the settlement boundary with the land not being related to rear gardens. The site has potential to form part of a wider more comprehensive 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 4-7 years |
| Put forward for: | The site has been put forward for general housing. Could include an element of independent living accommodation |
| Conversion?: | No |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|--|
| Steering group's conclusions: | The steering group concluded that if the lower half (south of hedge) comes forward in isolation the final yield could be 10-15 and subject to access could be achieved in years 6-10. If part of a wider scheme final yield would be dependent on wider layout and uses. |
|-------------------------------|--|

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: Potential to link with IPS311 to provide a scheme of 40 homes and would allow improvement to 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, developable and could be considered for potential allocation.

The site is considered:

Developable

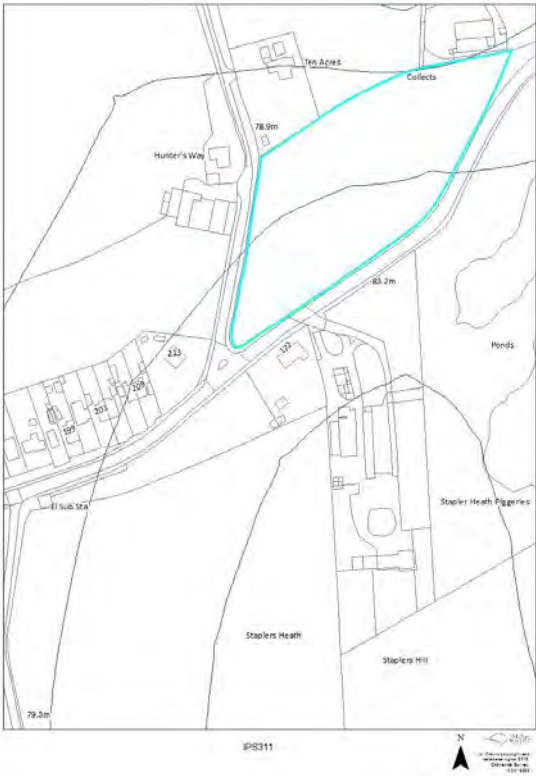
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land at Hunters Way (2), off Staplers Road, Newport

Site location



Site Description:

The site is an agricultural field that is bounded with hedgerows and trees along Mews Lane, the Staplers Road and the north boundaries. The land falls away gently in a north-westerly direction with far reaching views to the countryside and towns 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 located outside but immediately adjacent to the current settlement boundary which is at the south west corner of the site. |
| 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. There are no TPOs on the site but there are a number of trees and mature hedgerows along the boundaries. 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. |
| Site access aspects: | The current access is off Mews Lane, but should development be considered appropriate it is likely that a new junction or improved access would be required. |
| 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. T |
| Access to pedestrian/ cycle: | There is a public right of way close by to the west, there is no dedicated cycle link close by. The immediate road does not have a pavement. |
| 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 in Newport. |
| Air quality sensitivities: | <input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/> |
| Mineral resources?: | The eastern 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: | <input type="text" value="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 likely to require extensions to existing utility services, additional access and drainage, these will need 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 but immediately adjacent to the current settlement boundary |
| Steering group's conclusion: | The steering group concluded that the site is only suitable if part of a wider comprehensive scheme with adjoining landowners. It is not suitable in isolation as it would elongate the settlement too far. |

☒ 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. Could include an element of independent living accommodation |
| Conversion?: | <input type="text" value="No"/> |
| Rural exception?: | <input type="text" value="No"/> |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded that if part of a wider scheme the site is achievable. Final yield and timings would be dependent on scheme. |
|-------------------------------|---|

Indicative yield:

☒ 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 to link with IPS310 to provide good quality housing (40 |
|-----------------|--|

homes) and new 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, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Land adjoining Lushington Hill & Hunters Way, Wootton

The site is a series of fields just outside Wootton. The site is fairly level and is bounded by hedgerows and trees. The site is located along the main road and has houses to the east and south. Part of the site has the benefit of planning permission, this is to the east 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 located immediately adjacent to ancient woodland on the western boundary. The buffer extends just beyond the site boundary and should not significantly impact on any developable area.

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 east boundary and part of the north boundary.

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

The site is not located in an AONB. The land is fairly level with properties to the south and across the road. 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 immediately adjacent to an ancient woodland. The hedges may need further biodiversity investigation. |
| 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 onto Lushington Hill subject to visibility or Palmers Road subject to the current planning permission. |
| Access to public transport: | The site is along 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 are network of public rights of way and cycle links in the wider area. There are however no footpaths along Lushington Hill on the site side but is one on the opposite side. |
| Access to services/ facilities: | Wootton has access to a number of services and facilities associated with it being a rural service centre |
| Access to open spaces: | Wootton recreation ground is to the east of the site when accessed from Palmers Road. |
| Air quality sensitivities: | None known Agricultural land class: The classification is Grade 3 |
| Mineral resources?: | There is a section in the middle of the site that is in a mineral safeguarding area. This will need to be considered further if the site is 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, no compatibility issues are envisaged. |
| Brief planning history: | Part of the site has permission (The south east) - Nine dwellings, access road and landscaping, land between 6 and 18 Lushington Hill, Wootton Bridge, Ryde, conditional approval 31October 2017 (TCP/33137/P/00767/17 |
| Overarching policy context: | The site is located outside but immediately adjacent to the settlement boundary of Wootton 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 development but would need to be high quality design and over a longer period with appropriate buffers to the ancient woodland and retain hedges due to bats. Part of the site has permission (The south east). |

☒ 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 noting there is potential for development across the site. To the east during the early part of the plan and the west during the later part. The west would need to incorporate appropriate buffers to the ancient woodland and retain hedges across the site due to bats. Further investigation would be required as to the access and this would need to be off Lushington Hill. Palmers could only be considered as a secondary access.

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 making the following additional comments: Numbers would be dependent on housing need and access. Site is a size to accommodate 50-100. Access could be cost abortive, would require high numbers. Could allow for traffic calming to Lushington Hill. Likely in years 11-15 due to social and physical infrastructure.

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, developable and could be considered for potential allocation

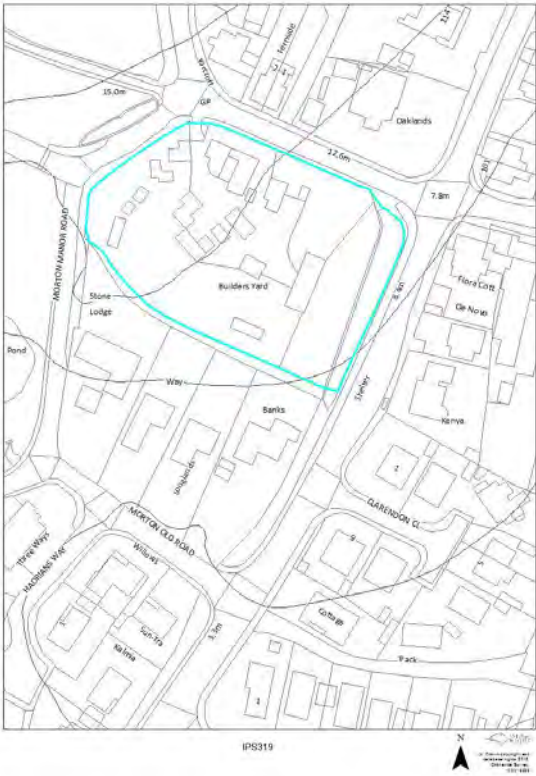
The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site location



Site Description:

The site was historically a builders yard but has been disused for some time and has now become overgrown with a number of large trees within and bounding the site. The site is predominately bounded by a series of tall trees and hedges that screen the site. It is elevated from Morton Manor Road. The site slopes down from the north west boundary to the south east 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 within the settlement boundary. The site is currently well screened and is located in an elevated position looking over Morton Manor Road with views across to Morton Manor and its grounds. Although the site is within Brading settlement boundary it is surrounded by low density |
| It is brownfield/greenfield: | The site was historically a builders yard but has been disused for some time and has now become overgrown. There are some small corrugated and wooden structures on site. All of which are in a state of disrepair. |
| 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. Any appropriate sites will be expected to take account of topography, local vernacular and distinctiveness, |

| | |
|------------------------------------|--|
| | landscape character, 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. |
| 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. |
| Potential heritage impact: | The site is not located in a conservation area but is located in close proximity to Morton Manor and a listed wall. The site lies adjacent to HER 3582, the landscape gardens at Morton Manor. |
| Site access aspects: | The site can be accessed from The Mall side of the site near the junction of Morton Manor Road and Adgestone Lower Road. Visibility issues are likely in this area. Would require removal of a number of trees |
| 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 Godshill Shanklin Sandown Brading Tesco Ryde. The services 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 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: | 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, the site has been disused for some time |
| 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 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 within the 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 located within the settlement boundary and appropriate for some development. Tree and ecology surveys will be required to ascertain the developable area. Any development should utilise the trees within the design and plan the site around them. There are potential access constraints which need further investigation. |

- ☒ 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 suitable and achievable

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 making the following additional comments: Woodland management plan, needs to be a balance, trees and housing design. Consider ownership factors.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

The Apple Farm, Newport Road, Freshwater

The map shows a large green-shaded polygonal area representing the prison grounds. Key features include:

- Newport Road**: Runs along the top-left boundary.
- Afton Park Nursery**: Located near the bottom-left corner.
- Gables**: A building at the bottom-left vertex.
- Meadow**: An area between Gables and Afton Park.
- Afton Park**: A building at the bottom-right vertex.
- Club**: A building near the top-right corner.
- Gate**: Located near the top-right corner.
- Distances**: Labeled segments include 11.4m, 11.7m, and 7.6m.
- Other Labels**: Afton Bank, Pine, Kewey, Mayfair House, Lung Close, Woodham, Romney, Lodge, The, Albury, Coppas, Wicks Cottage, Big Way, Gatehouse, Northway, De L., Parkside, and High Woods.
- Legend**: Shows symbols for "Prison compound wall" (solid line), "Public road" (dashed line), and "Watercourse" (wavy line).
- North Arrow**: Points towards the top right.
- IDPS336**: Printed at the bottom center.

The site is on the outskirts of Freshwater and is known as the Apple Farm and specialises in weddings and special events. The site used to be an orchard although this use has since ceased.

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 the settlement boundary.

The site is predominately greenfield with some brownfield elements. The site has various single storey structures and a larger building to the south that is used for events.

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.

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.

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 access along Newport Road, there is poor visibility to the east and reasonable to the west. The road at this point is 40mph.

Access to public transport: There are no regular buses that serve the 'Middle Road'. There is a bus stop along Afton Road, this is Route 12 and serves Newport | Shorwell | Brighstone | Freshwater Bay | Freshwater | Totland | Alum Bay and runs Mon - Fri 5 journeys | Saturdays 4 journeys

Access to pedestrian/ cycle: There are network of public rights of way within and adjacent to Freshwater and dedicated cycle paths in close proximity. The roads immediate to the site do not have pavements.

Access to services/ facilities: Nearby Freshwater has a number of services and facilities

Access to open spaces: There are a number of public open space facilities within Freshwater

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

Mineral resources?: The 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: The site is not an allocated employment site but there will be a loss of employment uses.

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 on the edge of the area development is more sporadic and becoming 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. The site is part brownfield. 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 not suitable for residential development. There are concerns over landscape impact and the impact on landscape character. Furthermore there is poor pedestrian connectivity and the site is away from local services and facilities. There are also access concerns noting that Manor Road is not suitable for vehicular access. The site may be acceptable for further employment opportunities.

☒ 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 5 years.

Put forward for: The site has been put forward for general housing, affordable housing and sheltered/retirement

accommodation.

Conversion?: This would need to be determined

Rural exception?: No

Stage E - Assessment - Achievability

Steering group's conclusions: The steering group concluded that as the site is not suitable for residential development it is not achievable.

Indicative yield: 7-10

☒ 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: Possible frontage development off Manor Road but with access off Newport Road or off Manor Road if ownership is not an issue. Could be possible to gain an access to Manor Road by removing hedge/removing bank access site.

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 concluded it could provide some frontage development along Manor Road and is suitable in part for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered: Developable

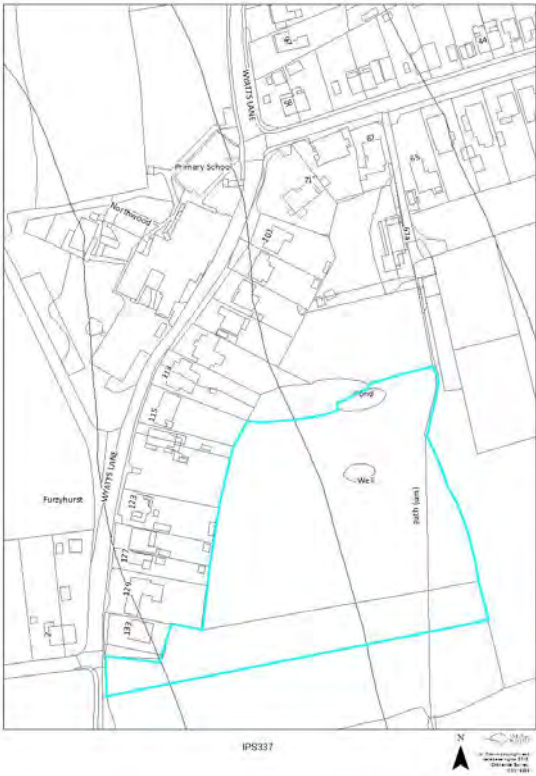
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Luton Farm (East of Wyatts Lane), Northwood, Cowes

Site location



Site Description:

The site is an agricultural field used for grazing. The site is bounded by hedges and trees to 2 sides, a mix of boundaries to the residential boundary and an open boundary 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 but immediately adjacent to the current settlement boundary which is adjoining the north west corner. |
| 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 screened to the north by trees any impact on landscape character will be reduced. However, 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. There is a tree with TPO along the western boundary and a number of other trees to the boundaries of the site that will need to be taken into account. There is a small pond well and an area of more scrubby land to the north. 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: | Access will need to be achieved but could be onto Wyatts Lane |
| Access to public transport: | The site is some distance from the nearest 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 running north south through the site on the eastern edge. There are dedicated cycle links in the wider area. There is no pavement to Wyatts Lane. |
| 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: | There are some 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 more than one landowner but there are no known covenants or legal issues. There are power lines to the south. |
| 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 settlement boundary |
| Steering group's conclusion: | The steering group concluded that the site is suitable subject to the access. The site is immediately adjacent to the settlement boundary and has residential to the east. Development should be set back from the existing northern hedge to retain a landscape buffer. Development density should be similar to that to the south along Wyatts Lane and should follow a landscape setting. |

☒ 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. |
| Put forward for: | The site has been put forward for general housing, mixed development (housing led) and affordable 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. The final yield could be in the region of 6-8 and could come forward in years 1-5 |
|-------------------------------|--|

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: Access is poor with poor connections - not suitable for housing.

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. There is a pedestrian connection to Oxford Street with the school close by and subject to access could be suitable. It was concluded that the site is suitable for the purposes of SHLAA, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Land at Deacons Nursery, Moor View, Godshill

The site is a plant nursery with a number of polytunnels on it and is located on the outskirts of Godshill. The site is bounded by hedges and trees on the north east boundary and north north west boundaries.

Stages A and B - Discounting

☐ Discount

☐ Discount

□ Discount

Stage C - Assessment - Suitability

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

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

The site is not located in an AONB. It is screened to the west to an extent by existing development. There are views up to Godshill from the south west boundary and out to the open countryside 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 tip of the site to the north is located within a SINC. This section (0.28ha) of the site has been removed from the assessment. There are a number of trees and hedges that may also have 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 can be accessed from Moor View. There are 6 residential garages just before the site access. |
| Access to public transport: | The site is located in close proximity to a bus stop. Routes 2 and 3 serve Godshill. Route 2 is Newport Merstone Godshill 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 close to the site and footpath GL27 crosses the site from west to north east but there are no dedicated cycle paths in close proximity |
| 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 is May Close children's playing fields to the north west. |
| 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 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 located outside but immediately adjacent to the settlement boundary. Godshill Parish SPD (2015) in relation to housing 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 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 along the existing settlement edge. |



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: | 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. Development |
|-------------------------------|--|

should take place to the western edge and incorporate biodiversity enhancement and landscape buffers. Could come forward in years 1-5.

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: 15-18 units a year and 50 as full yield.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land off Staplers Road & Mayfield Drive, Newport

Site location



Site Description:

The site is on the edge of Newport and comprises of an agricultural field, and garden land. The site includes a residential property and a large barn structure. The boundaries are a mix of hedgerows and larger trees with a large fir tree in the residential garden 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, it has a residential property and a large corrugated barn structure to the rear of the property in the field. |
| 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 eastern and northern 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. 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. |
| Site access aspects: | There is a current access on to Staplers Road, it is likely this will need upgrading. |
| 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 to the east, 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: | 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. |
| 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 and has potential for some development subject to access. It is adjacent to the settlement boundary with the land not being related to rear gardens. The site has potential to form part of a wider more comprehensive scheme. |

☒ 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 1 year. |
| Put forward for: | The site has been put forward for general housing and mixed development (housing led). |
| Conversion?: | No |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable. If the site comes forward in isolation the final yield could be 15 and subject to access could be achieved in years 6-10. If part of a wider scheme final yield would be dependent on wider layout and uses. |
|-------------------------------|---|

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: May not be viable on its own.

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, developable and could be considered for potential allocation.

The site is considered:

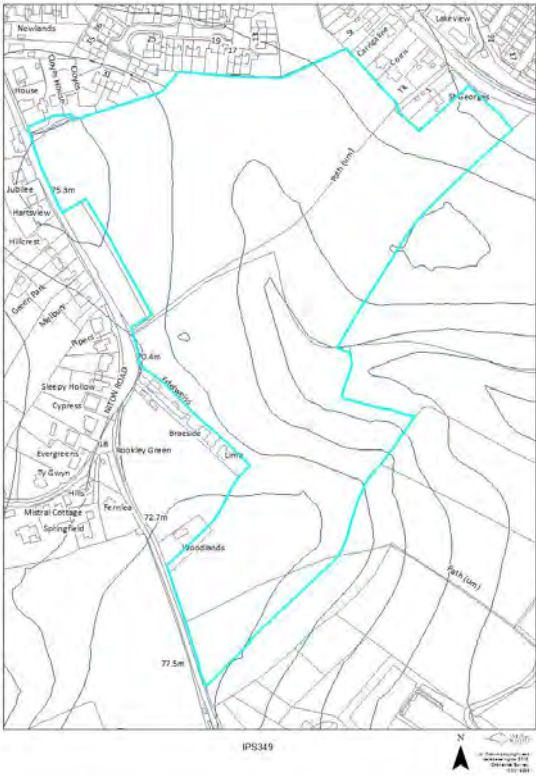
Developable

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

Site Address:

Land to east of at Rookley Green on east side of Niton Road, Rookley

Site location



Site Description:

The site is a large undulating agricultural site on the outskirts of Rookley and has frontage to both Niton Road and Main Road. The site is bounded by a mix of hedges and trees with a public right of way crossing 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 located outside but immediately adjacent to the current settlement boundary which is along the north, west 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 on the outskirts of the area where the land is more rural and agricultural. The site is fairly flat to Niton Road, slopes down to the centre before rising upwards towards Main Road. The site also slopes gently to the east. 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. The site has a number of |

larger trees, many with TPOs that will need appropriate buffers, there are also a number of hedges to the boundaries of the site. Biodiversity 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 from Niton Road, it is unclear whether the site could achieve a vehicular access onto Main Road. |
| Access to public transport: | There are no bus stops along Niton Road, the nearest is along Main Road some distance away. This is Route 3, Newport to Ryde that runs every 30 minute |
| Access to pedestrian/ cycle: | There is a public right of way through the site (GL 6) that accesses up to Main Road and the strategic road network. There are no pavements to the road, or cycle links. |
| 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 are some public open space facilities nearby. |
| Air quality sensitivities: | None known |
| Agricultural land class: | The classification is Grade 3 |
| Mineral resources?: | The south eastern 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 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. Given the size of the site extensions will need 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 but immediately adjacent to the current settlement boundary. |
| Steering group's conclusion: | The steering group concluded that the site is suitable. The site is located adjacent to the settlement boundary on three sides of this RSC. There is potential for development to the north/western edge of the site using the public right of way as the boundary and incorporating a landscape buffer along this defined edge. |

☒ 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. The site could achieve 20-30 dwellings in years 6-10. |
|-------------------------------|--|

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: Possible issue with access off Niton Road due to levels. The yield could be higher. Elongate timescales. Could consider link from the main road and pavements/footpaths and possible link to the shop/local services.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address: Yard at 45 Noke Common, Newport, PO30 5TY

Site location



Site Description: The site is a mix of storage and equestrian uses with hedge boundaries. The site is fairly flat with views across to Newport

Stages A and B - Discounting

| | | |
|--------------------------------------|---|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCE, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The 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 east 65m away. |
| It is brownfield/greenfield: | The site is part agricultural and part brownfield with a B8 Storage and distributions facility 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 is fairly flat, gently slopes to the south with views across to Newport |
| 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 buildings within the site 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: | The site has access onto Noke Common Road. |
| Access to public transport: | There s a bus stop in close proximity on Horsebridge Hill and is along Route1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes. This runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes |
| 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 although there are grass verges. |
| 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 in the wider 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: | The site is not an allocated employment site but there is employment on the site |
| 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 extensions would need to be factored in. |
| Potential compatibility impacts: | The site is close to existing residential, no compatibility issues are envisaged. |
| Brief planning history: | |
| Overarching policy context: | The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the east 65m away. |
| Steering group's conclusion: | The steering group concluded that the site is suitable for development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome. |

☒ 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?: | 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 suitable and achievable subject to access. Years 6-10. Final yield would be dependent on the mix of development across the site(s). |
| 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: Concerns regarding access onto Horsebridge Hill, viability in relation to access improvements and low values, wider network issues and drainage problems. Could elongate the delivery period to 6 + (split site north/south). |
|-----------------|--|

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land South of Noke Common, Newport

Site location



Site Description:

The site comprises of a number of agricultural, grazing areas and paddocks with a mix of outbuildings. The site is bounded by hedges some interspersed with trees. The area is elevated from the area to the south with views across to Newport.

Stages A and B - Discounting

| | | |
|--------------------------------------|---|-----------------------------------|
| Environmental designations A1: | The site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINCE, SPA, SSSI, scheduled ancient monument or RIGG. | <input type="checkbox"/> Discount |
| Environmental designations A2: | The site is not located within any environmental designations including heritage coast, historic park or garden, open space. | <input type="checkbox"/> Discount |
| Flood zones/agricultural class/size: | The 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: | The site is mostly greenfield with a small area of brownfield that relates to the storage area. |
| 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 area is elevated from the area to the south with views across to Newport. |
| Potential biodiversity impact: | The site is not located in any environmental designations. There are a number of trees with TPOs along the eastern boundary. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. There are |

some buildings within the site 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: | The site has access onto Noke Common Road |
| Access to public transport: | There s a bus stop in close proximity on Horsebridge Hill and is along Route1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes. This runs Mon - Sat up to every 7 minutes Sundays up to every 10 minutes |
| 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 although there are grass verges. |
| 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 in the wider 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: | The site is not an allocated employment site but there is a small area of employment on the site |
| 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 extensions would need to be factored in. |
| Potential compatibility impacts: | The site is close to existing residential, no compatibility issues are envisaged. |
| Brief 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 for development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome. |

☒ 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 0-5 years. |
| Put forward for: | The site has been put forward for general housing. |
| Conversion?: | This would need to be determined |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|--|
| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable subject to access . Years 6-10. Final yield would be dependent on mix of development across the site(s). |
| Indicative yield: | 30 <input type="text"/> |

☒ 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 access onto Horsebridge Hill, viability in relation to access improvements and low values, wider network issues and drainage problems. Could elongate the delivery period to 6 + (split site north/south). |
|-----------------|--|

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, developable and could be considered for potential allocation.

The site is considered:

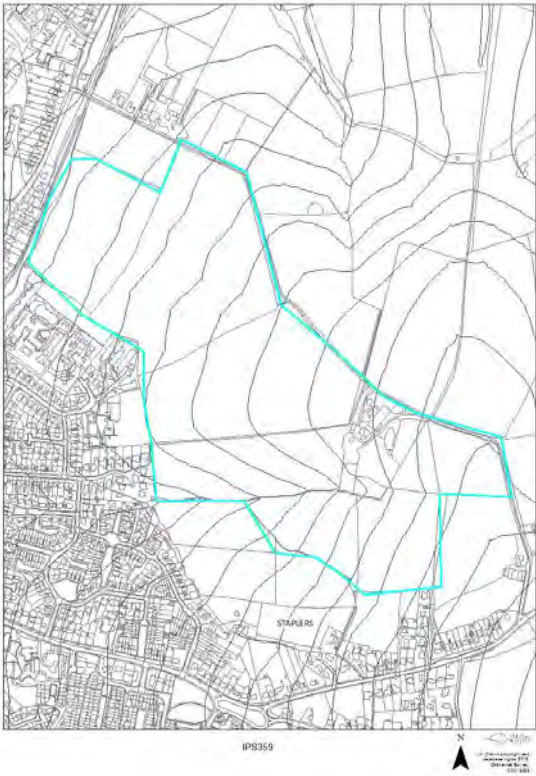
Developable

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

Site Address:

Land at New Fairlee Farm, Newport

Site location



Site Description:

The site forms a large site encompassing 34.85 hectares and is currently a farm with associated agricultural buildings. It is located on the eastern edge of Newport.

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. Newport has a full range of services being the county town. Residential development is located to the south and west with fields to the north and east. |
| It is brownfield/greenfield: | The site is considered greenfield as the farm is still actively used as a farm. |
| 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 is surrounded by open fields, residential, school playing field, nursing home and a hospice. The site is undulating and slopes from south east to north 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: | There is a small area to the top south west corner that is adjacent to a SINC, where the |

5m is on the site boundary. There is a pond near the farm buildings that will need to be considered

TPO/2015/06 Woodland Order W1 and Group Tree Preservation Order G3 on south western part of the site and Tree Preservation Order T7 on the southern boundary and TPO/1991/35 Tree Preservation Order T27-T29, T31, T33 and T36 on western part of the site.

An Phase 1 Habitat survey has been submitted that indicates no direct impacts

| | |
|------------------------------------|---|
| Potential heritage impact: | The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeological comments have noted that, 'Within an area of possible prehistoric settlement (Bronze Age and Iron Age). Pre-determination evaluation recommended with possible further archaeological works' |
| Site access aspects: | Access to site can be achieved from a number of areas. The submission includes a full traffic and transport assessment. Access from Fairlee Road would need additional land within the council's ownership. |
| Access to public transport: | Bus stops are located just beyond the site on Staplers Road to the south of the site and along Fairlee Road to the north. |
| Access to pedestrian/ cycle: | There are public footpaths N117 across the centre, N119 across the eastern part of the site, N118 along the eastern boundary and N208 along the western boundary. There is a cycle link to the western boundary along Fairlee Road. |
| Access to services/ facilities: | Newport has a full range of services and facilities. |
| Access to open spaces: | Medina Leisure centre is located to the north west of the site |
| Air quality sensitivities: | None known Agricultural land class: 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 |
| 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 adjacent to existing residential so unlikely to be any compatibility issues. |
| Brief planning history: | No apparent planning history. |
| 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. The site is located outside but immediately adjacent to the settlement boundary. There are various options for access, some though may need third party land. Potential for a mix of uses including open space and buffers to 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, development could be achieved within 5 years |
| Put forward for: | The site has been put forward for general housing/ mixed development - housing led. |
| Conversion?: | Possibility of converting the farmhouse or other buildings subject to design. |

Rural exception?:

No

Stage E - Assessment - Achievability

Steering group's conclusions:

The steering group concluded that the site is suitable and achievable but as a longer term strategy or as a broad area of search.

Indicative yield:

770

☒ 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 term potential, phased scheme with dual connection. Could also be a park and ride.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

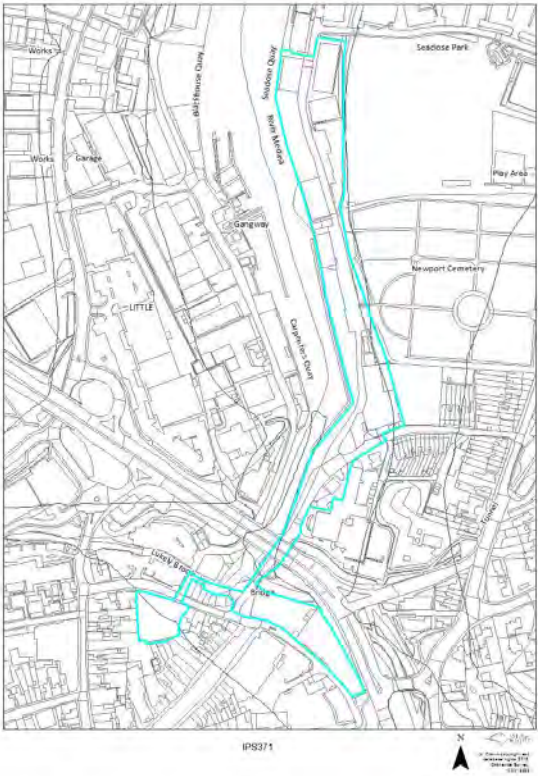
☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Newport Harbour, Newport

Site location



Site Description:

The site is land at Newport Harbour. It comprises the eastern part of the harbour and is a mix of surface parking, buildings and commercial sheds. It is mainly hard surfaced but does have a raised green bank adjacent to the cemetery.

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 entire site is located in FZ2 and 3</p> <p>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.</p> <p>The site is not class 1 or 2 agricultural land.</p> | <input type="checkbox"/> Discount |

Stage C - Assessment - Suitability

| | |
|------------------------------|---|
| Proximity to settlement: | The site is located in the settlement boundary. |
| It is brownfield/greenfield: | There is a 3-storey character buildings and a number of larger commercial sheds and car parks located within site. |
| Potential landscape impact: | The site is not located in an AONB. Given the location of the site, close to other development any impact on landscape character will be reduced. |

| | |
|------------------------------------|---|
| Potential biodiversity impact: | The site is not located in an environmental designation but is immediately adjacent to a pSPA along the River Medina. There are no tree preservation orders or larger trees within the site. Given the proximity to designated areas biodiversity studies are likely to be required. |
| Potential heritage impact: | The majority of the site is not located in a conservation area or near listed buildings, but the car parks to the west are located close by. As such any development must have special regard to the desirability of preserving close by listed buildings or their setting or any features of special architectural or historic interest which they possess. Development near or within the conservation must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. |
| Site access aspects: | The site has various options for access |
| Access to public transport: | The site is walking distance to the bus station and nearby routes to Cowes and Ryde. |
| Access to pedestrian/ cycle: | There are a number of public rights of way and cycle links close by and one through the site |
| 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:</div> <div>The classification is Grade 3 to the north and urban to the south</div> |
| Mineral resources?: | The site is not located in a mineral or mineral safeguarding area. |
| Is there a loss to employment: | There are some employment uses within the site but these can be retained or re-provided elsewhere within the site |
| Potential constraints to delivery: | There is one landowner and there are no known covenants or legal issues. It is understood that there may be a main sewer that will need consideration |
| Infrastructure capacity aspects: | The site has some utilities but may require extensions to be factored in. |
| Potential compatibility impacts: | The site is a regeneration area, whilst there are no compatibility issues envisaged, consideration will need to be given to the extent of the flood zone, being able to access and egress the site if flooded and any long term effects as well as any impact with commercial issues. |
| Brief planning history: | Continued use of land at various positions for 'street food market' to include temporary siting of stalls, vehicles and gazebos, land at the Quay, Newport, conditional approval 12 December 2017 (TCP/23119/J/P/01221/17) |
| 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 some residential development, noting that the site is located in a regeneration area. Due to the level of flood risk any residential development should be at first floor level and above includes a safe means of access and undertake appropriate studies/tests. |



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 mixed development (housing led) 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 suitable and achievable. The final yield will be dependent on the mix of development. Given the site is a regeneration site it could come forward it years 6-10.

Indicative yield:

250

☒ Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

The SHLAA panel members considered that the site should be looked at outside the SHLAA process although raised the question of viability and delivery based on values and risk for residential.

Stage G - SHLAA Conclusion

Final conclusions:

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

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Shanklin Esplanade Car Park, Shanklin

Site location



Site Description:

The site is an existing car park located along the Esplanade in Shanklin. The site is level and is bounded to the north by the pitch and putt, to the south by an amusement arcade, to the west by the abutting cliff. The east boundary is open with view to the sea.

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 brownfield and an existing car park with no structures |
| Potential landscape impact: | The site is not located in an AONB. Given the location of the site, close to tourism ventures and screened by 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 and any seascape aspects. |
| 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 - Developable SHLAA Ref No: IPS373

| | |
|------------------------------------|---|
| 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. |
| Site access aspects: | The site has vehicular access from the Esplanade. |
| Access to public transport: | Shanklin is served by Island buses routes 2 and 3 located close to the site. |
| Access to pedestrian/ cycle: | There are public right of ways close by and there are pavements in this area. The wider area has cycle links to Newport. |
| Access to services/ facilities: | Shanklin has a wider 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: | 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: | Redevelopment could result in a loss of car parking |
| 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 in a tourism area, residential is compatible. |
| Brief planning history: | No apparent 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 subject to no loss of car parking, this could be re-provisioned on site with residential above. The site is within the settlement boundary and close to other development. |

☒ 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, mixed development (housing led) and non-housing development as well as leisure, intensified car parking |
| Conversion?: | Not applicable |
| Rural exception?: | Not applicable |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The steering group concluded that the site is achievable. Car parking can be re-provided within the existing site. The site could come forward in years 6-10. |
| Indicative yield: | 50 <input checked="" type="checkbox"/> Site achievable if ticked |

Stage F - Assessment - SHLAA Panel Comments

| | |
|-----------------|---|
| Panel comments: | The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Important to keep the car park and needs a landmark building. Could improve the visual appearance of the seafront. Needs a number of units to make it viable and should be looked at in conjunction with the SPA 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 register, taking account that any loss of parking will need to be re-provided. Consider it to be developable and for potential allocation.

The site is considered:

Developable

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

Site Address:

Land at Fairlee Road, Hillside, Newport

Site location



Site Description:

The site is currently used as council offices and are two, two storey brick built buildings with some onsite parking. The site is mostly hard surfacing within little in the way on landscaping and is accessed off Fairlee 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 contains two, two storey brick built buildings with some onsite parking. |
| Potential landscape impact: | The site is not located in an AONB. Given the location of the site, among other housing and development 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 but there are a number of listed buildings close by. 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. |

SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS376

| | |
|------------------------------------|--|
| Site access aspects: | The site has road access onto Hillside and there is pedestrian access onto Fairlee Road. |
| Access to public transport: | The site is on the route of a regular bus service, serving Newport, East Cowes and Ryde. Routes 5 and 9 with buses running between 10-30 minutes depending on the route. There is a bus shelter on the site side of the road to the north. |
| Access to pedestrian/ cycle: | There is a public right of way to the east of the site, there are dedicated cycle routes close by and the roads benefit from pavements. |
| Access to services/ facilities: | Newport has a full range of 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 urban |
| Mineral resources?: | The site is not located in a mineral or mineral safeguarding area. |
| Is there a loss to employment: | The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated |
| 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 and some employment, 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 close to services. Given the existing layout the site may benefit from being redeveloped rather than converting. |



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 2 years. |
| 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 group concluded that the site is achievable. Final yield will be dependent on the overall design and layout. Given the site is currently in use, this will need to be re-provided and therefore likely to come forward in years 6-10 |
| 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: Could be high density of 1 bed units. This site should be kept by the council due to development inability of private market and retail for rental. |
|-----------------|--|

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 developable and could be considered for potential allocation

The site is considered:

Developable

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

Site Address:

Land adjacent to Carrisbrooke College, Newport

Site location



Site Description:

The site is a school site with associated buildings and playing fields. It is accessed from Taylors Road, currently a no through 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 southern portion of the site is within the settlement boundary and the northern portion immediately adjacent |
| It is brownfield/greenfield: | The site is a school site with associated buildings and playing fields |
| 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 separate to the school. |

| | |
|------------------------------------|--|
| 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: | 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: | School is being redeveloped |
| Potential constraints to delivery: | There is one landowner and there are no known covenants or legal issues. Part of the site is designated as education in the council's open space audit but it is not readily accessible. DoE aspects may need to be considered. |
| Infrastructure capacity aspects: | The existing site has access to utilities. |
| Potential compatibility impacts: | The site is close to existing residential, no compatibility issues are envisaged. |
| Brief planning history: | Demolition of buildings; construction of 2/3 storey building to provide 600 place secondary school with associated landscaping, Carisbrooke College, Mountbatten Drive, Newport, conditional approval 2 February 2017 (P/01453/16/TCP/27713/D) |
| Overarching policy context: | The site is within the settlement boundary and immediately adjacent. |
| Steering group's conclusion: | The steering group concluded that the site is suitable for development, although acknowledge that there may be potential access issues that need to be overcome. They further advised that a mixed use scheme would be appropriate given the proximity to existing commercial and opportunities for a wider scheme. The school playing areas will need to be retained. |

☒ 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, mixed development (housing led |
| Conversion?: | No |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|---|
| Steering group's conclusions: | The site is achievable subject to access. Years 6-10. Final yield would be dependent on mix of development. |
| 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. |
|-----------------|---|

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, developable and could be considered for potential allocation.

The site is considered:

Developable

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

Site Address:

Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst, Newport Road Newport.

Site location



Site Description:

The site is a former council yard which is currently overgrown with gated access from Parkhurst Road. Within the site there are remnants of hard surfaced areas, rubble and fencing. The site is heavily treed and elevated from Hewit Crescent and the adjacent hospital.

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: | Although historically the site was used the area has grassed and scrubbed over and is considered a greenfield site. There are no buildings or structures located on the site but some areas of hard surfacing and fencing. |
| 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 however elevated from adjacent sites, if development is considered appropriate, the impact on neighbours from any potential overlooking, dominance and shading will need to be considered. |
| 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 area is very scrubby and has been undisturbed for some time consequently appropriate biodiversity and tree surveys will 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 has a single track green lane onto Parkhurst Road with restricted visibility splays, this would need to be improved. Access could be provided via Hewitt Crescent or Dodnor Lane through third party land. Accesses will need to be improved. |
| Access to public transport: | There is a bus close by. This is along route 1 that serves 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 public rights of way and cycle links in the wider area. The road adjacent has a pavement |
| Access to services/ facilities: | Newport has a full range of services and facilities |
| Access to open spaces: | There are no public open space provision close by but there are a range in the wider Newport area. |
| Air quality sensitivities: | None known |
| Agricultural land class: | The classification is Grade 3 to the east and urban to the west |
| 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 there are no known covenants or legal issues. Due to previous uses relevant environmental health/contamination surveys may be required. There is a street cabinet close to the site that may need moving. |
| 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 relevant planning history. |
| Overarching policy context: | The site is situated within the settlement boundary |
| Steering group's conclusion: | The steering group concluded that the site is suitable. The site is located in the settlement boundary adjacent to other residential properties. Access will need to be considered. |

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

| | |
|-------------------------------|--|
| Steering group's conclusions: | The steering group concluded that the site is achievable subject to access, a yield in the region of 30 in years 10-15 |
|-------------------------------|--|

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: Could be accessed via the hospital for key worker dwellings. The site is unlikely to come forward 5-10 but should be 10-15.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Land off Broadwood Lane, Newport

Site location



Site Description:

The site comprises of two larger fields to the edge of Gunville. The northern field is fairly level and the southern field rises 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 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. It is outside the settlement boundary on the outskirts 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 larger trees within the site, although there are a number of trees to the south field. |

SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS386

| | | | |
|------------------------------------|--|--------------------------|-------------------------------|
| 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 Broadwood Lane at the Forest Hills section. | | |
| 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 and N65 runs along the north and west of the site, there is a pavement/footpath that runs along the Broadwood Lane areas from 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: | None | 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. The site is currently rented to farmers. | | |
| 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 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 Broadwood Lane. Additional access may be required. | | |

☒ 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 3-5 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. Considered achievable in years 6-10 with a yield of 150 depending on layout. | | |
| Indicative yield: | 150 | <input checked="" type="checkbox"/> Site achievable if ticked | |

Stage F - Assessment - SHLAA Panel Comments

| | | | |
|-----------------|---|--|--|
| Panel comments: | The SHLAA panel agreed with the steering group's conclusions making the following additional comments: Has possibility for affordable housing. Concern over end values/some drainage aspects to consider. | | |
|-----------------|---|--|--|

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, developable and could be considered for potential allocation.

The site is considered:

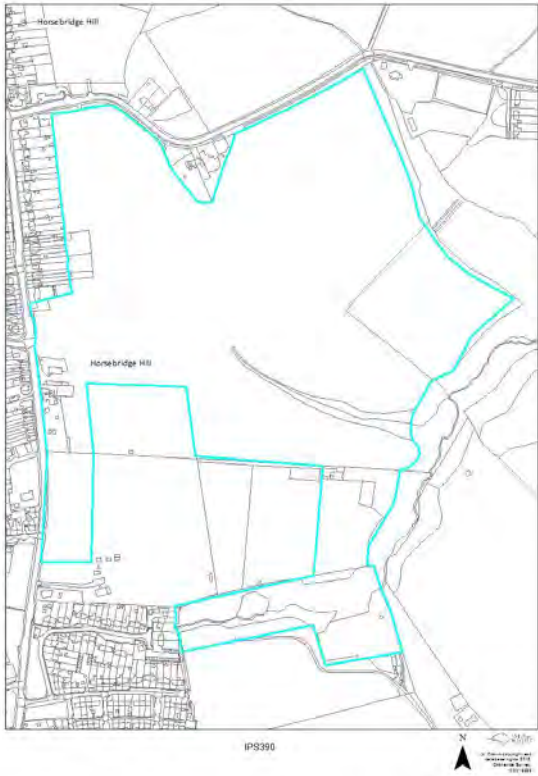
Developable

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

Site Address:

Land at Horsebridge Hill, Newport

Site location



Site Description:

The site is a large site to the north of Newport beyond the settlement boundary. The site is a series of agricultural fields, undulating but sloping to the south that are bounded by a mix of hedges that in places are interspersed with trees. There are residential boundaries to the north west. The site is accessed from Horsebridge Hill and Stag Lane..

Stages A and B - Discounting

| | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | <div>0.9ha to the east is located in a SINC and this area has been removed from the assessment. The eastern edge is partly located along an Ancient Woodland buffer and will need to be taken into account.</div> <div>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.</div> | <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 and part of the south boundaries. |
| It is brownfield/greenfield: | The site is predominately greenfield with an area of brownfield to the east. |
| Potential landscape impact: | The site is not located in an AONB. The land gently slopes from north to south. There are residential properties to the south and west but there are views across the east |

| | |
|------------------------------------|--|
| | over the Medina Valley. |
| Potential biodiversity impact: | 0.9ha of the site has been removed from the assessment due to it being located within a SINC. The eastern edge is partly located along an Ancient Woodland buffer and will need to be taken into account. The remainder of the site is located in a biodiversity enhancement area. Whilst there are no TPOs on the site there are a number of trees and hedges, given the location of the SINC and buffer to the ancient woodland further biodiversity may be required. There is a water course to the southern section. |
| 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 via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. The site could also be accessed from Stag Lane. The strategic road network is located along Horsebridge Hill. |
| Access to public transport: | There s a bus stop in close proximity and is along Route1 - Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes. This runs Mon - Sat up to every 7 minutes Sundays up to every 10 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. |
| 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 in the wider 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, but the area has in the past been allocated for 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: | Demolition of sheds and container; outline for 10 dwellings; formation of vehicular access, land adjacent, The Old Dairy Farm, Horsebridge Hill, Newport, refused 14 October 2016. Appeal dismissed 14 September 2017 (P/00920/16/TCP/11675/J). An application for Outline for 7 residential units with parking; formation of vehicular access, land adjacent, The Old Dairy Farm, Horsebridge Hill, Newport, conditional approval 20 March 2017 (P/01693/16/TCP/11675/K) |
| 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 mixed use development, although acknowledge that there may be potential access issues onto the wider road network that need to be overcome. The developable site area should be scaled down to avoid settlement coalescence and include development along the roadside boundaries. |

☒ 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?:

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 6-10. Final yield would be dependent on mix of development across the site(s).

Indicative yield:

275

☒ 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: Existing employment allocation is unviable therefore smaller mixed used site with smaller pockets of employment. Access issues.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked

Site Address:

Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

Site location



Site Description:

The site is a large residential property in its own grounds. It has access onto Priory Road. The site is bounded by high hedges/trees 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, 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 residential brick dwelling. |
| 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 TPOs on the site but there are a number of large trees individual and groupings that need to be considered. |
| 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 Priory Road. |

SHLAA Site Assessments - Developable

SHLAA Ref No:

IPS393

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| 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 are public rights of way in the wider area. 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: | 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: | No |
| Potential constraints to delivery: | There is more than one landowner, no legal issues but there is a covenant preventing the use of the property as a school. |
| Infrastructure capacity aspects: | The site has the benefit of existing 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 located in the settlement boundary. |
| Steering group's conclusion: | The steering group concluded that the site is suitable if converted. It is within the settlement boundary and has access to services and facilities. |



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 12 months. |
| Put forward for: | The site has been put forward for general housing. |
| Conversion?: | The property should be converted to achieve numbers. |
| Rural exception?: | No |

Stage E - Assessment - Achievability

| | |
|-------------------------------|--|
| Steering group's conclusions: | The steering group concluded that the site is suitable and achievable. Given the context and layout of nearby properties this should be a conversion based approach. Final yield 10. 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: Question viability as previous consent not come forward. |
|-----------------|---|

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, developable and could be considered for potential allocation. |
|--------------------|--|

The site is considered:

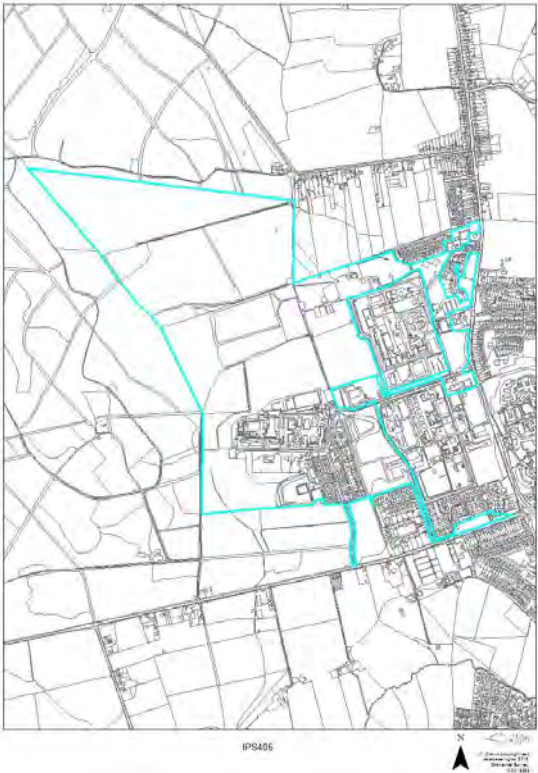
Developable

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

Site Address:

Former HMP Camphill Site, Newport

Site location



Site Description:

The site is a large site on the north west edges of Newport and includes the former HMP service buildings and land. The site is undulating but generally slopes to the south. The site is bounded by a mix of trees and hedging and is located adjacent to woodland on the western edges.

Stages A and B - Discounting

| | | |
|--------------------------------------|--|-----------------------------------|
| Environmental designations A1: | <div>Approximately 3.0ha of the site is located in an ancient woodland and SINC and has been discounted from the following assessment.</div> <div>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</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>The eastern part of the site is in the settlement boundary and the west is outside</div> |
| It is brownfield/greenfield: | <div>The site is predominately greenfield but does have previously developed areas to the south and east that includes residential and other HMP buildings</div> |
| Potential landscape impact: | <div>The site is not located in an AONB. It is part within and part outside the settlement boundary on the outskirts of the area where the land is less built up. If development is considered appropriate, the impact on the wider area and views into and out of the site, as well as impact on neighbouring properties will need to be considered and</div> |

| | |
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| | reflected in any design principles. |
| Potential biodiversity impact: | Approximately 3.0ha of the site is located in an ancient woodland and SINC and has been discounted from the following assessment. There are a number of TPOs to the south east and a couple scattered to the east of the site and a number of large trees individual and groupings and mature hedges that need to be considered. Part of the site, discounted from assessment, is part of a larger ancient woodland and the northern and western boundaries are along ancient woodland and SINC buffers. Additionally, the northern and western extent are located in a biodiversity enhancement area and there is a watercourse in the south west corner. Appropriate surveys are likely to be required. |
| Potential heritage impact: | The site is not in a conservation area but there are a number of listed buildings within and adjacent to the site. As such any development must have special regard to the desirability of preserving the buildings or their setting or any features of special architectural or historic interest which they possess. |
| Site access aspects: | There are a number of different access points including onto Forest Road and Horsebridge Hill/Parkhurst Road. Further work will be required to better understand these options. |
| Access to public transport: | There is a bus stop along Horsebridge Hill, this is along Route 1 serving Newport St Mary's Hospital Parkhurst Northwood Park & Ride Cowes 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 close to the site and the area is served by public foot ways and paths to the local road network. The wider area has cycle links to and from 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: | <div>None known</div> <div>Agricultural land class:</div> <div>The classification is non agricultural to most of the site with a section of urban around the built form.</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: | The site includes former HMP service buildings and other residential areas. Private residential buildings are not included in the assessment |
| Potential constraints to delivery: | It is unclear as to the number of landowners and whether there are any covenants or legal issues. Private residential buildings are not included in the assessment. There are power lines across the site |
| 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, although proximity to current HMP Service buildings may need to be taken into account. |
| Brief planning history: | Outline for residential development served by new access road system linking to new road junction with Parkhurst Road (revised location); closure of junction of Lonsdale Avenue with Parkhurst Road including road extension to Clissold Road, (revised road scheme), (readvertised application), rear of 8-11 Miller Close, north of Lonsdale Avenue, east of, Haskell Road, Newport, conditional approval 24 October 2014 (P/00931/00/TCP/23605/A) |
| Overarching policy context: | The site is part situated within the settlement boundary and parts are confirmed brownfield. |

Steering group's conclusion:

The steering group concluded that the site in part is suitable for a mixed use development. The site is part brownfield and part in the settlement boundary with the adjacent land being immediately adjacent. Overall suitability is dependent on overcoming any access/traffic issues independently and cumulatively on the wider road network.

☒ Site suitable if ticked

☒ Site available if ticked

Stage D - Assessment - Availability

Availability:

This would need to be determined

Put forward for:

This would need to be determined

Conversion?:

This 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 achievable subject to access but acknowledge that the site may not come forward until the latter part of the plan period.

Indicative yield:

1200

☒ 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, business and good quality housing. In line with values. Access with Forest Road, Standen Avenue.

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, developable and could be considered for potential allocation.

The site is considered:

Developable

☒ Site could be considered for allocation if ticked

☐ Site is suitable for BFR if ticked