

# Strategic Housing Land Availability Assessment (SHLAA)

## Report and Methodology 2022



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## 1.0 Introduction

1.1 The Island Plan Core Strategy (including Waste and Minerals) and Development Management Development Plan Document, was adopted in March 2012. The Isle of Wight Council is now proposing to replace the Island Plan Core Strategy, the proposed Area Action Plans, and the proposed Rural Area Plan with a single Island Planning Strategy. This strategy will be a key document in the delivery of the council's Regeneration Programme and Strategy.

1.2 To underpin the new Island Planning Strategy the council is required to have a robust evidence base. The housing and economic land availability assessments (HELAA) are studies that form part of this evidence base. They help identify potential sites that may be deliverable<sup>1</sup> and developable<sup>2</sup> for new housing and employment over a period that looks forward over the next 15 years (or the period of the Local Plan which is 2022-2037).

1.3 To address this requirement the council intends to comprehensively update its housing element of the HELAA known as the strategic housing land availability assessment (SHLAA).

1.4 The council's strategic housing land availability assessment (SHLAA) forms a crucial component of the evidence base for the proposed Island Planning Strategy. Its key purpose is to consider the suitability, availability, and achievability of sites for residential development, showing how the council is playing a key part in delivering housing to meet local requirements.

1.5 Paragraph 68 of the National Planning Policy Framework (NPPF) requires local planning authorities to undertake a SHLAA to have a clear understanding of the land available in their area. From this planning policies should identify a sufficient supply and mix of sites taking account of their availability, suitability, and likely viability.

1.6 The National Planning Practice Guidance sets out the purpose of the assessment and what should be included.

1.7 The Isle of Wight Council first published their SHLAA in 2012 and has updated it regularly since that time, most recently in 2018. In undertaking a new local plan, the Island Planning Strategy, the council has undertaken a comprehensive review of the SHLAA.

1.8 As made clear in the disclaimer below, it should be noted that the inclusion of sites in this assessment does not allocate them for housing development, grant planning permission nor imply that planning permission would be granted.

1.9 This 2022 SHLAA will form part of the evidence for the council's review of the Island Planning Strategy, updated 5-year land supply and the clearly set out sites that are potentially suitable for allocation.

## 2.0 SHLAA Disclaimer

2.1 The Strategic Housing Land Availability Assessment (SHLAA) is part of the evidence base of the Island Planning Strategy. **Policy decisions and allocations are made through the Island Planning Strategy**, not the SHLAA.

2.2 In relation to the information contained within this report, its appendices and any other report relating to the findings of the Isle of Wight Council's SHLAA, the council makes the following disclaimer, without prejudice:

1. The identification of potential housing sites, buildings, or areas in the SHLAA **does not state or imply that the council would necessarily grant planning permission for residential development**. Nor does identification in the SHLAA automatically qualify the site for allocation for residential or any other type of development. All planning applications will continue to be determined against the development plan and other relevant material considerations.
2. The conclusions in the SHLAA are based on information that was available at the time of the assessment. The council does not accept liability for any factual inaccuracies. Users of the assessment's findings should know that there may be additional constraints on some sites that were not identified at the time of the survey. Consequently, **planning applications will and must continue to be treated on their own merits** at the time of the planning application and not rely solely on the information contained in the SHLAA. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may also arise during a detailed planning application that were not identified at the time of the assessment. For example, the ground conditions of a site are not always fully known without intensive on-site investigations. Applicants will therefore have to carry out their own analysis of a site to identify any constraints **and should not rely on any part of the findings in the SHLAA to support an application**.
3. The inclusion of potential housing sites, buildings or areas in the assessment does not preclude them from being developed for any other purpose(s) subject to the usual planning considerations.
4. The boundaries that are attached to sites, buildings and areas are based on the information available at the time. The SHLAA does not limit any extension or contraction of these boundaries for the purposes of a planning application.
5. The exclusion of sites, buildings, or areas from the assessment (either because they never formed part of the SHLAA or because they have been discounted) does not preclude the

possibility of planning permission for residential development being granted on them. It is acknowledged that sites will continue to come forward, particularly those below the threshold of five units or 0.25ha (this threshold is explained in the SHLAA methodology). Their exclusion from this assessment does not preclude the possibility of residential development on those sites.

6. The findings are only a 'snapshot' of information held at the time the report was compiled. Therefore, some of the information contained in the assessment may be subject to change over time. The SHLAA will be updated regularly.
7. Economic conditions are susceptible to short- and long-term fluctuation, which can impact on the housing market. Consequently, the availability of sites and the delivery of housing are subject to short- and long-term variations in the economy and the housing market which it is not possible to accurately predict in this assessment. The SHLAA will be updated on a regular basis and the most accurate economic predictions will inform these updates.
8. The SHLAA has identified suggested yields for each site which have been included in the report. In arriving at these conclusions, the context and location of the site has been considered. The yields that have been identified in this report **do not mean that an exact or similar yield would necessarily be appropriate in a planning application**. Any application will continue to be assessed on its own merits, through the normal planning process.
9. The categorisation of sites in terms of when they may come forward is based on the views of officers and in discussion with the SHLAA panel during the preparation of the document. Circumstances or assumptions may change which could impact on a site's development. **The SHLAA does not prevent planning applications being submitted on any sites identified in or excluded from the report at any time. Owners may though wish to seek further planning advice through the council's pre-application service.**
10. If a site has been assessed as deliverable or developable there is an expectation that this site will come forward within the Island Planning Strategy period. Any sites considered developable could come forward earlier and the status should not be restricting earlier delivery. Pre-application advice is encouraged.
11. It is expected that any site assessed as deliverable or developable or appropriate for residential development will have a realistic land value to ensure delivery and viability.
12. Any sites that obtain planning permission should be delivered within a reasonable timeframe. The council does not expect to see sites being land banked.

2.3 Overall, sites identified in this report and its appendices have **no additional planning status** and inclusion in the SHLAA does not imply a presumption of, and should not be inferred to give, planning approval for residential development on any site.

### 3.0 About Housing and Economic Land Availability Assessments

3.1 Following updated Government guidance the SHLAA has become an assessment for both housing and economic sites and is now known as housing and economic land availability assessment (HELAA). This is an assessment of land in a specific area that is likely to be available and capable of development for new housing or employment within a certain timeframe. The period covered by HELAA is typically 15 years (or the period of the Local Plan), beginning from the following April.

3.2 The HELAA has two purposes, first, it identifies suitable sites with potential for housing and/or employment and second, it assesses the five-year supply of deliverable housing sites. This second aspect is a key requirement under national policy and enables the local authority to set out a housing trajectory for the plan period.

3.3 The assessment of sites for new housing and employment or the inclusion within the HELAA report does not indicate that the sites will be allocated within the Island Planning Strategy or be granted planning permission. The HELAA instead as stated forms part of the evidence base to inform plan-making. Any sites deemed suitable, available, and achievable by the HELAA process will still be subject to public consultation, sustainability appraisal and independent examination if they are taken forward through the Local Plan preparation process. However, the HELAA may be a material consideration in the determination of planning proposals.

3.4 The council has also undertaken an Employment Land Study (2022 update) to establish and understand the employment needs of the council. This study identifies/supports the allocation of land for employment purposes. It is considered that this study is robust and will form the economic part of the HELAA process.

3.5 The council has therefore concentrated on the housing part of the HELAA, referred to in this document as the SHLAA.

## 4.0 SHLAA Update 2022

4.1 The Council's website has continued to allow for the submission of sites, providing an application form to do so. In addition, agents and owners were contacted in late 2021 requesting any updates.

4.2 The previous SHLAA assessment methodology has been reviewed and amended to ensure it remains robust and fit for purpose.

4.3 All sites will be assessed or reassessed as appropriate using the updated methodology to determine their suitability, achievability, and deliverability.

## 5.0 The SHLAA process and Assessment Criteria

5.01 The SHLAA provides a 'snapshot' of the suitability of potential housing sites across the Island, as well as the potential supply of developable and deliverable housing sites.

5.02 All sites put forward in this process have been assessed using the council's updated SHLAA methodology.

### 5.1 Discounting Stage

5.1.1 There is a pre-test of suitability via discounting to assess whether sites meet the assessment criteria to be considered in detail. Sites that are not suitable following the initial discounting stage are listed at Appendix 1. The discounting stages and criteria are as follows

**Table 1 – Explanation of Discounting Stages**

Discounting Stage	Criteria
<p><b>Stage A(i) – Environmental Designations with Buffers</b></p> <p>Any site located in one or more of the following designations will be discounted at Stage A. That is, if the site is wholly located within one of the following designations it will automatically be discounted from the SHLAA process. This is because it is not considered to be in accordance with the purpose of the designation. This is considered an automatic and exclusionary criterion.</p> <p>All sites to the right, except for Ancient Woodlands, will be subject to a 5m buffer. This 5m buffer will be applied from the boundary of the designation. Ancient Woodlands will have a 15m buffer in line with Natural England advice. These buffers are incorporated to ensure protection and continued integrity of the designation. This is considered an automatic and exclusionary criterion. As such any site that wholly falls within the 5m or 15m buffers will be discounted from the SHLAA process.</p>	<ul style="list-style-type: none"> <li>• Ramsar</li> <li>• Special Protection Area (SPA)</li> <li>• Special Area of Conservation (SAC)</li> <li>• Regionally Important Geological and Geomorphological Site (RIGG)</li> <li>• Site of Special Scientific Interest (SSSI)</li> <li>• National Nature Reserve (NNR)</li> <li>• Local Nature Reserve (LNR)</li> <li>• Sites of Importance for Nature Conservation (SINC)</li> <li>• Local Nature Reserve (LNR)</li> <li>• Ancient Woodlands</li> <li>• Ancient Monument</li> <li>• Marine Conservation Area</li> </ul>
<p><b>Stage A(ii) – Environmental Designations without Buffers</b></p> <p>Any site located wholly in one of the designations set out to the right will automatically be discounted from the SHLAA process. This is because it is not considered to be in accordance with the purpose of the designation. This is considered an automatic and exclusionary criterion.</p> <p><i>Open and Local Green Space</i></p> <p>Open space is an important resource and facilitates healthy communities. Where a site is located within or on public open space or local green space the site will be discounted at Stage A as an absolute constraint on development and is considered an automatic and exclusionary criterion. For</p>	<ul style="list-style-type: none"> <li>• Heritage Coast</li> <li>• Historic Park or Garden</li> <li>• Publicly accessible open space</li> <li>• Local Green Space</li> <li>• Land safeguarded as biodiversity mitigation</li> </ul>

<p>the purposes of the assessment, public open space is considered as space that is readily accessible to any members of the public without the need for payment or membership. This includes, for example villages greens and locally important open space.</p>	
<p><b>Stage B(I) – Other constraints</b>  <i>Approach to flooding</i>          The National Planning Policy Framework (NPPF) sets out that development in areas of flood risk should be avoided by directing development away from areas of highest risk. It further sets out that where development is necessary it should be safe without increasing flood risk elsewhere. As with local plans, the SHLAA will apply a sequential risk-based approach to considering the location of development.          In the first instance any site that is located in Flood Zone 1 (areas with a low probability of river or sea flooding) will move to the next stage for further assessment providing it passes Stage A and the rest of Stage B.          Sites wholly located within Flood Zones 2 or 3 will be discounted at Stage B as an absolute constraint on development and is considered an automatic and exclusionary criterion. This is because any development located within this area would not be in accordance with the sequential approach.          Where a site incorporates parts of Flood Zones 2 or 3, the areas at risk of flooding will be discounted from the assessment and the resultant area will move to the next stage.          This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. Application of the Sequential and Exceptions Tests will help ensure that development can be safely and sustainably delivered, and developers do not waste their time promoting proposals which are inappropriate on flood risk grounds. 4.26 The flood zones as defined by the Environment Agency and by the Strategic Flood</p>	<p>Flood Zones 2 and 3          Grade 1 Agricultural Land          Grade 2 Agricultural Land          Site or subsequent site area too small to deliver 5 dwellings</p>

Risk Assessment (SFRA) for the area provide the basis for applying the Tests (i.e., Flood Zones 2 & 3 and the SFRA for the 2115 scenario).

There may be exceptions where sites located in Flood Zones 2 and 3 are considered appropriate for further investigation. These sites are likely to be on brownfield land, located in regeneration areas, in the heart of town centres with a pre-existing history of development where there is potential for undertaking works that will incorporate flood prevention measures that have wider sustainability and environmental benefits beyond the site. Such sites will be considered on a site-by-site basis.

Discounting at Stage B enables further investigation and appropriate tests to be carried out where there are not enough appropriate sites in Flood Zones 1 and 2. Where there are no reasonably available sites in Flood Zone 1, we will consider reasonably available sites<sup>11</sup> in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required.

Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites<sup>12</sup> in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, considering the flood risk vulnerability of land uses and applying the Exception Test as appropriate.

This part of the assessment process may require consideration of a more detailed Level 2 SFRA, and this will be determined in partnership with the Environment Agency.

### *Agricultural Classification*

Grade 1 excellent quality and Grade 2 very good quality agricultural land is considered an exclusionary criterion due to the little amount of available 1 and 2 Grade land on the Island.

Furthermore, it is considered that as these areas have little or no limitations in agricultural terms they should be safeguarded unless there are no alternative options. Consequently, any sites within Grade 1 or 2 will be initially discounted at Stage B. If there are no suitable alternative sites and a need is recognised, then such sites may be reviewed.

<p>Minimum site yield</p> <p>Where it is clear, from a site visit and taking account the character and or density of the nearby area, that a site is too small to accommodate 5 dwellings then the site will be discounted from the SHLAA process at this stage. This does not preclude the site coming forward through the standard planning application way and could still help deliver housing as a windfall site.</p>	
<p><b>Discounting – Stage B(ii) – Other constraints</b></p> <p>A further stage was added in the 2022 SHLAA</p>	<ul style="list-style-type: none"> <li>• Located outside the Settlement boundary with no meaningful relationship to it'</li> <li>• Coastal Change Management Areas</li> <li>• Zones of Ground Instability Management</li> </ul>

## 5.2 Assessment of Suitability Stage

5.2.1 In addition to those sites that are ‘discounted’ in the above stage. Other more nuanced sites may pass the initial discounting hurdles, but still ultimately be considered ‘not currently suitable’ following a more detailed assessment.

5.2.2 To be regarded as **suitable**, a site must provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. Constraints include relevant information, such as:

- national policy;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- potential impacts including the effect upon landscapes including landscape features, nature, and heritage conservation.

5.2.3 Sites determined as currently not suitable are considered not appropriate or suitable for development at this time.

## 5.3 Suitability Themes

5.3.01 As part of the Suitability assessment, each site will be assessed against a series of themes that will establish whether the site is suitable for development.

5.3.02 The site assessment themes were developed by considering planning policy objectives and sustainability strands contained within the Development Plan. Each of the following themes will be considered for each site:

### 5.3.1 Location in relation to settlement.

#### *Elements to consider*

5.3.1.1 Is the site located within, outside but immediately adjacent, or outside the settlement boundary? If outside the settlement boundary is the site close to other built development? Consider context/continuity.

#### *Rationale*

5.3.1.2 Each site will be considered in terms of proximity to the existing settlement boundary to guide development inside the settlement boundary and focus development on locations where there are better opportunities to access jobs, public transport, local shops, services, and facilities. This is in line with the principles of the council’s policy objectives to encourage sustainable patterns of development.

5.3.1.3 Sustainability and proximity to services should be a factor in assessing SHLAA site suitability. This is justified by the HELAA Guidance<sup>1</sup> which states ‘When considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as: national policy.

5.3.1.4 National policy in the form of the NPPF places much weight in the value of ‘accessible places’. Two paragraphs in particular stand out:

5.3.1.5 Para 73b – ‘ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;’

5.3.1.6 Para 84d – ‘the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.’

### 5.3.2 Brownfield / Greenfield / Mix.

#### *Elements to consider*

5.3.1.1 Is the site brownfield/previously developed land (PDL), part PDL, or wholly Greenfield?

#### *Rationale*

5.3.1.2 Whether a site is considered PDL will be determined by the recognised definition as set out in the National Planning Policy Framework<sup>13</sup> and verified by a site visit.

### 5.3.3 Area of Outstanding Natural Beauty

5.3.3.1 The purpose of the Area of Outstanding Natural Beauty (AONB) designation is to conserve and enhance the natural beauty of the area. The National Planning Policy Framework (NPPF)<sup>8</sup> recognises this level of protection and sets out that great weight should be given to conserving the landscape and scenic beauty.

5.3.1.2 The National Planning Policy Framework (NPPF) sets out national policy in England, and Paragraph 172 states that “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.” It goes on to set out that “Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.”

5.3.1.3 The Isle of Wight is well known for the quality of its environment, with its landscapes and coastlines enjoying a high level of special designation and protection. Over 50% of the Island is designated as an AONB and 28 miles of coastline is designated as Heritage Coast.

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<sup>1</sup> [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612222/Housing_and_economic_land_availability_assessment_-_GOV.UK_(www.gov.uk).pdf)

5.3.1.4 The Isle of Wight AONB, however, has not been included as an exclusionary environmental designation in the SHLAA methodology. This is because the Isle of Wight AONB covers approximately 50% of the Island's surface area. Therefore, there would be a significant number of sites within and adjacent to rural service centres and villages which would automatically be excluded from the SHLAA process.

5.3.1.5 The council recognises that there will be a need for housing across the Island and that some development may be acceptable in certain places and could help meet identified local needs within the AONB. However, the council also appreciates that there is no presumption in favour of sustainable development within the AONB. Therefore, any development in this area will need to be carefully considered to ensure the ongoing protection of the AONB and purpose of the designation.

5.3.1.6 In relation to the SHLAA methodology, any site that is located within the AONB (providing it meets Stage A and B tests) will be assessed on overall suitability. This will include an initial officer assessment on potential impacts on the AONB based on location, site topography, visual impacts, and character of the area.

5.3.1.7 The council recognises that the impact on the designation may require further testing at any application/allocation stage. This will be discussed with the AONB officers.

5.3.1.8 Matters of AONB 'Setting' are an important factor to not overlook. AONB settings are a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. This principle is also picked up in the Isle of Wight AONB Management Plan. Section 3.9 states that *'Isle of Wight AONB cannot be considered in isolation from the rest of the Isle of Wight. The very fact that the AONB consists of five distinct parcels of designated landscape spread out across the whole of the Island means that there is a strong interrelationship between the AONB and the non-designated areas. This interrelationship is: visual, in respect of views to and from the AONB (its setting) often including non-designated countryside or settlements; economic, in terms of the draw of the AONB for tourism and as a setting for other rural and land-based industries; and social, in that it provides recreational space for many larger communities immediately adjacent to the area. This proximity to the most populated areas of the Island means that the AONB is easily accessed, having the ability to play a positive part in the health and wellbeing of the whole local community and contribute to the wider Isle of Wight economy.'*

5.3.1.9 Linked to the Area of Outstanding Natural Beauty and tranquillity is Dark skies. NPPF paragraph 185 is relevant here

*c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.*

5.3.1.10 The council supports the creation of a dark skies park in the south west of the Island. Development proposals will be supported within the proposed dark skies park where they have demonstrated that all reasonable and proportionate opportunities to reduce light pollution have been explored and incorporated. Development proposals that include roof glazing and large expanses of glazing will not be supported, unless through appropriate design the impacts can be mitigated. If external lighting cannot be avoided the colour temperature of lighting should not exceed 2700K.

### 5.3.2 Impact on landscape/seascape character

*Elements to consider*

5.3.2.1 The process has involved Identifying the key features from the East wight and West Wight Landscape Assessments in each Character Area.

5.3.2.2 Following this an assessment of landscape sensitivity and value has been made, in consideration of the following criteria.

Landscape Sensitivity Factors	Landscape Value Factors
Inherent landscape quality (intactness and condition).	Landscape designations
Ecological sensitivity.	Ecological and other designations (e.g., heritage, flood zone, etc)
Inconsistency with existing settlement form/pattern.	Local distinctiveness
Contribution to separation between settlements.	Any historic/cultural/literary associations
Contribution to the setting of surrounding landscape/settlement.	Contribution to setting of 'outstanding assets'
Views (Visual sensitivity).	Recreation and public access/locally valued spaces
Potential for mitigation.	Perceptual aspects (e.g., scenic quality, tranquillity, and remoteness)

*Rationale*

5.3.2.3 Sites outside the AONB will also be considered in terms of potential landscape impact and account will be taken of the bullet points above.

5.3.2.4 The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside.

5.3.2.5 Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.

### 5.3.3 Impact on Biodiversity

#### *Elements to consider*

5.3.3.1 Elements considered include proximity and relationship to the following:

- Ramsar
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Marine Conservation Zone (MCZ)
- National Nature Reserve
- Local Nature Reserve
- Country Parks
- Site of Importance for Nature Conservation (SINC)
- Regionally Important Geological and Geomorphological Site (RIGG)
- Local Ecological Network
- Priority Habitats – UK BAP Section 41 of the Natural Environment and Rural Communities Act
- Ancient woodland
- Hedges
- Rivers, streams, and waterways
- Tree Preservation Areas
- Other trees, shrubs, and habitats
- Protected Species
- SANG potential

#### *Rationale*

5.3.3.2 The Isle of Wight has a wealth of designations and biodiversity assets across the island that need to be protected/conserved and where possible enhanced. Furthermore, as there are fewer introduced species there are more stable populations of native animals that need consideration. The NPPF<sup>14</sup> sets out that local planning authorities should plan for biodiversity at a landscape scale and should minimise impacts on biodiversity.

#### *Biodiversity Net Gain*

5.3.3.3 For sites that are considered suitable, the SHLAA has given an initial consideration of the scope and potential biodiversity net gains that could be achieved. These will need to be further considered as part of specialist surveys alongside planning applications. Net gains can affect layouts and hence site development capacities.

### 5.3.4 Impact on Historic Environment including archaeology

#### *Elements to consider*

#### 5.3.4.1 Is the site within:

- The grounds of a listed building or immediately adjacent to one?
- Or adjacent to a: Scheduled Ancient Monument?
- Historic Park or Garden?
- Conservation area?
- Will any development impact on the setting of a heritage feature?
- Does the site have any impacts on archaeological assets?

#### *Rationale*

5.3.4.2 The Island's Historic Landscapes are all around us and contain the sites, settlements, fields, lanes and roads, houses and landscapes which survive from every period of our human past. The NPPF<sup>15</sup> sets out that consideration should be given to heritage assets and their conservation and that any potential development should make a positive contribution to the local character and distinctiveness.

5.3.4.3 Deliverable/ developable sites will also be checked by the Archaeology Service to ascertain any potential impacts on the Island's archaeology. Depending on timings of the archaeology assessment may affect the final overall suitability of a site.

### 5.3.5 Highway access

#### *Elements to consider*

5.3.5.1 Is the site close to the main road network, does it have road frontage, potential for visibility splays? Is there a clear right of access to the site? Does it require additional land to gain access to the road? Is the road leading to the site sufficient width, narrow, unmade? Are there any right of access issues, for example does the access incorporate a public right of way? Does the highway have pedestrian footways or scope to create them, and are they of sufficient width?

#### *Rationale*

5.3.5.2 Sites with poor accessibility may simply not be possible to develop, or the necessary impacts on local character may be too great. Or they can simply increase the cost of highway infrastructure required to develop the site and thus the likelihood of development diminishes. Sites with good accessibility require little or no highway infrastructure to develop and can be developed over the plan period.

5.3.5.3 The following criteria will facilitate an understanding of how close a site is to certain services and how sustainable it might be as a result.

### 5.3.6 Access to public transport

#### *Elements to consider*

5.3.6.1 Is the site close to a bus stop or other public transport mode? Is it walkable and is there a footpath? Does the public transport service operate on a regular basis? Is there a structure for inclement weather? Is it located in an area that would encourage use of the bus as opposed to the car?

#### *Rationale*

5.3.6.2 Sites located close to a bus stop can give residents realistic alternatives to the car. This though to an extent will be determined by the frequency of the bus and the ability to walk to the bus stop.

### 5.3.7 Pedestrian/cycle links

#### *Elements to consider*

5.3.7.1 Is the site located close to a recognised public right of way, cycleway, or footpath? Is there a pavement or footpath to the road for safe public access?

#### *Rationale*

5.3.7.2 Sites located close to pedestrian or cycle links can facilitate and encourage realistic alternatives to the car making the site more sustainable.

### 5.3.8 Access to services and facilities

#### *Elements to consider*

5.3.8.1 Is the site located close to facilities such as shops, schools, and other community facilities? Is the site well related to services facilities or well-placed so that the use of walking and cycling can be maximised?

#### *Rationale*

5.3.8.2 Sites located close to community services will help sustain those services and may reduce the pressures on services elsewhere whilst at the same time reducing the need to travel by private car.

### 5.3.9 Access to open space and recreation

#### *Elements to consider*

5.3.9.1 Is the site located close to open space, play space or other recreation facilities? The open space typologies considered as part of this exercise are:

- Amenity Green Space

- Children's and Young person's provision
- Parks and Gardens
- Allotments
- Outdoor Sport
- Accessible Natural or Semi-Natural Greenspace

5.3.9.2 Access to open space is considered both in terms of quantitative and access standards by typology, as set out in the Council's evidence base.

#### *Rationale*

5.3.9.3 Access to a range of open space types is a component in sustainability and liveability. Sites located close to open space and recreation areas can reduce the need to travel.

### 5.3.10 Other Themes

5.3.10.1 The following themes will facilitate a wider understanding of other aspects that may affect a site's overall suitability.

#### Air Quality sensitivities

5.3.10.2 Is the site in an air quality management area, are there any known air quality issues in the area, or is there potential for issues to arise as a result of additional development?

#### Minerals Resources

5.3.10.3 Is the site a mineral safeguarding area or in a known mineral area? Can the mineral be safeguarded or be extracted beforehand?

#### Agricultural land classification

5.3.10.4 What is the agricultural land classification for the site? This relates to sites not in Grade 1 or 2 as these are considered elsewhere.

#### Loss of employment site

5.3.10.5 Will development result in the loss of an employment site, is it a safeguarded employment site or is the potential for redevelopment/mix of uses?

#### Potential for mixed use

5.3.10.6 Does the site have potential for a mix of uses? If so likely uses?

#### Constraints to delivery

5.3.10.7 What are the potential constraints to delivery, for example;

✦ Is there more than one landowner, if so, how many, are all in agreement on availability?

✦ Is the site subject to any covenants/ lease terms?

Infrastructure requirements/ capacity

5.3.10.8 Is the site connected to any services/ utilities? Is it adjacent to sites that are connected to services/ utilities? What is the likely infrastructure required? Will this impact the potential site yield?

Compatibility

5.3.10.9 If residential development is provided in this location, is it compatible with existing uses? Are there neighbouring uses that may impact or be impacted by residential development? If there any pylons/telegraph poles within the site are these in a location that may affect layout or yield? Will there need to be a buffer to other uses or areas?

Planning history

5.3.10.10 Is there anything in the planning history that affects potential for development, has it previously been allocated, declined permission, if so for what reasons?

5.3.10.11 Only recent planning history will be looked at, that is from March 2012, when the last Core Strategy was adopted.

Policy Context

5.3.10.12 Overarching policy consideration including, is it affected by an adopted neighbourhood plan or supplementary planning document.

## 5.4 Assessment – Availability

5.4.1 Once the suitability of a site was established, the availability of the site was further assessed. Generally, a site is considered available, for development when, on the best information available there is confidence that there are no legal or ownership problems, such as multiple ownership, ransom strips, tenancies, or operational requirements of the landowners.

5.4.2 Availability will also consider the following aspects:

- Information contained within the pro-forma
- Whether the site is immediately available for development
- Whether the site is available for other uses
- Whether the site is available as a rural exception site
- If the site contains a property, could this be included, sub divided, converted

5.4.3 For the purposes of SHLAA the pro-forma and local knowledge will determine the basis on availability initially. Should there be any concern with regards to any aspects on the potential for availability further clarification may be sought.

5.4.4 A site can be considered **available** for development, when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

## 5.5 Assessment – Achievability

5.5.0 A site is considered **achievable** for development where there is a reasonable prospect that the development will be developed on the site at a particular point in time. This is essentially a judgement about the economic [viability of a site](#), and the capacity of the developer to complete and let or sell the development over a certain period.

### 5.5.1 *Aspects of achievability*

- Overall suitability, availability, and achievability
- Any factors that may affect the potential of the site coming forward including costs on development, market factors and any delivery factors.
- Is the site developable / deliverable in the Plan timeframe?

### 5.5.2 *Capacity Testing*

5.5.2.1 In determining the potential yield of a site, the following factors will be considered:

- Information included within the pro-forma
- The density of the surrounding area
- The character of the surrounding area
- The proximity to the settlement boundary
- The infrastructure that may be required. This will be especially relevant to larger sites and may include the need for facilities, open space, internal roads, etc.
- Where there are more sensitive and larger sites some initial concept plans may be undertaken to determine potential yields.

### 5.5.3 *Build out rates*

5.5.3.1 Build out rates for sites will vary depending on the nature and size of site including what is the likely yield given access and other requirements and constraints. The council will consider that sites can be delivered at a rate of 40-50 dwellings per annum but will be guided to an extent by market factors and any relevant information.

## 5.6 Definitions of Developability and Deliverability

5.6.01 To be regarded as **developable**<sup>2</sup>, sites must be suitable and have a realistic prospect of being available and being developed at the point envisaged. In this instance at some point in years 6-15 of the Island Planning Strategy.

5.6.02 In terms of **currently not developable**, sites with this status are considered to have a constraint that is currently not able to be overcome. In most instances the constraint is fundamental at this time. It may include the fact that the landowners have not expressed a willingness to develop, multiple ownerships, viability, or reliance on another site coming forward first

5.6.03 To be regarded as **deliverable**<sup>3</sup>, sites must be available now, be suitable and have a realistic prospect of some or all units being completed within the next 5 years from now.

### 5.1 *Viability and suitable sites*

5.1.1 For sites to be considered deliverable and developable, a judgement on economic viability has to be undertaken. It is considered that all deliverable and developable sites are viable.

5.1.2 The council is also intending to allocate residential sites based on the SHLAA evidence in the Island Planning Strategy. Any sites proposed for allocation are considered viable in the context of the site and the relevant policy requirements.

5.1.3 The council therefore expects landowners to have a realistic expectation in regards to the value of their land and does not anticipate that landowners will expect more than is set out in the relevant government guidance or where sites become unviable for development.

5.1.4 It is therefore anticipated that those buying and selling land will take account of the relevant policy requirements set out in the council's local plan (adopted or emerging) when valuing and/ or buying land.

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<sup>2</sup> NPPF (July 2018) page 66.

<sup>3</sup> Planning Practice Guidance: Housing and economic land availability assessment (September 2018) paragraph 036 and NPPF (July 2018) page 66.

## 6. SHLAA Outcomes

- 6.1 The aim of the SHLAA is to provide an assessment of each site's ability to provide a sustainable location for housing
- 6.2 This SHLAA has identified potential housing sites across the Island that together will help meet the objectively assessed housing requirement as identified in the Island Planning Strategy.
- 6.3 It also provides the baseline evidence to support additional assessment work and allows for further consideration of site options and allocations in the upcoming Island Planning Strategy.
- 6.4 If sites that are considered deliverable and/ or developable do not come forward in the timelines set out or within the Island Planning Strategy Period they may not be considered as deliverable/ developable in subsequent SHLAA reviews.
- 6.5 The council has also updated its 5-year land supply, and this can be found on the council's website [here](#).

## 7. Conclusions

- 7.1 The 2022 SHLAA has been a comprehensive process undertaken and has identified a number of sites that are deliverable and developable over the course of the next 15 years.
- 7.2 These sites will help meet the council's housing requirement as set out in the Island Planning Strategy.
- 7.3 The 2022 SHLAA is an evidence-based document that has helped inform the proposed residential allocations in the consultation draft Island Planning Strategy.
- 7.4 The full site assessments can be found on the council's website [www.iow.gov.uk/shlaa](http://www.iow.gov.uk/shlaa) under one of the four categories: Deliverable, Developable, Currently Not Developable and Currently Not Suitable. The permissions and windfall trajectory are published separately as part of the Council's in Appendix 4 of the Council's emerging IPS and evidence base [here](#).

# APPENDIX 1: BROAD LOCATIONS

## BROAD LOCATION A West Wight - Area of Search for New Garden Community, set out in Policy DHWN4 of ISP reg 18 first version.

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally Important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i):  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

#### Heritage Impacts

## BROAD LOCATION A

West Wight - Area of Search for New Garden Community, set out in Policy DHWN4 of ISP reg 18 first version.

**Impact on Historic Environment and Heritage Assets:** The site overlaps a Conservation Area (Shalfleet) and has numerous listed building scattered across the area.

### *Biodiversity / Ecological Impacts*

**Impact on Biodiversity:** Several ancient woodlands, SINCs and river valleys.

### *Flood Risk*

**Flood Risk (including Surface Water):** Traversed by several rivers together with their tributary channels, including Thorley Brook, Barnsfield Stream, Lucketts Brook, Ningwood Brook and Caulbourne. Each are associated with FZ2/3 along the channels. There are also isolated patches of surface water flood risk.

### *Proximity to Key Services*

**Access to Public Transport:** There are bus routes along the A3054 (Route 7 Newport - Yarmouth - Freshwater - Totland) (Route 57 Freshwater Bay to Cowes Enterprise College) B3401 and the B3399 (Route 7 Newport - Yarmouth - Freshwater - Totland) (Summer Links service - Newport - Yarmouth) (67 Carisbooker schools to Alum Bay)

**Access to Pedestrian Cycle links:** There are numerous public footpath and bridleways crossing the area, and a Cycling Strategy strategic route.

**Access to Services and Facilities:** There are currently no settlements of any significant scale in the area and a consequent lack of services and facilities.

**Access to Open Space / Recreation:** Shalfleet and Newbridge have some basic open spaces. Yarmouth and Calbourne have some basic open spaces just outside the area. Nonetheless, a new Garden Community would need to be self sufficient in open space provision.

### *Highways Factors*

**Highway Access:** Only one A Road touches upon the site - the A3054 which marks the northern boundary. The B3401 crosses centrally across the site and the B3399 marks the southern boundary. Even these three main arteries lack pedestrian footways or cycleways. The two B Roads are rural routes below standard widths.

## SHLAA Conclusion

Currently not suitable.

Rural character area comprising Grade 3 agricultural land that would be irreparably harmed by this proposal. The area is directly adjacent to the AONB on multiple sides and significantly impacting upon its setting and failing the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Therefore the existence of multiple views from the adjacent AONB highlands is a major consideration.

The highway network is inadequate and would require significant upgrading, public transport connections are poor.

Ecologically the area is rich, crossed by several streams, containing pockets of ancient woodland and SINC. It has recreational value being crossed by several Public Rights of Way. Overall the landscape impact would be very significant and highly inconsistent with the historic settlement pattern across the island.

In June 2019, UNESCO designated the Isle of Wight as a biosphere reserve and this status highlights that the Island is one of the best places to explore people's interaction with the natural world. This status would be undermined and threatened by development of such a scale in relatively untouched countryside. The council also declared a climate emergency in July 2019 underlining the need to conserve and enhance our natural environment.

**Status** Currently not suitable

## BROAD LOCATION B

South-East Wight - Area of Search for New Garden Community, set out in Policy DHWN4 of ISP reg 18 first version.

### Key Details

Settlement:	Multiple	Settlement Tier:	N/a	Parish:	Arreton, Newchurch, Godshill, Rookley, Wroxall, Shanklin	Site Area (Ha):	2970
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):	Contains settlement boundaries of Rookley, Godshill and Arreton.						
Location in relation to Settlement Boundary 2018:							
Brownfield or Greenfield:	Greenfield	Brownfield Register (If applicable):					
Site Description:	Garden Community Area of Search based on Arreton, Newchurch, Godshill, Rookley, Wroxall and Shanklin parishes.						
Planning History:	Very large area, so inevitably there is much planning history across discrete sites. However there has been no comprehensive proposal for a garden community of scale.						

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

##### Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally Important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

The area contains several areas of ancient woodland and SINC, as well as SSSI (both within and adjacent).

##### Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

The area contains several areas of open space, particularly to the east.

##### Environmental Discounts Stage B(i):

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Predominantly grade 3 agricultural land quality, but it also contains significant areas of Grade 2, the best farmland on the island and nowhere on the island is it more heavily concentrated than here. Discrete areas of FZ2/3 along river valleys.

##### Environmental Discounts Stage B(ii):

Remote from settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts Stage B(ii)

Most of the area is remote from existing settlements and development boundaries.

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:	No - rural area.
Local Policy Context (Including Neighbourhood Plan):	Predominantly countryside policies apply
Mineral Resources:	More than half the area is Minerals Safeguarding Area.

#### Landscape Impacts

Impact upon and Relationship to the AONB:	The site is not located in a AONB, although it is directly abutting the AONB on most boundaries, with the AONB forming the adjacent highlands that overlook the area. AONB settings are a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Therefore the existence of multiple views from the AONB is a major consideration.
Landscape Character Area Key Factors:	Crosses several LCAs including Arable Farmland (Arreton, Perreton and Pagham), Arable Farmland (Princelett, Ninham and Landguard), Arable Farmland (Lessland, Bathingbourne and Moor Arable), East Yar Pasture Land, Middle Eastern Yar and Tributaries Valley Floor.
Agricultural Land Classification:	Predominantly grade 3, but also including the densest concentration of the island's very best agricultural grade 2 land. Ther are also areas of Grade 4.
Landscape Impact:	Would have a very detrimental impact across vast areas of open countryside and farmland, predominantly grade 3 agricultural land quality but also including the densest concentration of the island's very best agricultural land. Significant impact upon AONB settings, since the AONB overlooks the sarea. High quality ecological areas within area, including ancient woodlands, river valleys, SINCS and SSSI. It has recreational value being crossed by several Public Rights of Way. Overall the landscape impact would be very significant and highly inconsitent with the historic settlement pattern across the island.

#### Heritage Impacts

## BROAD LOCATION B

# South-East Wight - Area of Search for New Garden Community, set out in Policy DHWN4 of ISP reg 18 first version.

### Impact on Historic Environment and Heritage Assets:

The site overlaps two Conservation Areas (Arreton and Godshill) and has numerous listed building scattered across the area, a scheduled monument (Monastic Grange at Hasely Manor) and an area of archeological interest.

### Biodiversity / Ecological Impacts

#### Impact on Biodiversity:

High quality ecological areas within area, including ancient woodlands, river valleys, SINC's and SSSI.

### Flood Risk

#### Flood Risk (including Surface Water):

Traversed by several rivers together with their tributary channels, including Merstone Stream, Eastern Yar and Scotchells Brook. Each are associated with FZ2/3 along the channels. There are also isolated patches of surface water flood risk.

### Proximity to Key Services

#### Access to Public Transport:

There are bus routes through the area, including;  
Route 2: Newport to Shanklin via Godshill  
Route 3: Newport to Shanklin via Rookley and Godshill.  
Route 8 Newport to Sandown  
Route 62 Newport to Godshill  
Route 68 Newport to Sandown via Arreton  
Route 73 Newport to Island Free School via Godshill

#### Access to Pedestrian Cycle links:

There are numerous public footpath and bridleways crossing the area, and several cycling routes.

#### Access to Services and Facilities:

There are three Rural Service Centres within the boundary - Rookley, Godshill and Arreton.

#### Access to Open Space / Recreation:

There are a number of open spaces across the area. Nonetheless, a new Garden Community would need to be self sufficient in open space provision.

### Highways Factors

#### Highway Access:

Two A roads go through the site - the A3056 and the A3020. Otherwise it is marked by narrow country lanes.

## SHLAA Conclusion

Currently not suitable

Would have a very detrimental impact across vast areas of open countryside and farmland, including the densest concentration of the island's very best grade 2 agricultural land, with large areas also comprising grade 3.

Significant impact upon AONB settings, since the AONB overlooks the area.

High quality ecological areas within area, including ancient woodlands, river valleys, SINC's and SSSI

It has recreational value being crossed by several Public Rights of Way. Overall the landscape impact would be very significant and highly inconsistent with the historic settlement pattern across the island, as well as significantly eroding the gap between Newport and Shanklin/Sandown.

In June 2019, UNESCO designated the Isle of Wight as a biosphere reserve and this status highlights that the Island is one of the best places to explore people's interaction with the natural world. This status would be undermined and threatened by development of such a scale in relatively untouched countryside. The council also declared a climate emergency in July 2019 underlining the need to conserve and enhance our natural environment.

#### Status

Currently not suitable

## BROAD LOCATION C

Centre of Newport - Wider Area

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally Important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts Stage B(i):

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

#### Biodiversity / Ecological Impacts

## BROAD LOCATION C

### Centre of Newport - Wider Area

Impact on Biodiversity: There are no environmental designations. However there are records of bats (Protected species).

#### Flood Risk

Flood Risk (including Surface Water): The east side and north side of the area fronting the River Medina is within Flood Zone 2/3.

#### Proximity to Key Services

Access to Public Transport: Town centre location with good public transport links.

Access to Pedestrian Cycle links: On street cycling, fgood quality pedestrian routes.

Access to Services and Facilities: Town centre location with excellent access to services and facilities.

Access to Open Space / Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The area is within the walking access threshold for all open space typologies except children's/young persons provision.

#### Highways Factors

Highway Access:

### SHLAA Conclusion

Currently not developable

The location contains multiple land ownerships meaning site assembly will be challenging. It is also predominantly Conservation Area and with a very high number of listed buildings.

In these lights it is difficult to achieve a comprehensive redevelopment scheme, although discrete smaller parcels may have more readily achievable potential on an ad-hoc windfall basis. More realistic potential may also stem from initiatives to bring upper storeys into use.

Further feasibility work will be necessary to asses some of the key constraints including impacts on Conservation Area and Listed Buildings.

Status: Currently not developable





## APPENDIX 2: DISCOUNTED SITES - NOT CURRENTLY SUITABLE

**ARR002** Land adjacent to the south of Cherrywood View, adjacent to Box Tree (Boxtree postcode PO30 3AQ)

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2-3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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.

Should there be no alternative sites and if there is a need for sites in Arreton this site will be reviewed.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.

The site is located on Grade 2 agricultural land and is classified very good quality land.

Status

Currently not suitable - Discounted.  
Grade 2 agricultural land.

# ARR003b Land Between 5 Huxford And Boxtree Main Road Arreton Newport Isle Of Wight PO30 (South)

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 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.  
 Should there be no alternative sites and if there is a need for sites in Arreton this site will be reviewed

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted.  
Discounted as agricultural grade 2. North side of site considered most suitable (has permission), although not in accordance with emerging IPS policy for the above reason. South side has an unacceptable landscape impact.

Status

**BCK001**

The Crest, Blythe Shute, Chale, Isle of Wight, PO38 2HJ

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Status

**BLK001**

# Land at Blackwater ( to the West of Mole Country Stores) Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

## SHLAA Conclusion

Status

**BRA006**

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

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. .

The site is located in Flood Zones 2 and 3 (SFRA). Consequently the site does not meet the assessment criteria. Strategic Gap.

Status

Currently not suitable - Discounted.  
F22/3.

# BRA008a Land Between Vicarage Lane & Quay Lane Brading

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted.  
Falls below Minimum Size Threshold. However could potentially be combined with BRA008b with which it could provide the access.

Status

**BRA009**

# Land Between east of Railway & Quay Lane, Brading

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Status

**BRA014**

**Buildings at Lower Rowborough, Beaper Shute, Brading, Isle of Wight, PO36 0AZ**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

0.06ha to the south of the site is located in a ancient woodland and SINC buffer and has been removed from the assessment

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

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

The site is 0.22ha which is below the minimum threshold of 0.25, once 0.06 has been removed from the assessment due to the buffers for the ancient woodland and SINC, the developable area reduces further. This and the context of the site and location results in the site being too small to achieve 5 dwellings and has therefore been discounted at this stage.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.

Falls below Size Threshold.

Status

**BRA015**

Beaper Farm, Brading Road, Ryde, Isle of Wight, PO331QJ

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

**BRI004**

**Adjacent New Road (1), Brighstone**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The council's SFRA 2115 scenario shows the site to be in FZ1. However, the EA maps show the site to be in FZ 2 and 3.

The site has been assessed at this stage but confirmation will need to be sought on the flood risk.

The site is not Grade 1 or 2 agricultural land.

Confirmation from EA, the site is in FZ 2 and 3 and as such does not meet the assessment criteria

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.  
Below size threshold  
and 'Currently Not Suitable' in any event.  
FZ2 and FZ3 AONB countryside

Status

**BRI005**

**Adjacent New Road (2), Brighstone**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

The council's SFRA 2115 scenario shows the site to be in FZ1. However, the EA maps show the site to be in FZ 2and 3.

The site has been assessed at this stage but confirmation will need to be sought on the flood risk.

The site is not Grade 1 or 2 agricultural land.

Confirmation from EA, the site is in FZ 2 and 3 and as such does not meet the assessment criteria.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.

AONB land within flood zone 2 and 3 that would extend the village development boundary beyond the natural southern edge defined by the New Road.

Status

Currently not suitable - Discounted.  
FZ2/3.

**BRI009**

Land at Cheverton Gravel Pit, Shorwell

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.

Located in AONB countryside outside the Settlement boundary with no meaningful relationship to it.

Status

**CGR001**

Land to east of Chale Street and north of Upper House Lane, Isle of Wight, PO38 2HE

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. The site does not relate well to an existing settlement boundary or even the village of Chale. Situated in an area of rural AONB character. It is visible from AONB St Catherine's Hill and Niton Down beyond the village to the south-east and east. Its development would degrade the landscape character and negatively impact on the AONB. There are no footways and little scope for creation to access the very basic level of services in the village core, which further limits the sites sustainability and further increases the likelihood of car dependency.

Status

**CHL004**

Land to rear of Place Farm, Chale Street, Chale

**Key Details**

Settlement: Chale Settlement Tier: 5 Parish: Chale Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS221 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site comprises of sections of a larger field system. It is set back from the road and beyond other fields and development. There are hedges to the west and east of the site. The site slopes up to the east and is higher than the road or sites to the west. The site also rises from the south up to the north.

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status: Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

**CHL005**

Walpan Farm, Military Road, Chale, Ventnor, Isle of Wight

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

**COW014**

**5 Warren Point, Medham Farm, Cowes**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.

Status

**COW019**

Land rear of 84 Wyatts Lane, Northwood, Cowes.

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Discounted as predoiminatly ancient woodland and SINC.

Status

**COW031**

Mornington Road Car Park, Mornington Road, Cowes, Isle of Wight, PO31 8AU

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted as it is below Min Size Threshold. Too small, trees issues and part of public open space. In any event, release of corporate approval.

Status

ECW006

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

**Key Details**

Settlement: East Cowes Settlement Tier: 1 Parish: East Cowes Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS050 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediatly adjacent to the Settlement Boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

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

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

The site is wholly located in a SINC.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

The site is located within a Historic Park and Garden - Osbourne House

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located within SINC and also a Historic Park & Garden, so therefore discounted.

Status: Currently not suitable - Discounted. SINC and also a Historic Park & Garden

**ECW013**

Field North of Norris Lodge and to the west of Milfred Avenue, East Cowes

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.

The site is wholly within Norris Park Historic Park/Garden so is discounted.

Additional factors: AONB setting , heritage, visual impact and highways impacts.

Status

**FRE006**

Mountfield, Norton Green, Freshwater, Isle of Wight, PO40 9RU

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Status

**FRE008** East Afton Farm Buildings (to the east of East Afton Farm) and cottages to the west of East Afton Farm, including: Pyewipe,

**Key Details**

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS045 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a mix of farm buildings and cottages bounded by a mix of fences and hedges. The site sits slightly lower than the adjacent Newport Road. There is a general downhill slope from south to north.

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status: Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

**FRE011**

Land between St Martins & Dundas West, Afton Down, Freshwater

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Below minimum size threshold and in Coastal Change Management Area and Heritage Coast boundary so discounte for all three reasons.

Status

**FRE012**

**Brambles Farm, Brambles Lane, Freshwater**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

The coastal edge is located in a SSSI  
 Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
The coastal edge is located in FZ 2 and 3  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii)  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)  
Coastal Change Management Area. Located outside the Settlement boundary with no meaningful relationship to it.

### SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it, as well as a Coastal Change Management Area.

Status

**FRE019**

**The Apple Farm, Newport Road, Freshwater**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

**FRE020**

**Copse Lane Barn, Freshwater**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

**FRE021**

Hill Farm, Hill Lane, Norton Green, Freshwater

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted.

Located in AONB countryside outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**FRE026**

Land on the East Side of Uplands Road, Totland Bay, Isle of Wight,

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)  
 Site appears to be small, and a problematic shape to achieve tHe minimum SHLAA size threshold, taking into account the character of the area.

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Site appears to be small, and a problematic shape to achieve tHe minimum SHLAA size threshold, taking into account the character of the area.  
In addition the site is identified as Lowland Meadow (S41 Priority Habitat) so ecologically unsuitable. Also the site is not suitable from a landscape perspective and would be inconsistent with the settlement pattern. Strategic Gap.

Status

**FRE029**

Avenue Road car park, Avenue Road, Freshwater, Isle of Wight, PO40 9UZ

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted.

Below size threshold. Considered too small to accommodate 5 units without a detrimental impact on neighbouring amenities. In any event, release of the car park would require corporate approval.

Status

Currently not suitable - Discounted.  
Falls below size threshold.

**FRE030**

Totland Car Park, The Broadway, Totland, Isle of Wight, PO39 0BN

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Discounted as it is below Min Size Threshold. In any event, release of the car park would require corporate approval.

Status

**FSH001**

**The Barn, Cothey Butts, Fishbourne, Isle of Wight, PO33 4HD**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.  
Falls below minimum size threshold and located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**GAT002**

Hill Farm, Gatcombe, Newport

**Key Details**

Settlement: Gatcombe Settlement Tier: 5 Parish: Gatcombe Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS244 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: This fairly level site is part residential and part farm barns. The main farmhouse is listed and is located on the edge of the site on the bend of the road. There are a number of other stone/wooden structures to the site. The site is bounded by a stone wall to the road and hedges elsewhere.

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status: Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

**GOD005**

Lower Yard Farm, Newport Road, Godshill, PO38 3LY

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. The site is split into two areas, together these meet the site size threshold but separately are below. Given the location and context of the site, area and the area TPO covering both sites it is considered that the site is too small to achieve 5 dwellings and is effectively also below the minimum threshold. It is also located outside the Settlement boundary with no meaningful relationship to it

Status

**HAV005**

Land to southeast at Pondcast Lane, Havenstreet

### Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS180c 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site slopes to the south and is bounded by hedgerows to all boundaries with trees interspersed.

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status: Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

HAV009

# Havenstreet Recreation Ground, Havenstreet

## Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS356 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Register (If applicable):

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

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden.  
However, the site is recognised as readily accessible public open space and therefore has been discounted

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted.  
The site is recognised as readily accessible public open space and therefore has been discounted. Strategic Gap.

Status: Currently not suitable - Discounted.  
Public open space.

# HCM001 The Hollands, Hale Common, Arreton, Isle of Wight, PO30 3AR

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Status

# HCM002 Hale Manor Farm, Hale Common, Isle of Wight, PO30 3AR

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The site is located in FZ1.

The site is on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B. However, as the site is brownfield and used for civil engineering works the site has been assessed as a reviewed site.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Status

HCM003

Macketts Farm, Macketts Lane, Hale Common, Isle of Wight, PO30 3AS

### Key Details

Settlement: Hale Common Settlement Tier: 5 Parish: Arreton Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS044 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: The site incorporates Rew Valley Dairies, associated farm buildings and biscuit factory. The fairly flat site is bounded by a mix of hedges, trees and fencing and is accessed off Macketts Lane.

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

The site is located in FZ1.

The site is on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B. However, as the site is part brownfield and used as a biscuit factory site has been assessed as a reviewed site.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.

Does not relate to a settlement boundary so discounted according to the methodology.

Status

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

**HCM004**

# Land Adjacent to Rose Cottage, Hale Common, Newport, Isle of Wight

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Status

**HIL001**

**Land at Rolls Hill Gurnard Po31 8ND**

**Key Details**

Settlement: Hillis Corner Settlement Tier: 5 Parish: Gurnard Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS166 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is located in a small hamlet and is a field used for grazing with hedges to the east and south. The site is close to two road junctions and slopes west to east towards the corner near the junction.

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

Status  
Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

**HIL002**

Land at Hillis Gate Road, Northwood PO31 8ND

**Key Details**

Settlement: Hillis Corner Settlement Tier: 1 Parish: Northwood Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS167 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is located in a small hamlet and is a field used for agriculture and grazing with kept hedges to all boundaries with a few trees along the southern boundary. The site is close to two road junctions and slopes north to south as well as rising gently from east then sloping to the west.

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

Status  
Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

**LAK003**

## Extension to Shanklin Cemetery

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 The site is a non designated nature reserve and therefore is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is designated as a churchyard and cemetery and has legitimate public access. The area is linked with quiet contemplation and the promotion of wildlife conservation and biodiversity. The site is therefore considered to be readily accessible open space and has been discounted as it does not meet the assessment criteria to proceed to the next stage. Furthermore, the site has been proposed as local green space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.  
The site is recognised as readily accessible public open space and therefore has been discounted.

Status

**LAK004**

Land at Sandown Airport, Scotchells Brook Lane, Newport Road, Sandown

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

Status

# MER002 Land at Merstone and Arreton: between Blackwater Hollow and Merstone Lane; to the west of Blackwater Hollow and to the

## Key Details

Settlement: Merstone Settlement Tier: 5 Parish: Arreton Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS095 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: The site is an extremely large site and has been put forward as a potential new town. It is located between Blackwater Hollow, Merstone Lane, west of Blackwater Hollow and to the north of Blackwater Road and includes Merstone Manor Farm. The site is predominately bounded by a mix of mature hedgerows with the land undulating from the valley floor.

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

## SHLAA Conclusion

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

Status: Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

Discounted by a Factor in Stage A (5m buffer)  
Approximately 3.5ha of land to the centre east of the site, 1.0ha at the northern tip and 1.0ha along a roadside is located in a SINC. This has been discounted and removed from the following assessment.

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

Discounted by a Factor in Stage A (No Buffer)  
There is a green corridor that runs through the site. The extent of which is not clear and would need to be confirmed and discounted from the assessment.

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

Discounted by a Factor in Stage B(i)  
FZs 2 and 3 run along the valley bottom and follow the length of the watercourse. It is not clear as to the extent and this would need to be confirmed and discounted from the assessment.

Approximately 103ha are located on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B. As the site extends beyond this the remainder of the site is assessed below.

Discounts by a Factor in Stage B(ii)

**MER004**

Land behind Cheeks Farm, Merstone, Newport, PO30 3DE

**Key Details**

Settlement: Merstone Settlement Tier: 5 Parish: Arreton Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS075b 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

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

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1.  
  
The site is on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B.  
  
In this instance the brownfield area has been assessed under IPS075a and should be referred to. The greenfield area has been discounted on the basis of being Agricultural Grade 2 land as per the methodology.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
The site is located on Grade 2 agricultural land and is classified very good quality land. In addition it is located outside the Settlement boundary with no meaningful relationship to it. As such the site is discounted according to the methodology.  
The access road, East Lane, is below standard width and lacks pedstrian footways, residential development would be highly car-dependent.

Status  
Currently not suitable - Discounted.  
Grade 2 agricultural land.

**MER005**

**Budbridge nursery Budbridge Lane Merstone**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.

Located outside the Settlement boundary with no meaningful relationship to it.

Status

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

**MER006**

Land at Merstone Lane, Merstone

**Key Details**

Settlement: Merstone Settlement Tier: 5 Parish: Arreton Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS118 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The fairly level site is a current field used for horticulture and grazing with timber stables. The site is bounded by hedgerows and post and wire fencing.

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

Status  
Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

**MER007**

**LAND AT CHAPEL NURSERIES, CHAPEL LANE, MERSTONE,**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.  
The site is both grade 2 agricultural land quality and located outside the Settlement boundary with no meaningful relationship to it, so is discounted as unsuitable.

Status

**NCH003**

**Westmeanth , Land at White Dymes, Main Road, Newchurch**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**SHLAA Conclusion**

Status

**NCH004**

Land to rear of Laurels, High Street, Newchurch

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The site is located in FZ1. The majority southern section of the site which is at grass is located within Grade 2 agricultural land. This area has been discounted from the assessment. The remaining northern section amounts to 0.195ha and has an access track of just over 3m (non-standard width). There are mature trees on the western boundary and existing residential curtilages on the east. Given the combined considerations of securing a suitable access, not building on root protection areas of small trees or imposing on neighbouring amenities, it seems difficult to see how the SHLAA minimum scale development can be achieved.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. Majority of site is classed as agricultural land quality grade 2, while remainder falls below SHLAA minimum size threshold. The majority southern section of the site which is at grass is located within Grade 2 agricultural land. This area has been discounted from the assessment.

The remaining northern section amounts to 0.195ha and has an access track of just over 3m (non-standard width). There are mature trees on the western boundary and existing residential curtilages on the east. Given the combined considerations of securing a suitable access, not building on root protection areas of small trees or imposing on neighbouring amenities, it seems difficult to see how the SHLAA minimum scale development can be achieved, even if it were to be considered suitable.

Status

Currently not suitable - Discounted.  
Grade 2 agricultural land. Remainder falls below minimum size threshold.

**NCH005**

**Edvale, The Shute, Newchurch**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

The site size is 0.06 which is below the 0.25ha site size threshold. Given the location and context of the house and area it is considered that the site is too small to achieve 5 dwellings and has therefore been discounted from the assessment.

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

### SHLAA Conclusion

Currently not suitable - Discounted. Falls below Size Threshold.

Status

**NCH006**

Land at 6 Northview Harbors lake Lane, Newchurch

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. The site is located on Grade 2 agricultural land and is classified very good quality land. In addition it is located outside the Settlement boundary with no meaningful relationship to it. As such the site is discounted according to the methodology.

Status

**NET012**

Land rear of The Copse, Eddington Road, Seaview

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.  
Remaining area falling without environmental constraints is too small to consider and the site is therefore considered below the minimum size threshold.

Status

**NEW010**

Land off Gunville Road, (west) Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Most of the site is located in FZ1 but it is effectively isolated by the Gunville Stream (FZ2 and 3) which prevents the site being accessed. It is therefore discounted.

The land is not class 1 or 2 agricultural land.

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

## SHLAA Conclusion

Currently not suitable - Discounted.

Approximately half the original emerging allocation HA035 has a permission (P/00354/18) granted on for 12 dwellings (Now separate site NEW075).

The remaining area of emerging allocation HA035 constitutes the site in question (NEW010). It is effectively isolated by the Gunville Stream (FZ2 and 3) which prevents the site being accessed. It is therefore not suitable and discounted.

Status

# NEW014 Land adjacent to Long Lane Farmhouse, Long Lane, Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

Status

**NEW018**

Land at Vectis Playing Field, Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted.

The site is part of an area of public open space known as Victoria Recreation Ground.

Status

**NEW019**

Northwood Camp 490 Newport Road Cowes, PO31 8QU

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 0.2ha of the eastern boundary is located in a SINC and ancient woodland buffer and has been removed from the assessment.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

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.

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

# NEW044 Land north of Carisbrooke Priory, Whitcombe Road, Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**NEW049**

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

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. The site is located in Flood Zones 2 and 3 (SFRA). Consequently the site does not meet the assessment criteria.

Status

**NEW050** Land adjacent to 358 Fairlee Road, Newport, Isle Of Wight

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**NEW051**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located within SINC, so therefore discounted.

Status

**NEW053**

Land to South of Forest Road PO30 5NB

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Located within SINC, so therefore discounted.

Status

# NEW054 Land behind Numbers 33 to 47, Watergate Road, Newport PO30

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. Falls below size threshold.  
Given the size of the site, combined with the positioning of mature trees (TPO), the position of single vehicle access points, the position of neighbouring garages, and neighbouring amenities, it seems unlikely that the minimum SHLAA dwelling requirement could be achieved.

Status

**NEW062**

**BOWCOMBE BUSINESS PARK, BOWCOMBE ROAD, NEWPORT, ISLE OF WIGHT, PO30 3HZ**

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**NEW063** 7 Green Street, Newport, Isle of Wight, PO30 2AN

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

## SHLAA Conclusion

Currently not suitable - Discounted.

Falls below size threshold.

The site is considered to be too small to achieve the minimum size threshold for the SHLAA.

Status

Currently not suitable - Discounted.  
Falls below size threshold.

**NEW065**

Land to rear of 394-402 North Fairlee Road, Newport Isle of Wight, PO30 2JX

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

# NEW073 Island Harbour, Mill Lane, Fairlee Road, Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

The site is bounded by a number of biodiversity designations and buffer zones with a small portion to the north east and south west located within.

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

6.55ha of the site is located either on water or in the flood zones and has therefore been discounted from this process.

The remaining 3.45ha is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**NEW077** Sommerville, (next to 'Moorfield') Blackwater Road, Newport, PO30 3BD

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

### SHLAA Conclusion

Currently not suitable - Discounted. Falls below Size Threshold.  
Remaining area falling without TPO is too small to consider and the site is therefore considered below the size threshold. It is also located outside the Settlement boundary with no meaningful relationship to it

Status

Discounted by a Factor in Stage A (5m buffer)  
0.69 ha is located in a SINC and has been removed from the assessment.

The remaining 0.24ha is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Part of the site is located within the open space audit as a green corridor though the extent and accessibility needs to be confirmed.

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

The remaining portion of the site is 0.24ha, the majority of this (over 0.2ha) is located within a TPO woodland, this and the context of the site and location results in the site being too small to achieve 5 dwellings.

Discounts by a Factor in Stage B(ii)

**NEW079**

Sea Street, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The site is wholly in FZ2/3

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.

Discounted as wholly in FZ2/3.

Status

**NEW082**

155A Staplers Road, Newport, PO30 2DP

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The site is considered, on balance, to be too small to achieve the minimum size threshold for the SHLAA. It is approximately 0.1ha and although within the settlement boundary, the character of the area is low density detached residential, served by a small access road which lacks pedestrian footways. The site affords views across the lower lying countryside to the north, so landscape impact of higher storeys would be a consideration.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Falls below minimum size threshold.  
The site is considered, on balance, to be too small to achieve the minimum size threshold for the SHLAA. It is approximately 0.1ha and although within the settlement boundary, the character of the area is low density detached residential, served by a small access road which lacks pedestrian footways. The site affords views across the lower lying countryside to the north, so landscape impact of higher storeys would be a consideration. Seems unlikely to be suitable for significant intensification, although given its location within the settlement boundary this could be tested via the normal development control process.

Status

**NEW086**

**Mill Court**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable  
Can't be considered suitable unless site were demonstrated that this satisfied the Policy criteria in energing IPS Policy E2.  
Also discounted due to extent of flood risk, with FZ2/3 covering most of the site.

Status

# NEW088 Land on south-east side of Fairlee Road immediately south-west of No. 316 Fairlee Road, Newport, Isle of Wight

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**NEW090**

Land adjacent Heytesbury Farm, Worsley Road. Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable. Located within SINC, so therefore discounted.

Status

**NOR001**

Land off Gasworks Lane, Yarmouth

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

The eastern boundary is immediately adjacent to a RAMSAR, SSSI, SPA, SAC site and the southern boundary is immediately adjacent to a SINC and ancient woodland.

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
0.25ha is located in FZ2 and 3 along the eastern boundary  
The remainder of the site (0.41) is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

# PND002 Bullen Mead, Bullen Road, Ryde, PO33 1QE, Isle of Wight

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**POR001**

Land at Porchfield PO30 4LS

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

**POR002**

**Durrants Farm, Colemans Lane, Porchfield**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

**RYD007**

**1 Brookfield Gardens, Ryde**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Falls below size threshold.

Status

**RYD013**

9/11 George Street, Ryde, IOW, PO33 2EB

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Further review suggest the site may have difficulty achieving the minimum size threshold, given the densitt of surrounding properties, positions of windows overlooking, etc.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.

Falls below minimum size threshold.

The site will likely have difficulty achieving the minimum size threshold, given the densitt of surrounding properties, positions of windows overlooking, etc, particularly as it is located within the conservation area.

Status

Currently not suitable - Discounted.  
Falls below minimum size threshold.

**RYD018**

Ashey Vineyard, Ashey Road, Ryde Isle of Wight PO33 4BB

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

**RYD021**

Farm area at Aldermoor Farm, Upton Road, Ryde, IoW PO33 3LA

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

**RYD025**

Land at Bartletts Green Farm, Brading Road, Ryde

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable. Located within SINC, so therefore discounted.

Status

**RYD028**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 The site is located in both Flood zones 2 and 3.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - discounted. The site is located in Flood Zones 2 and 3 (SFRA). Consequently the site does not meet the assessment criteria.

Status

**RYD030**

Windmill Farm, Upton Cross, Ryde, Isle of Wight, PO33 3LA

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

**RYD031**

**Land at Reynolds and Reed, Binstead**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

**RYD032**

**Land adjacent to Reynolds and Reed, Binstead**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

**RYD039**

Smallbrook Farm South , Smallbrook Lane, Ryde

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted Stage A. The site is a SINC (Swanpond Copse, Angels Copse) and ancient woodland.

Status

**RYD040**

**36 Nelson Street, Ryde, Isle Of Wight**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The site is located in FZ1 and is not class 1 or 2 agricultural land.  
The site does not seem capable of achieving a net gain of the minimum requirement (5) gven planning history.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - discounted.  
Conservation Area. The site does not seem capable of achieving a net gain of the minimum requirement (5) gven planning history and recent refusal.

Status

**RYD044**

**Woodlands, Quarr Road, Binstead, Ryde**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

0.12ha of the site is located within an ancient woodland buffer zone.

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

The site extent beyond the ancient woodland buffer is 0.09ha. Within this area are a number of individually protected trees and a group TPO. As a result of the trees and associated buffers required, the site is too small to achieve 5 dwellings.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable for multiple reasons, including that the 50% of land outside the covenant is too small to accommodate 5 dwellings. Discounted.

Status

**SAN001**

Fort Mews, Sandown, Isle of Wight, PO36 8BH

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The entire site is located in both flood zones 2 and 3 and therefore does not pass Stage B.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - discounted.

The site is located in Flood Zones 2 and 3 (SFRA). Consequently the site does not meet the assessment criteria.

Status

**SAN008**

**Culver Parade, Sandown,**

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

The site is not located in the following environmental designations, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG.

Approximately 2.4ha of the site to the north is located within a SINC and this area will need to be removed from any developable area.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

The site is not located within the heritage coast, historic park or garden.

The south of the site is designated as a boating lake and considered public open space. This area will need to be removed from any developable area.

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The entire site is located within Flood zones 2 and 3. Consequently the site does not pass Stage B of the methodology.

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - discounted.

Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

Currently not suitable - discounted.

Located outside the Settlement boundary with no meaningful relationship to it.

**SAN009**

Land off Jeals Lane, Sandown

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.

The site is recognised as readily accessible public open space and therefore has been discounted.

Status

**SAN010**

Fort Street car park, Fort Street, Sandown, Isle of Wight, PO36 8BA

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Site is within Strategic Gap, flood zone (north) and classed as open space. In any event, release of the car park would require corporate approval.

Status

**SEA005**

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

**Key Details**

Settlement: Seaview Settlement Tier: 3 or 4 (Discrepancy i Parish: Nettlestone and Seaview Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS027 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

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.

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
1.7ha along the eastern boundary is located in FZ 2 and 3 and has been removed from the assessment.  
The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status: Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

SHA002

Land at Shalfleet Manor Farm, Shalfleet Manor Shalfleet

### Key Details

Settlement: Shalfleet Settlement Tier: 4 Parish: Shalfleet Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS108 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

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

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer) The site is located within Hamstead Heritage Coast.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Discounted as it is within the Heritage Coast designation.

Status Currently not suitable - Discounted. Heritage Coast

SHA003

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

### Key Details

Settlement: Shalfleet Settlement Tier: 4 Parish: Shalfleet Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS040 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

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

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Environmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage A (5m buffer)

0.15 ha to the north of the site is located in an Ancient Woodland, SINC and associated buffers. The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Discounted by a Factor in Stage A (No Buffer)

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

Discounted by a Factor in Stage B(i)

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Discounted as it is within the Heritage Coast designation and no meaningful relationship to a settlement boundary.

Status Currently not suitable - Discounted. Heritage Coast nd no meaningful relationship to a settlement boundary.

**SHA004**

Land adj to Cottle House, Ningwood, IW, PO30 4NL

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

SHA005

Lower Dodpits Farm, Shalfleet

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

Currently not suitable - Discounted.  
Located outside the Settlement boundary with no meaningful relationship to it.

**SHC001**

Land at Chessell Cross, Chessell, Yarmouth, Isle of Wight PO41 0UB

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

**SHK007**

Land adjacent 29 Church Road, Shanklin

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

**SHW001**

**Brookfield, Yafford, Newport PO30 3LH**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Status

**SHW002**

## Buildings at Cheverton Quarry, Shorwell

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

0.25ha of the site to the south is located within an ancient woodland buffer and has been discounted from the assessment.

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Status:

**SNF002**

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

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Status

**STH001**

Land adjacent Greystones, Upper Green Road, St Helens

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Status

**STH007**

Land off Carpenters Road, St Helens

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

**STH009**

Land at St Helens, St Helens

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.  
Located in AONB countryside outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**STH010**

Land south of Attrills Lane, St Helens

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**STH011**

Land off Carpenters Road, St Helens

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

**STH012**

Buildings and Land at Carpenters Farm, Carpenters Road, St Helens, Isle of Wight, PO33 1YL

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
0.02ha of the site on the south west boundary corner is located in a RAMSAR, SPA and SSSI. It is not considered that this will impact on the developable area.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

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.

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
0.17ha is located in flood zones 2 and 3 (SFRA). This area has been removed from the assessment.  
The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it. Strategic Gap.

Status

SUN001

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

Key Details

Settlement: Sun Hill Settlement Tier: 4 Parish: Calbourne Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS322 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is used as a grazing field for sheep and is slightly sloping to the west and north. It is bounded by a mix of trees and hedges and has some post and wire fencing within the site.

Suitability Assessment

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i) The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

SUN002

Merlins Farm, Elm Lane, Calbourne

### Key Details

Settlement: Sun Hill Settlement Tier: 4 Parish: Calbourne Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS057 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

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

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i) The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

THY003

Barnsfield Stables, Wilmington Lane, Thorley

Key Details

Settlement: Thorley Settlement Tier: 5 Parish: Yarmouth Site Area (Ha): 2018 SHLAA\_Ref\_No: IPS355 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary with no meaningful relationship to it.

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is currently used as stabling and barns for equestrian and agricultural uses. There is a low hedgerow on the roadside boundary, partly open to the rear with trees to the south of the site.

Suitability Assessment

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i) The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii) Located outside the Settlement boundary with no meaningful relationship to it.

SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

THY004

# Buildings at Lee Farm, Wellow

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 Whilst part of the access is in FZ2 and 3, the site is located in FZ1 and is not in class 1 or 2 Agricultural land

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

**THY005**

Land rear of Holmfield Avenue, Thorley

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

**VEN003**

Ventnor Youth Club, Victoria Street Ventnor

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted. Falls below minimum size Threshold.  
Community uses should be retained within existing building located in the Conservation Area, although there may be potential for residential on upper storeys. However seems very unlikely to achieve the SHLAA threshold.  
Ground Stability Area 'Areas likely to be subject to significant constraints on development. Local Plan development proposals should identify and take account of the ground behaviour constraints.'

Status

**VEN010**

Land known as 'Rewbank', east side of Newport Road, Lowetherville

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

# WBR009 Land at the junction of Old East Cowes and Whippingham Road, Whippingham, also known as Heritage Hollow, PO32 6NQ

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

The top western edge is within a SINC buffer zone but this should not affect the developable area.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land.  
The top western corner is within FZ2 and 3 but this should not affect the overall developable area.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

**WBR010**

Site of former Briddlesford Farm Cottages, Littleton Lane, Wootton

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Status

**WBR017**

Land at Palmers Road, Wootton

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Status

**WBR020**

Land to south of Fernhill, Wootton

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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. Development concepts show the access road is within the SINC 5m buffer, and in one concept it is within the SHLAA boundary. In all concepts the access road directly crosses the woodland complex that is almost entirely designated as a SINC.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

**SHLAA Conclusion**

Currently not suitable - Discounted.

Development concepts show the access road is within the SINC 5m buffer, and in one concept it is within the SHLAA boundary. In all concepts the access road directly crosses the woodland complex that is almost entirely designated as a SINC, so is effectively the same habitat as the designation. As such it fails the SHLAA Environmental Discount Test A (5m buffer).

Status

**WBR023**

Land at Littletown Lane, Wootton

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Status

**WHT006** Dean Farm, Whitwell Road, Whitwell, Isle of Wight, PO38 2AB

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Status

**WHT007**

Land rear of Quintons, Southford Lane, Whitwell, Isle of Wight, PO38 2QJ

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

**WHT008** 1)Station Ground/Allotments, Nettlecombe Lane 2) Stenbury Mead, Nettlecombe Lane 3) Corner Field, Nettlecombe Lane

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Currently not suitable - Discounted. Located outside the Settlement boundary with no meaningful relationship to it.

Status

# WRO004 Land off Clarence Road, Wroxall

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

## SHLAA Conclusion

Status

**YAR001**

**Bouldnor Mead, Yarmouth**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area (Ha):  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land Safeguarded as Biodiversity Mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 1 or 2, Small Sites falling below the Size Threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from Settlement Boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounts by a Factor in Stage B(ii)

### SHLAA Conclusion

Currently not suitable - Discounted.

3.1ha is located in public open space (Bouldnor Sports Field) and is therefore discounted as not suitable.

The remainder of the site has permission.

Status

Currently not suitable - Discounted.  
Open space.



# APPENDIX 3: SITES THAT ARE NOT CURRENTLY SUITABLE

APH001

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

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Large open and expansive arable fields  
 Changing colours and textures with the seasons and farming year  
 Hedgerows mark remaining field boundaries many of which may have historic origins  
 Hedgerow trees are scarce except close to the valley floor or near to areas of woodland  
 A largely unsettled landscape with a few scattered farmsteads"/>

Agricultural Land Classification:

**APH001**

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

**Landscape Impact:** It is in the wider rural area and is more agricultural in character and has views across to Ventnor Downs. It is generally level and slopes slightly down to the roadside. Development here would seem like an extension inconsistent with the settlement form and scale. There is Public Right of way across the northern boundary which continues off-site to the east. Value is medium and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are TPOs along the northern boundary and hedgerows at western and southern boundaries.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified.

### Proximity to Key Services

**Access to Public Transport:** The northern edge of the site is approximately 250 m away from the bus stop. This is Route 8 that serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:** There is a public right of way to the north with links to the wider countryside. There is no pavement along the road at this point but is to the north just beyond the site. There are no cycle paths. Adjacent Ventnor Road lacks pedestrian footways.

**Access to Services and Facilities:** There is a convenience store with post office in Apse Heath.

**Access to Open Space and Recreation:** The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking accessibility threshold for children and young people, parks and gardens, and allotments.

### Highways Factors

**Highway Access:** An access onto the road would have to be provided. The main road to the north (225m) is the strategic road network. Adjacent Ventnor Road lacks pedestrian footways.

## SHLAA Conclusion

Currently not suitable.

Whilst there is a local shop with post office and car park the site is too far south and draws out development in the rural area, with the concern being exacerbated by the lack of pedestrian footways. There is also concern over the potential landscape impact in continuing development south, including on the AONB.

**Status** Currently not suitable

APH003

Land off Newport Road, Apse Heath, PO36 0JR (to the east of Kiandra)

Key Details

Settlement: Apse Heath Settlement Tier: 5 Parish: Newchurch Site Area (1.29 2018 SHLAA\_Ref\_No: IPS092 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is located along the main road of Apse Heath and is part of a field. The boundary to the road is tree lined with post and wire fencing behind. The site is fairly level adjacent to the road and then slopes steeply to the south.

Planning History: No apparent planning history.

Suitability Assessment Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation. The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management. Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: Apse Heath does not have a settlement boundary and therefore the site is in the wider rural area.

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.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. It has views from/to the AONB to the south. AONB settings are a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Arable Farmland - Princelett, Ninham and Landguard Arable. Key Characteristics: Large open and expansive arable fields, Changing colours and textures with the seasons and farming year, Hedgerows mark remaining field boundaries many of which may have historic origins, Hedgerow trees are scarce except close to the valley floor or near to areas of woodland, A largely unsettled landscape with a few scattered farmsteads

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is in the wider rural area. The site is fairly level to the roadside boundary but slopes down significantly to the south towards the wider agricultural fields. The site has wide ranging views across the open landscape to the south, and directly across to the AONB Downs. Proximity to SINC and mature trees suggest ecological sensitivity. There is a Public Right of Way down the west boundary and another close to the east boundary so the site has recreational value. Value is medium and sensitivity is medium/high.

**APH003**

Land off Newport Road, Apse Heath, PO36 0JR (to the east of Kiandra)

*Heritage Impacts*

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

*Biodiversity / Ecological Impacts*

Impact on Biodiversity: The site is not located in an environmental designation. However, there is a woodland SINC with 5m buffer to the east, consequently appropriate ecological survey may be required. There are mature trees along the northern road frontage.  
The site is in a biodiversity enhancement area.

Biodiversity Net Gain Scope:

*Flood Risk*

Flood Risk (including Surface Water): No flood risk identified on-site. Small area of surface water flood risk off-site to east.

*Proximity to Key Services*

Access to Public Transport: The site is along a bus route 8 that serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links: There is a public right of way to the west with links to the wider countryside. There is no pavement along the road at this point. There are no cycle paths.

Access to Services and Facilities: There is a convenience store with post office in Apse Heath. A local supermarket and other facilities are just over 1km away but there is not a pavement along this section of road.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.  
The site is within the walking accessibility threshold for children and young people, parks and gardens, and allotments.

*Highways Factors*

Highway Access: A new access onto the main road (A3056) would have to be provided. The main road is also the strategic road network.

**SHLAA Conclusion**

Currently not suitable.  
Landscape and ecological impacts in an unsustainable location.

Status: Currently not suitable

**BRA002**

Wrax Farm, New Road, Brading

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

**BRA002**

## Wrax Farm, New Road, Brading

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. Unknown potential. Outside of medieval settlement core but overlooks Brading Haven. May require evaluation.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some scrubby areas and trees to the east of the site near the railway that may have some biodiversity interests.  
Not far off site to the east of the railway line is an extensive area of Coastal and Floodplain Grazing Marsh (Priority Habitat).

**Biodiversity Net Gain Scope:** Net gain may best be achieved in this location via off-site enhancements to the nearby coastal flood-plain and grazing marsh habitat.  
Retaining an ecological buffer on the site western boundary may be beneficial, containing pond and/wetland habitat and planting of local priority species. House Sparrow boxes.

### Flood Risk

**Flood Risk (including Surface Water):** No on-site flood risk identified

### Proximity to Key Services

**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 Links:** 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 and Facilities:** Brading has a number of local facilities in line with it being classified as a rural service centre.

**Access to Open Space and Recreation:** Brading has a number of public open space choices including the Roman Villa and Brading Down.  
For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.  
In terms of accessibility standards, the site falls within the walking threshold for all open space types except parks/gardens and it falls on the edge of the accessibility boundary for outdoor sport.

### Highways Factors

**Highway Access:** The site is accessed along a private unmade road off the main strategic road network. The submitted access is only 5.7m wide so non-standard width.  
Securing pedestrian access to the train station would be essential for the sustainability of this site.

## SHLAA Conclusion

Not currently suitable. Question marks remain over the suitability of the access for the development which is only 5.4m width, as well as the impact on the setting of the surrounding AONB countryside and the overall sustainability of the settlement.

Conclusion 2022:

**Status** Currently not suitable

**BRA004**

# Land Near Brading Roman Villa / Land off Morton Road Brading

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**BRA004**

## Land Near Brading Roman Villa / Land off Morton Road Brading

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is located in very close proximity to a Scheduled Ancient Monument that is also listed. The cottage to the east is also locally listed. If applicable an archaeological investigation is likely to be required before any development.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a traditional orchard (a priority habitat) off-site but directly abutting the east boundary.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

### Proximity to Key Services

Access to Public Transport: There are bus stops just to the south of the site

Access to Pedestrian Cycle Links: There is a public right of way to the north of the site.

Access to Services and Facilities: Brading has a number of local facilities in line with it being classified as a rural service centre.

Access to Open Space and Recreation: There is a village green located to the south of the site along the main road, however, the site is also located within the ground of the wider historical area. For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

### Highways Factors

Highway Access: The site is accessed via Morton Road, however any development would require an upgrading to the existing highway entrance and the provision of footways which seems difficult to achieve. The strategic road network is located in close proximity to the east.

## SHLAA Conclusion

Not currently suitable.

The site is located in very close proximity to a Scheduled Ancient Monument that is also listed. The cottage to the east is also locally listed. The highway access along is insufficient width to serve a development of any significant scale and without footways. This is an AONB site that would have a detrimental landscape impact and detrimental impact upon the historic cultural setting. Strategic Gap.

Status: Currently not suitable

**BRA005**

Land adjacent to Greenwood Villas, Greenwood Lane Brading

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**BRA005**

## Land adjacent to Greenwood Villas, Greenwood Lane Brading

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, though there are a number of trees within the hedgerows. The area to the south is very scrubby and is adjacent to a water course, as well as being classed as Reedbeds and Coastal Floodplain/grazing Marsh (Priority habitats) with associated protected species. The site is bounded by hedgerows and the southern section of the site is located in a biodiversity enhancement area.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

### Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance to the east edge of the site but is some distance away from the west edge. Routes 2 and 3 serve Brading and run Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

Access to Pedestrian Cycle Links: There are a number of public rights of way adjacent to the site. No close by cycle links and the road does not benefit from a pavement.

Access to Services and Facilities: Brading has a number of local facilities in line with it being classified as a rural service centre

Access to Open Space and Recreation: For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

### Highways Factors

Highway Access: Greenwood Lane lacks footways and is not really a suitable width/standard to serve development of any significant scale. There are a number of field entrances, these are onto a narrow road, one car width that also serves as a public right of way.

## SHLAA Conclusion

Not currently suitable.  
Significant landscape and ecological impacts. Strategic Gap.  
The site would represent a development highly inconsistent with the existing settlement form into an area of rural character. Greenwood Lane lacks footways and is not really a suitable width/standard to serve development of any significant scale.

Status: Currently not suitable

**BRA007**

Land on south west side of West Lane, Brading.

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):  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.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:  The site is not located in an AONB, which is 175m away at it's nearest point. However it is visible from the AONB and the impact upon it's setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors:  Arable farmland - traditional enclosed pasture land.

Agricultural Land Classification:  The classification is Grade 3

Landscape Impact:  It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. There are some AONB setting issues and the land is feels rural in character and beyond the prevailing urban form. A recreational footpath runs alongside the site at the northern boundary. Creation of an access would result in loss of trees and alteration of rural character. Value is medium/high and sensitivity is medium.

**Heritage Impacts**

**BRA007**

## Land on south west side of West Lane, Brading.

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area but is close to a listed building (Little Park Grade 2). If applicable 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.

### *Biodiversity / Ecological Impacts*

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a hedgerow to Doctors Lane that may need biodiversity studies. It is within the Eastern Central Ridge Local Ecological Network.

**Biodiversity Net Gain Scope:**

### *Flood Risk*

**Flood Risk (including Surface Water):** No risks identified

### *Proximity to Key Services*

**Access to Public Transport:** There are bus stops in close proximity along the strategic road network to the west of the site. 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 minute.

**Access to Pedestrian Cycle Links:** There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

**Access to Services and Facilities:** Brading has a number of local facilities in line with it being classified as a rural service centre.

**Access to Open Space and Recreation:** For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

### *Highways Factors*

**Highway Access:** Access to the site is from Doctors Lane. This is a narrow access road only suitable for a small car. If the site is suitable then the access would need to be widened and there would be loss of trees/hedges and consequent erosion of rural character.

## **SHLAA Conclusion**

Currently not suitable.

Whilst the site is immediately adjacent to the settlement boundary, there is no appropriate access to the site. The immediate lane is very narrow and would require substantial re-working and loss of trees/hedges that is unlikely to be appropriate and not all land required is in the land holding. There are also some landscape concerns.

**Status** Currently not suitable

**BRA010**

Land North of Vicarage Lane, Brading PO36 OAR

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**BRA010**

## Land North of Vicarage Lane, Brading PO36 OAR

**Landscape Impact:** The site is on a slope that slopes down from north to south. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. It is enclosed on three sides by trees which limits wider visual impacts, albeit by a somewhat artificial planted conifer line. It is bounded to the south by the Vicarage Lane Public Right of way, although the visual linkages are limited due to gradient and vegetation. It is somewhat inconsistent with the settlement pattern, with the A3055 roundabout being a natural severance factor and village edge to larger scale planned development. Value and sensitivity is medium.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders, there are some larger trees to the boundary of the site. There is a stream just off site to the south which is a type of S41 priority habitat, so will have ecological value.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified on site

### Proximity to Key Services

**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 minute

**Access to Pedestrian Cycle Links:** 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 and Facilities:** Brading has a number of local facilities in line with it being classified as a rural service centre.

**Access to Open Space and Recreation:** For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. In terms of accessibility standards, the site falls within the walking access standard of amenity greenspace, , accessible natural greenspace, outdoor sport. But it falls outside the walking threshold for allotments, children's and young people parks/gardens.

### Highways Factors

**Highway Access:** There is a wide access point from the main road (Roborough Lane) which has good visibility, although it is not within the submitted site boundary. Pedestrian access may be achievable at the south-west to Vicarage Lane, although this would require bridging the stream.

## SHLAA Conclusion

Currently not suitable. It is somewhat inconsistent with the settlement pattern, with the A3055 roundabout being a natural severance factor and village edge to larger scale planned development. There are concerns over suitability of access and the extent of the site leading to incongruous development in the context of the surrounding area.

**Status** Currently not suitable

**BRA011**

Land adjacent Football Ground, Vicarage Lane, Brading

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Pastoral landscape of hedged small and medium sized fields  
 Ancient woodland and copses  
 Grassland, woodland and some wetland areas of nature conservation importance  
 Parkland and designed landscapes  
 Historic buildings including farmsteads, manors and country houses  
 Scheduled monuments"/>

Agricultural Land Classification:

**BRA011**

## Land adjacent Football Ground, Vicarage Lane, Brading

**Landscape Impact:** The mix of uses close by are the football club and sporadic residential. The site is outside the settlement boundary on the outskirts of the area where the land is more agricultural and rural. It slopes down from the north and west. It is enclosed on all sides by trees which limits wider visual impacts, albeit by a somewhat artificial planted conifer line. It is bounded to the south by the Vicarage Lane Public Right of way, although the visual linkages are limited due to gradient and vegetation. It is somewhat remote and inconsistent with the settlement pattern, with the A3055 roundabout being a natural severance factor and village edge to larger scale planned development. Value and sensitivity is medium.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not within the conservation and there are no listed buildings in close proximity.  
Archaeology: Site contains a scatter of medieval pottery and metal objects. It is highly likely that associated buried remains survive, investigation works likely to be required.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. There is a stream just off site to the south which is a type of S41 priority habitat, so will have ecological value.

Biodiversity Net Gain Scope:

### Flood Risk

**Flood Risk (including Surface Water):** Very marginal overlap with surface water risks on southern boundary.

### Proximity to Key Services

**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 Links:** Vicarage Lane is a public footpath, any upgrading to the lane for access would require consideration of this.

**Access to Services and Facilities:** Brading has a number of local facilities in line with it being classified as a rural service centre

**Access to Open Space and Recreation:** The site is immediately adjacent to the football grounds to the east.

### Highways Factors

**Highway Access:** The site is accessed by Vicarage Lane. This lane is narrow and would require upgrading. The lane joins the strategic road network.

## SHLAA Conclusion

Currently not suitable. It would be inconsistent with the existing settlement form and pattern, with the A3055 roundabout being a natural severance factor and village edge to larger scale planned development. There are concerns over suitability of access and the extent of the site leading to incongruous development in the context of the surrounding area.

**Status** Currently not suitable

**CGR002**

Land at Lower Bramstone Farm, Newport Road, Chale Green

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Sloping, rolling pastoral landscape  
 Hedgerows, hedgerow trees and copses  
 Ancient woodland  
 Historic farmsteads dispersed through the area  
 The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown  
 The designed landscapes at Wydcombe and the Hermitage"/>

Agricultural Land Classification:

**CGR002**

## Land at Lower Bramstone Farm, Newport Road, Chale Green

**Landscape Impact:** The site comprises greenfield that slopes down east to west to the B3399, from which it is separated by trees and hedges. The site is situated in a slight dip and AONB countryside rises to the east and west. Development here would degrade the AONB traditional enclosed pasture land landscape character of sloping, rolling pastoral landscape with hedgerows and hedgerow trees. Value and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. Farmhouse is undesignated heritage asset. Early medieval and medieval finds in adjacent fields indicate possible focus of activity. Early consultation with IWCAHES.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees running along the verge fronting the site. The site directly abuts an area of ancient woodland to the north-east and the buffer and root protection areas fall within the site.

Biodiversity Net Gain Scope:

### Flood Risk

**Flood Risk (including Surface Water):** Surface water flood risk the length of the B3399 along all possible access points.

### Proximity to Key Services

**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 Links:** There are network of public rights of way within the village but no dedicated cycle paths in close proximity

**Access to Services and Facilities:** Chale Green has a small shop just to the north of the site

**Access to Open Space and Recreation:** The site is within the walking accessibility threshold for children's play and young people and natural greenspace, but not accessible to other open space typologies. There is a landscape verge to the west of the site that is described as common land.

### Highways Factors

**Highway Access:** The site can be accessed from the site onto the main road, however there is a landscape verge which runs along the length of the site and it is not clear who owns this. There are no pedestrian footways on the adjacent B3399.

## SHLAA Conclusion

Not currently suitable. Development here would degrade the AONB traditional enclosed pasture land landscape character of sloping, rolling pastoral landscape with hedgerows and hedgerow trees. Chale Green is a small settlement that lacks many basic services so not suited to development of significant scale.

**Status** Currently not suitable

# CHL001 Land at Main Road, adjacent to Chapel Cottage, Chillerton, Isle of Wight, PO30 3ER

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

## Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

## Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

# CHL001 Land at Main Road, adjacent to Chapel Cottage, Chillerton, Isle of Wight, PO30 3ER

- Disused quarry pits are dotted along the northern and southern base of the sloping downs

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: Soping and undulating AONB site, characteristic of the Brighstone Downs. It has an inherent scenic quality. Situated on the largely undeveloped east side of the lane running through village. Hedgerow (a S41 habitat) would require at least partial removal to secure access. Value is medium/high and sensitivity is medium.

## Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Whilst there are no listed building there is a building of character immediately adjacent to the site, a small former chapel.

## Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site abuts a Traditional Orchard to the East (a S41 priority habitat) and there are records of bats in the vicinity. The land is mainly scrubby with a mix of grasses. There is a hedge to the roadside boundary and a mix of scrubby hedges to all other boundaries and trees interspersed to the south east. Relevant biodiversity studies may be required.

Biodiversity Net Gain Scope:

## Flood Risk

Flood Risk (including Surface Water): The adjacent highway, together with the eastern site boundary and all possible access points are at high level of surface water flood risk.

## Proximity to Key Services

Access to Public Transport: There is a bus stop close by. This is Route 6 which serves Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor and runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links: There are network of public rights of way adjacent to the village. There are no dedicated cycle paths in close proximity. The road has a pavement to the west of the site.

Access to Services and Facilities: Chillerton has a primary school and community hall

Access to Open Space and Recreation: There is a village playground and village green

## Highways Factors

Highway Access: The site has a current farm gate, this is immediately next to the former chapel building and restricts visibility. There is a gap in the hedgerow further down the site. Street parking and a bend in the road restricts clear flow of traffic and visibility. Access would need upgrading and is likely to require the front hedge to be removed.

## SHLAA Conclusion

Currently not suitable. Landscapoe impact withinthe AONB. Loss of hedgerow (s41 habitat) and erosion of rural character in a settlement lacking most basic services. There are concerns over the levels and sloping nature and that development would lead to a tiered form that would result in an incongruous layout in terms of the existing street scene. Further, it would lead to increase sporadic development disrupting the rhythm of gaps that currently exist. Surface water flood risks at all access points.

Status: Currently not suitable

**CHL002**

Land at Tithe Barn Farm, adjacent Newport Road, Chale

**Key Details**

Settlement: Chale Settlement Tier: 5 Parish: Chale Site Area (1.52 2018 SHLAA\_Ref\_No: IPS222 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary.

Location in Relation to Settlement Boundary 2018: Chale does not have a settlement boundary. There is an area of development to the south that includes a garage and pub only.

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: 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.

Planning History: No recent planning history.

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

The site is not located within any environmental designations including heritage coast, historic park or garden. However approximately 10% of the site is classed as open space according to the audit (Church Place Car Park).

Environmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: 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.

Local Policy Context (Including Neighbourhood Plan): 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.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Traditional Enclosed Pasture Land (Southern Downland Edge Pasture). Key Characteristics: Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 3

**CHL002**

## Land at Tithe Barn Farm, adjacent Newport Road, Chale

**Landscape Impact:** This site is situated on a high point on the topography in the surrounding area, which would exacerbate the landscape impact in the wider AONB, including visual exposure from the Military Road. It largely comprises two agricultural fields separated by hedges, but lacks public access. Although eastern sections relate more to the village, overall value and sensitivity are medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** 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. Adjacent to medieval Chale Abbey. Barn is undesignated heritage asset (IWHHER12056). Early consultation with IWCAHES recommended.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk on site, but surface water risks on the surrounding access roads.

### Proximity to Key Services

**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 Links:** There are network of public rights of way within the area but no dedicated cycle paths in close proximity

**Access to Services and 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 Space and Recreation:** There is limited public open space provision near by. Chale is within the access walking threshold for amenity open space and accessible natural greenspace, but lacks all other open space typologies, including children's play.

### Highways Factors

**Highway Access:** The site can be accessed from the scout hall and car park entrance, the access is good though visibility is slightly restricted both ways.

## SHLAA Conclusion

Not currently suitable. This site is situated on a high point on the topography in the surrounding area, which would exacerbate the landscape impact in the wider AONB, including visual exposure from the Military Road. It largely comprises two agricultural fields separated by hedges, but lacks public access. Although eastern sections relate more to the village, overall landscape value and sensitivity are medium/high, so capacity for development is low/negligible.

**Status** Currently not suitable

**CHL003**

Land at Upper House Lane, Chale

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**CHL003**

## Land at Upper House Lane, Chale

**Landscape Impact:** The site is within the AONB and has a rustic farmstead character that may be degraded by residential development. Visual impacts will be limited due to the site already containing structures associated with the current agricultural use. The presence of the Grade II large listed barn, known as the Barn at Chale Abbey, as well as the proximity to listed Chale Abbey gives this area particular historic and cultural association and contribution to the setting of heritage assets. However there is limited public access to the area.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not a conservation area but does incorporate a Grade II\* large listed barn, known as Barn at Chale Abbey. There are also other listed buildings in close proximity including Chale Abbey that is also Grade II\* and Lower House that is Grade II. Consequently, consideration will need to be given as to whether residential development is suitable taking account of the special features and character of the listed buildings and their setting. The site also appears to spill the barn.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are several old stone barns and other buildings and appropriate bat and ecological surveys are likely to be required.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Patches of surface water risk on the east of the site and along adjacent access roads.

### Proximity to Key Services

**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 Links:** There are network of public rights of way within the area but no dedicated cycle paths in close proximity

**Access to Services and Facilities:** Chale does benefit from a garage, pub, scout hall and parking.

**Access to Open Space and Recreation:** There is limited public open space provision near by. Chale is within the access walking threshold for amenity open space and accessible natural greenspace, but lacks all other open space typologies, including children's play.

### Highways Factors

**Highway Access:** The site can be accessed through Chale Farm or directly onto Upper House Lane. However both are single width and widening would impinge on the rural and historic character, and necessitate the removal of vegetation.

## SHLAA Conclusion

Not currently suitable. There are concerns over the location and proximity to listed buildings on the site and those close by. The concerns relate to the impact residential development with appropriate amenity space would have on the listed building and/or its setting, this includes conversion. Furthermore, there are limited services/ facilities in this location and therefore would increase the need for use of private motor transport. There is also concern over the erosion of AONB character and the impact of road works/widening on heritage and landscape.

**Status** Currently not suitable

**COW003**

187 Baring Road, Cowes Isle of Wight

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**COW003**

187 Baring Road, Cowes Isle of Wight

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There are two listed buildings (barn and farmhouse) 120m to the north with no intervening buildings so setting is a consideration. Concentration of metal detector finds in these fields. Early consultation with IWCAHES recommended.

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or significant trees at boundaries and within the site. However there is a river to the west and the site is effectively the sloping river valley.

Biodiversity Net Gain Scope: SANG potential across COW003, COW004 and COW005.

**Flood Risk**

Flood Risk (including Surface Water): Miniscule overlap with surface water flood risk zone at south-west corner.

**Proximity to Key Services**

Access to Public Transport: Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road

Access to Pedestrian Cycle Links: There are no defined public rights of way close to the site but the town and seafront are accessible by foot.

Access to Services and Facilities: Cowes has a good range of services and facilities.

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. The site is within the walking access for accessible natural greenspace, outdoor sport, and parks/gardens. The site is partially within the walking access threshold for childrens and young persons provision. The site is beyond the walking access for amenity green space and allotments. The open space audit identifies a couple of recreation areas to the east along Park Road.

**Highways Factors**

Highway Access: The site can be accessed from Baring Road.

**SHLAA Conclusion**

Not currently suitable. Forms part of the settlement Gap between Cowes and Gurnard. The site forms part of the Settlement Gap between Gurnard and Cowes. The Gurnard Neighbourhood Plan draws attention to the role of the Jordan Valley (LCA 7) in maintaining the identity of Gurnard Village as separate from the town of Cowes, development of which would lead to further serious erosion of its small scale landscape. The site affords long views in westerly directions to/from the sea and has a contribution to the setting of the settlement with limited scope for mitigation. The valley may have scope for SANG in combination with COW004 and COW005 and areas off-site. There may also be scope for allotments and/or amenity greenspace.

Status: Currently not suitable

**COW004**

The Bungalow and land, Baring Road, Cowes. PO318JW

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

## COW004

The Bungalow and land, Baring Road, Cowes. PO318JW

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by, other than two 60 east of the SE corner,. Concentration of metal detector finds in these fields. Early consultation with IWCAHES recommended.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of single trees and groups at boundaries. However there is a river directly abutting the site boundary to the west and the site is effectively the sloping river valley.

Biodiversity Net Gain Scope: SANG potential across COW003, COW004 and COW005.

### Flood Risk

Flood Risk (including Surface Water): Very narrow Surface water flood risk flow along west boundary.

### Proximity to Key Services

Access to Public Transport: Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road.

Access to Pedestrian Cycle Links: There are no defined public rights of way close to the site but the town and seafront are accessible by foot.

Access to Services and Facilities: Cowes has a good range of services and facilities

Access to Open Space and Recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area.  
The open space audit identifies a couple of recreation areas to the east along Park Road.  
The site is within the walking access for accessible natural greenspace, outdoor sport, and parks/gardens.  
The site is partially within the walking access threshold for childrens and young persons provision.  
The site is beyond the walking access for amenity green space and allotments.

### Highways Factors

Highway Access: The site can be accessed from Baring Road or Tuttons Hill.

## SHLAA Conclusion

Not currently suitable. Forms part of the Strategic Gap between Cowes and Gurnard. The site forms part of the Settlement Gap between Gurnard and Cowes. The Gurnard Neighbourhood Plan draws attention to the role of the Jordan Valley (LCA 7) in maintaining the identity of Gurnard Village as separate from the town of Cowes, development of which would lead to further serious erosion of its small scale landscape. The valley may have scope for SANG in combination with COW003 and COW005 and areas off-site. There may also be scope for allotments and/or amenity greenspace.

Status: Currently not suitable

**COW005**

Land at Baring Road Cowes

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

## COW005

### Land at Baring Road Cowes

**Landscape Impact:** A section of an arable field adjacent to residential development and which slopes down from east to west. There is no public access or nearby footpaths but the site affords long views in westerly directions to/from the sea and has a contribution to the setting of the settlement with limited scope for mitigation. The site forms part of the Strategic Gap between Gurnard and Cowes. The Gurnard Neighbourhood Plan draws attention to the role of the Jordan Valley (LCA 7) in maintaining the identity of Gurnard Village as separate from the town of Cowes, development of which would lead to further serious erosion of its small scale landscape.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by, just tow that are 80m to the south. Concentration of metal detector finds in these fields. Earchaeological implications. Early consultation with IWCAHES recommended.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site but there are a number of single trees and groups at boundaries.

**Biodiversity Net Gain Scope:** SANG potential across COW003, COW004 and COW005.

#### Flood Risk

**Flood Risk (including Surface Water):** No identified flood risk on site.

#### Proximity to Key Services

**Access to Public Transport:** Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road

**Access to Pedestrian Cycle Links:** There are no defined public rights of way close to the site but the town and seafront are accessible by foot.

**Access to Services and Facilities:** Cowes has a good range of service and facilities.

**Access to Open Space and Recreation:** The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. The open space audit identifies a couple of recreation areas to the east along Park Road. The site is within the walking access for accessible natural greenspace, outdoor sport, parks/gardens and childrens and young persons provision. The site is beyond the walking access for amenity green space and allotments.

#### Highways Factors

**Highway Access:** Access could be achieved along Baring Road.

## SHLAA Conclusion

Not currently suitable. Forms part of the settlement Gap between Cowes and Gurnard. The site forms part of the Strategic Gap between Gurnard and Cowes. The Gurnard Neighbourhood Plan draws attention to the role of the Jordan Valley (LCA 7) in maintaining the identity of Gurnard Village as separate from the town of Cowes, development of which would lead to further serious erosion of its small scale landscape. The valley may have scope for SANG in combination with COW003 and COW004 and areas off-site. There may also be scope for allotments and/or amenity greenspace. Concentration of metal detector finds in these fields. Archaeological implications.

**Status** Currently not suitable

**COW006**

Cockleton Farm, Place Road Tutttons Hill, Cowes

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**COW006**

Cockleton Farm, Place Road Tuttons Hill, Cowes

*Heritage Impacts*

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

*Biodiversity / Ecological Impacts*

Impact on Biodiversity: The site is not located in any environmental designations. There are a number of trees with TPOs along the eastern boundaries. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. There are hedgerows and trees at field boundaries across the site.

Biodiversity Net Gain Scope: Large SANG submitted alongside the site

*Flood Risk*

Flood Risk (including Surface Water):

*Proximity to Key Services*

Access to Public Transport: Cowes benefits from a regular bus service to Newport and there are bus stops on Tuttons Hill, Place Road and along Baring Road.

Access to Pedestrian Cycle Links: There are no defined public rights of way close to the site but are in the wider vicinity, the town and seafront are accessible by foot. The wider area has cycle links to Newport.

Access to Services and Facilities: Cowes has a number of services and facilities

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. The open space audit identifies a couple of recreation areas to the east along Park Road.

*Highways Factors*

Highway Access: There is an access from Tuttons Hill but it is not clear whether this is wide enough without using adjoining land due to the angle. The submission advises that access can be achieved from the Place Road development scheme.

**SHLAA Conclusion**

Not currently suitable.  
Strategic Gap. There are concerns over settlement coalescence. Furthermore, there is concern over the potential for visual harm from Cockleton Lane on the rural character of the area.

Status: Currently not suitable

**COW007**

Land at Comforts Farm, Pallance Road, Northwood

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**COW007**

## Land at Comforts Farm, Pallance Road, Northwood

**Landscape Impact:** The site is a large meadow used for grazing horses and is set behind a row of houses. It has trees to the north east and is bounded by hedges interspersed with trees. It also has a post and wire fence with residential boundaries to the south. It gently slopes from the south-east down to the north-west with views across to the Solent.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. However, there is a SINC with 5m buffer that extends slightly into the site to the north east. There are no tree preservation orders or significant trees within the site but there are a number along the north east boundary. There are some more mature hedgerows to the boundaries. The site is located within a Local ecological Network (North Western woods). Relevant biodiversity studies are likely to be required.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified

### Proximity to Key Services

**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 minute

**Access to Pedestrian Cycle Links:** There are a number of public rights of way close by but no nearby cycle links although there are links in the wider area.

**Access to Services and Facilities:** Northwood has some facilities and Cowes further to the north has a range of services and facilities

**Access to Open Space and Recreation:** The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities nearby.

### Highways Factors

**Highway Access:** The site has no current direct access onto Pallance Road, but could be achieved through the farm which is in the same ownership or other means yet to be confirmed - there appears to be a gap of sufficient width so that access could be achieved without loss of a property, although it would still require third party land.

## SHLAA Conclusion

Not currently suitable.  
There are concerns over access but the main concern is over landscape and visual impact.

**Status** Currently not suitable

**COW009**

Somerton Farm, Newport Road, Cowes (Parcel of Land to the East)

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**COW009**

## Somerton Farm, Newport Road, Cowes (Parcel of Land to the East)

Impact on Biodiversity:

The site is not located in an environmental designation but is adjacent to a number of SINC's and ancient woodlands to the south and north. Parts of the site are located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is criss-crossed by hedges at field boundaries. There are watercourses that runs through the site down to the River Medina on both the north and south boundaries, and a further one to the west of the site. Biodiversity studies will be required. The site is also in a Local Ecological Network (Medina Estuary). There is scope for SANG to support any development that takes place on adjacent land.

Biodiversity Net Gain Scope:

There is scope for SANG to support any development that takes place on adjacent land.

### Flood Risk

Flood Risk (including Surface Water):

Surface water flow path along south boundary and a second flow path at pivot of north and south section of site.

### Proximity to Key Services

Access to Public Transport:

There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links:

There is a public right of way running just beyond the southern boundary (CS33). There is a multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.

Access to Services and Facilities:

There are a number of facilities close by and Northwood has some further facilities and Cowes to the north has a range of services and facilities.

Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities nearby. The site has good access to the countryside.

### Highways Factors

Highway Access:

The site is accessed off Newport Road

## SHLAA Conclusion

Currently not suitable. The site has some landscape value and development here, particularly the eastern sections would be somewhat inconsistent with the settlement pattern, given intervening countryside to the north. Strategic Gap  
There is scope for SANG to support any development that takes place on adjacent land.

Status

Currently not suitable

**COW011**

Medham Farm, Medham Farm Lane, Northwood

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**COW011**

Medham Farm, Medham Farm Lane, Northwood

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some trees to the eastern hedgerow boundary and some are more substantial that may have biodiversity benefits and require further investigation. There is hedgerow on the southern boundary.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified.

**Proximity to Key Services**

**Access to Public Transport:** There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

**Access to Pedestrian Cycle Links:** There is a public right of way running just beyond the eastern boundary (CS21). There is a multi-user track further to the east linking Cowes to Newport. The immediate main road does have a pavement to the site side.

**Access to Services and Facilities:** Northwood has some facilities and Cowes further to the north has a range of services and facilities

**Access to Open Space and Recreation:** The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities nearby. The site has good access to the countryside.

**Highways Factors**

**Highway Access:** There is a farm gate along Medham Farm Road that accesses the site and would need improvements. Medham Farm Lane is accessed from Newport Road at a junction just beyond the traffic lights.

**SHLAA Conclusion**

Currently not suitable.  
Development here would be separate from Northwood, inconsistent with the settlement pattern and intruding into the Strategic Gap between Cowes and Newport.  
Additionally there would be landscape and heritage impacts.

**Status** Currently not suitable

**COW012**

Medham Farm, Medham Farm Lane (2), Northwood

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:  The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts**

## COW012

### Medham Farm, Medham Farm Lane (2), Northwood

#### Impact on Biodiversity:

The site is a grass field not located in an environmental designation. It is bounded by trees and a hedge on the northern boundary. There are three tree preservation orders to the northern boundary and a number of other trees in the south east corner. There are some trees to the hedgerow boundaries and a scrubby area to the south east corner. Relevant biodiversity may be required.

#### Biodiversity Net Gain Scope:

#### *Flood Risk*

#### Flood Risk (including Surface Water):

No flood risk identified.

#### *Proximity to Key Services*

#### Access to Public Transport:

There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

#### Access to Pedestrian Cycle Links:

There is a public right of way running just beyond the eastern boundary (CS21). There is a multi-user track further to the east linking Cowes to Newport. The adjacent highway lacks pedestrian footways to connect to the main body of the settlement.

#### Access to Services and Facilities:

Northwood has some facilities and Cowes further to the north has a range of services and facilities

#### Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities nearby. The site has good access to the countryside.

#### *Highways Factors*

#### Highway Access:

A new access would be required along Medham Farm Road, this would require some hedgerow removal. Medham Farm Lane is accessed from Newport Road at a junction just beyond the traffic lights. The adjacent highway lacks pedestrian footways to connect to the main body of the settlement.

## SHLAA Conclusion

Currently not suitable.

Development here would be separate from Northwood, inconsistent with the settlement pattern and intruding into the Strategic Gap between Cowes and Newport.

The adjacent highway lacks pedestrian footways to connect to the main body of the settlement. The highway access is narrow and lacks pedestrian footways, so development would encourage car dependency.

There are hedgerows (S41 priority habitat) along road frontages that would require at least partial removal for development to take place.

#### Status

Currently not suitable

**COW013**

339 Newport Road, Cowes PO31 8PG

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

*Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)*

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

*Landscape Impacts*

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

*Heritage Impacts*

Impact on Historic Environment and Heritage Assets:

*Biodiversity / Ecological Impacts*

**COW013**

**339 Newport Road, Cowes PO31 8PG**

**Impact on Biodiversity:** The site is not located in an environmental designation. There is a tree preservation order to the west of the site reference TPO/1995/16. There are a number of mature trees to the field boundary to the north, these form part of a group TPO reference number TPO/1995/16. Relevant surveys will be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified.

**Proximity to Key Services**

**Access to Public Transport:** The site is located along the Cowes to Newport service that runs every 10 minutes.

**Access to Pedestrian Cycle Links:** There is a pavement to the residential side of the west boundary

**Access to Services and Facilities:** Northwood has access to some services and facilities

**Access to Open Space and Recreation:** The open space assessment identifies qualitative shortages of all type of open space in the West Medina area.

**Highways Factors**

**Highway Access:** The current access is located along Newport Road the strategic road network. It is located quite close to a junction and traffic lights. The vehicle access point on the east where there are no pedestrian footways. Access from the west would require removal of hedgerow (a S41 priority habitat).

**SHLAA Conclusion**

Not currently suitable.  
The site is adjacent to a busy garage and car dealerships with associated services that could lead to compatibility issues if residential were to be developed immediately adjacent. A buffer would be required to the garage and to the TPO area reducing any potential developable area.  
The access, which is on the east side, lacks pedestrian footways and is on the opposite side to Northwood and would involve an indirect circular route to access it - thus encouraging car dependency. Creating a new access on the west side would require loss of hedgerow.

**Status** Currently not suitable

**COW017**

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

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

## COW017

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

### Impact on Biodiversity:

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.

### Biodiversity Net Gain Scope:

#### *Flood Risk*

### Flood Risk (including Surface Water):

No significant flood risk identified. Very small area of surface water risk.

#### *Proximity to Key Services*

### 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 Links:

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 and Facilities:

Northwood has some facilities and Cowes further to the north has a range of services and facilities

### Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area.

#### *Highways Factors*

### Highway Access:

Access will need to be achieved but could be onto Wyatts Lane

## SHLAA Conclusion

Currently not suitable. Would represent a development inconsistent with the existing settlement pattern. Landscape impact and possible access issues. Strategic Gap.

Conclusion 2022:

### Status

Currently not suitable

**COW018**

Land to west of Newport Road, NORTHWOOD

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**  Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

## COW018

## Land to west of Newport Road, NORTHWOOD

### Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders but the northern, southern and western boundaries are tree lined and the east boundary is marked by a hedge. There are records of bats in the vicinity.

### Biodiversity Net Gain Scope:

#### Flood Risk

### Flood Risk (including Surface Water):

Patches of surface water risk on site

#### Proximity to Key Services

### Access to Public Transport:

The site is well served by the Cowes to Newport bus services.

### Access to Pedestrian Cycle Links:

There are public rights of way and cycle paths in the wider area. There is a footpath across the road but not on the site side.

### Access to Services and Facilities:

Northwood has a number of facilities and Cowes is in close proximity.

### Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There is limited public open space provision nearby

#### Highways Factors

### Highway Access:

Access would require some hedge removal along Newport Road.

## SHLAA Conclusion

Currently not suitable.

The site has some scenic and inherent landscape quality and is situated in a landscape that has very gentle slope away to the east and to the west.

It is within an important Strategic Gap between Cowes/Northbridge and Newport and would represent a development that is inconsistent with the existing settlement form of Northbridge.

### Status

Currently not suitable

**COW021**

12 Wyatts Lane, Northwood and Land rear of 37 Pallance Road, Northwood

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:  The site is not located in an AONB

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**COW021**

12 Wyatts Lane, Northwood and Land rear of 37 Pallance Road, Northwood

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: The site is not located in an environmental designation. The site has a number of large amenity trees throughout the site and to the boundaries including TPOs at the south east boundary which prevent access from westway. There are also a number of hedges to the boundaries of the site. Much of the site is located in a Local Ecological Network (North Western Woods). Appropriate surveys are likely to be required.

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified.

**Proximity to Key Services**

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 Links: There is a public right of way to the south (CS14), there are no nearby cycle links but there are links in the wider area. The pavements in this location are not continuous.

Access to Services and Facilities: Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to Open Space and Recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. The site is close to a village green/common land

**Highways Factors**

Highway Access: Westway offers the most likely option although TPO trees prohibit this.

**SHLAA Conclusion**

Not currently suitable. Heavily treed it is seems difficult to see how the SHLAA minimum threshold could be achieved with out compromising neighbouring amenities and/or unacceptable tree loss, including of TPO oaks.

Conclusion 2022:

Status: Currently not suitable

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

0.2ha is located within FZ2 and 3 and has been removed from the assessment.

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation but is located in a biodiversity enhancement area. There are no tree preservation orders within the site. There is a stream to the west and some scrubby areas with trees to the boundaries. There are records of bats in the vicinity. It is likely that biodiversity studies may be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** Approx 1/6 of the site along the west boundary is in flood zone 2/3.

**Proximity to Key Services**

**Access to Public Transport:** The nearest regular bus service is located along the main road to the east. This serves Route 1 Cowes to Newport with running daily every 7-10 minutes. The bus stops along Pallance Road serve Route 32 which runs Tuesday to Saturday mornings.

**Access to Pedestrian Cycle Links:** There is a public right of way to the north west of the site (CS20). There are no pavements to the roads. There are cycle links in the wider area to Newport.

**Access to Services and Facilities:** Northwood to the east has some services and facilities and Cowes has a good range further to the north.

**Access to Open Space and Recreation:** The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities nearby.

**Highways Factors**

**Highway Access:** There is an access to the main road, although visibility splays vis-à-vis prevailing traffic speeds would require confirmation from the Highways Authority.

**SHLAA Conclusion**

Not suitable.  
The site is set at the western end of a long strip of ribbon development emanating from Northwood and as such development here would be sensitive and feel very inconsistent with the settlement form, and would be unacceptable from a landscape sensitivity perspective. There are no pedestrian footways to Northwood from the site, which further increases the sense of an isolated and unsustainable settlement that would inevitably increase car dependency.

**Status** Currently not suitable

**COW024**

Land off Place Road and Cockleton Lane, Cowes, IOW

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (  ) 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

## COW024

### Land off Place Road and Cockleton Lane, Cowes, IOW

**Landscape Impact:** A relatively flat arable field and part of the Green Gap between Gurnard and Northwood. The site has long views across the Solent to the mainland. It is bounded by hedgerows on all sides. Strategic Gap. Value is low/medium, but sensitivity is medium/high meaning capacity for change is low/medium.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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 there are some single trees.

**Biodiversity Net Gain Scope:**

#### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified.

#### Proximity to Key Services

**Access to Public Transport:** There is a bus stop just to the north of the site. This is served by the Cowes to Newport service that runs regularly throughout the week. It 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 Links:** There are no public rights of way or cycle links close by but the immediate roads do benefit from footpaths

**Access to Services and Facilities:** Cowes has a wide range of services and facilities, Northwood has some and there is a convenience shop to the south.

**Access to Open Space and Recreation:** The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. There are some public open space facilities in the wider area.

#### Highways Factors

**Highway Access:** The site can be accessed from Place Road

## SHLAA Conclusion

Not currently suitable.

The site provides for an important gap between Northwood and Cowes to prevent settlement coalescence. Furthermore, there is concern about developing the field and the compatibility with the adjacent radar testing site. BAE is important to the Island economy and compatibility concerns outweigh the benefits of residential development on this site. Strategic Gap.

**Status** Currently not suitable

**COW026**

Chawton Farm, Chawton Lane, Cowes

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**COW026**

**Chawton Farm, Chawton Lane, Cowes**

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area but surrounds the small hamlet of Chawton that has a number of listed buildings including the Grade I Church of St John the Baptist. 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.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site overlaps is adjacent to SINC and ancient woodland to the north (Waterclose Copse) and south (Great Werrar Wood) and partially overlaps Waterclose CopseSINC to the North-East. The majority of the site is located in the Medina Estuary Local Ecological Network. There are a number of TPOs centrally in the site and at the north-east corner. There are a number of trees across the area along with mature hedgerows. There is a watercourse running across the site and one at the north-east boundary. Given the proximity to the adjacent RAMSAR, SPA, SSSI, SAC biodiversity studies will be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No significant risk, just surface water flows associated with two streams flowing down to the River Medina.

**Proximity to Key Services**

**Access to Public Transport:** There are bus stops along the main strategic road network. This is along Route 1 - Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

**Access to Pedestrian Cycle Links:** The main Cowes to Newport multi user track is to the east of the site and runs along side the eastern boundary. There is also another public right of way running through the west section of the site to Chawton. The main strategic road network has a footpath/pavement to the west side of the road.

**Access to Services and Facilities:** The site is located between Cowes and Newport that have a full range of facilities but given the size of the site put forward, if development is acceptable it would need to provide some facilities.

**Access to Open Space and Recreation:** The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. There are open space provisions in both Cowes and Newport but given the size of the site put forward, if development is acceptable it would need to provide some play/open space.

**Highways Factors**

**Highway Access:** The site has road frontage to Newport Road but the site can be accessed from Chawton Lane, although this is a narrow country lane that would need significant upgrading.

**SHLAA Conclusion**

Not currently suitable.  
Development here would further contribute to coalescence of Cowes and Newport and the site is within the settlement gap. There are further concerns on the impact on the listed buildings and character of Chawton, the impact on the ecological designations and ancient woodland. Furthermore, there are a number of trees individual and groupings that will constrain the site due to their location and would result in pockets of non-coherent development. There are also concerns over the impact on the landscaping setting across the River Medina and the setting of the conservation area and St Mildred's Church, a Grade I listed Church.

**Status** Currently not suitable

**COW027**

Northwood Business Park, 290 Newport Road, Cowes

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

**COW027**

Northwood Business Park, 290 Newport Road, Cowes

*Biodiversity / Ecological Impacts*

Impact on Biodiversity: 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 older style buildings located on the site that may attract bats, relevant surveys may be required.

Biodiversity Net Gain Scope:

*Flood Risk*

Flood Risk (including Surface Water): No risks identified.

*Proximity to Key Services*

Access to Public Transport: There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle Links: There are no public rights of way close but there are a number in the wider area including the multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.

Access to Services and Facilities: Northwood has some facilities and Cowes further to the north has a range of services and facilities

Access to Open Space and Recreation: There are some public open space facilities nearby.

*Highways Factors*

Highway Access: The site has an existing access onto Newport Road

**SHLAA Conclusion**

Not currently suitable.  
Loss of employment land and premises would not be acceptable.  
Strategic Gap

Status: Currently not suitable

**COW029**

Somerton Farm, Newport Road, Cowes ( Parcel of land to the SW)

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

#### Biodiversity / Ecological Impacts

## COW029

### Somerton Farm, Newport Road, Cowes ( Parcel of land to the SW)

#### Impact on Biodiversity:

The site is not located in an environmental designation but is adjacent to Simmington Copse SINC and TPO ancient woodlands to the south and east. Parts of the site are located with the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a tertiary watercourse that runs along the south boundary. Biodiversity studies will be required. The site is also in a Medina Estuary Local Ecological Network. There is scope for SANG to support any development that takes place on adjacent land.

#### Biodiversity Net Gain Scope:

There is scope for SANG to support any development that takes place on adjacent land.

#### Flood Risk

Flood Risk (including Surface Water):

#### Proximity to Key Services

#### Access to Public Transport:

There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

#### Access to Pedestrian Cycle Links:

There is a public right of way running just beyond the southern boundary (CS33). There is a multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.

#### Access to Services and Facilities:

There are a number of facilities close by and Northwood has some further facilities and Cowes to the north has a range of services and facilities.

#### Access to Open Space and Recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. Currently outside the walking access threshold for all open space types.

#### Highways Factors

#### Highway Access:

The site can only be readily accessed via allocated land to the north.

## SHLAA Conclusion

Currently not suitable.

Given the ecological constraints, adjacent and buffered, the site may lend itself more towards open space or biodiversity net gain.

#### Status

Currently not suitable

**COW037**

Land rear of Harry Cheek Gardens, Northwood and beyond permission P/01262/16

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

0.7ha at the western end of the site is designated as common ground/village green and is readily accessible open space and has been discounted from the assessment process.

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

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

need to be considered as appropriate.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation but is located in a biodiversity enhancement area. There are a row of TPO trees to the eastern boundary and hedges to the west and east. The hedgerow to the north is interspersed with trees. Relevant studies may be required.

**Biodiversity Net Gain Scope:** In line with North Western Woods local ecological network.

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified

**Proximity to Key Services**

**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 Links:** There is a public right of way through the site to the south (CS14), there are no nearby cycle links but there are links in the wider area.

**Access to Services and Facilities:** Northwood has some facilities and Cowes further to the north has a range of services and facilities

**Access to Open Space and Recreation:** The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. The site is beyond the accessibility standard to most types of open space.  
The site is adjacent to a village green/common land (Part of the site but discounted as open space)

**Highways Factors**

**Highway Access:** It is not clear how the site can be accessed via permission P/01262/16. The planning permission P/01262/16 which is adjacent secured access down Harry Cheek Gardens, but Island Roads raised concerns about the impact of any more development given concerns about the junction with Wyatt Lane. Therefore this site, which represents the remainder of allocation HA026 cannot be considered suitable or developable.

**SHLAA Conclusion**

The planning permission P/01262/16 which is adjacent secured access down Harry Cheek Gardens, but Island Roads raised concerns about the impact of any more development given concerns about the junction with Wyatt Lane. Therefore this site, which represents the remainder of allocation HA026 cannot be considered suitable or developable.

**Status** Currently not suitable

ECW011

South of Esplanade, east of Waverley Holiday Park

### Key Details

Settlement: East Cowes Settlement Tier: 1 Parish: Site Area (0.9ha 2018 SHLAA\_Ref\_No: N/a 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: Field south of East Cowes Esplanade Conservation Area and SINC woodland and east of holiday park. Views across the mouth of Cowes Harbour. Situated on the lower slopes of a ridge that descends down from the south towards the Sea. Somewhat seperated from the settlement of East Cowes, but a vehicle access in reasonable condition marks the north boundary.

Planning History: A hybrid planning application has been submitted which includes the sites (ref 21/02437/FUL)

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

SINC adjacent to north

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Open space and proposed Local Green Space adjacent to the north.

Environmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land. Agricultural Land Classification Grade 3

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

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

### Landscape Impacts

Impact upon and Relationship to the AONB: The site is 400m west of the AONB boundary, on land that is approx 35m lower down a consistent slope.

Landscape Character Area Key Factors: Part of historic Northern Lowlands, now Osborne Coast Landscape Character Area.

Agricultural Land Classification:

Landscape Impact: A rural greenfield site that forms part of the setting of the adjacent conservation area and local listing. Recreation value is limited by the absense of footpaths, although it forms part of the aspect/backdrop to the adjacent holiday park and contributes to an area of more remote character for quiet enjoyment beyond the sttlement boundary. Visual impact is limited in all directions except from the holiday park to the west. The site is screened by woodland to the north and rising topograhly to the east and south. The field is intact, bounded by hedgerows and in Agricultural Land quality 3, inconsitent with the existing settlement pattern. Medium value, sensitivity and capacity for change.

### Heritage Impacts

**ECW011**

## South of Esplanade, east of Waverley Holiday Park

Impact on Historic Environment and Heritage Assets:

Located adjacent to East Cowes Esplanade Conservation Area which is to the North and within the setting of the locally listed Spring Hill which is on rising ground above the site 350m to the east. Applicant states " The Norris Castle Estate, put forward for a dedicated policy and site allocation to support and direct the conservation, in their individual and collective optimum viable use, of the Estate's individual designated heritage assets (all three of its Grade I assets are on Historic England's Heritage at Risk Register). That use is as a heritage and natural environment-led resort – a year round leisure destination of the highest quality that secures this exceptional group of designated heritage assets for the nation while also generating needed socio-economic benefits for the Island generally and East Cowes particularly."

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

Entirely within an Area TPO.  
Enclosed by tree belts and hedgerows, and these can be worked within, as necessary reinforced and enhanced.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

Belt of surface water risk traverses the length of the site east to west.

### Proximity to Key Services

Access to Public Transport:

Access to Pedestrian Cycle Links:

Access to Services and Facilities:

Access to Open Space and Recreation:

### Highways Factors

Highway Access:

An access road would be needed from the Esplanade, the feasibility of which is established. Would need a new dedicated access road from the Esplanade. The land required for an access either in the same ownership or subject to an easement from Southern Water that would be granted subject to planning

### SHLAA Conclusion

Currently not suitable. Would be inconsistent with existing settlement pattern, representing an intrusion into an area of more rural, historic and scenic character. Accessed via East Cowes Esplanade Conservation Area which is enjoyed by residents for quiet recreation.

Status

Currently not suitable

ECW012

South of Esplanade, east of Waverley Holiday Park

Key Details

Settlement: East Cowes Settlement Tier: 1 Parish: Site Area (1.08ha 2018 SHLAA\_Ref\_No: N/a 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: Field situated south of East Cowes Esplanade Conservation Area and SINC woodland and east of holiday park. Views across the mouth of Cowes Harbour. Somewhat seperated from the settlement of East Cowes, but a vehicle access in reasonable condition marks the north boundary.

Planning History: A hybrid planning application has been submitted which includes the sites (ref 21/02437/FUL)

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space. Open space and proposed Local Green Space 60m to the north.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land. Agricultural Land Classification Grade 3

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is 400m west of the AONB boundary, on land that is approx 35m lower down a consistent slope.

Landscape Character Area Key Factors: Part of historic Northern Lowlands, now Osborne Coast landscape Character Area.

Agricultural Land Classification:

Landscape Impact: Situated on a slope adjacent the holida camp, forming part of the setting of the local listing of Spring Hill. Recreation value is limited by the absense of footpaths, although it forms part of the aspect/backdrop to the adjacent holiday park and contributes to an area of more remote character for quiet enjoyment beyond the settlement boundary. Visual impact is limited from northerly directions due to topgraphy, but is visible as part of the seascape and from southern and eastern directions. The field is intact, bounded by hedgerows and in Agricultural Land quality 3. Development would be inconsitent with the existing settlement pattern and be detrimental to neighbouring tourist uses. Medium value, medium/high sensitivity and low capacity for change.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: Applicant states " The Norris Castle Estate, put forward for a dedicated policy and site allocation to support and

direct the conservation, in their individual and collective optimum viable use, of the Estate’s individual designated heritage assets (all three of its Grade I assets are on Historic England’s Heritage at Risk Register). That use is as a heritage and natural environment-led resort – a year round leisure destination of the highest quality that secures this exceptional group of designated heritage assets for the nation while also generating needed socio-economic benefits for the Island generally and East Cowes particularly."

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: Entirely within an Area TPO.  
Enclosed by tree belts and hedgerows, and these can be worked within, as necessary reinforced and enhanced.

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): Two very small areas of surface water risk at NE and SW corners.

**Proximity to Key Services**

Access to Public Transport:  
Access to Pedestrian Cycle Links:  
Access to Services and Facilities:

Access to Open Space and Recreation:

**Highways Factors**

Highway Access: An access road would be needed from the Esplanade, the feasibility of which is established. Would need a new dedicated access road from the Esplanade. The land required for an access either in the same ownership or subject to an easement from Southern Water that would be granted subject to planning

**SHLAA Conclusion**

Currently not suitable. Would be inconsistent with existing settlement pattern, representing an intrusion into an area of more rural, historic and scenic character.

Conclusion 2022:

Status: Currently not suitable

**FRE002**

New field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

**FRE002**

**New field, Copse Lane, Freshwater, Isle of Wight, PO40 9TL**

and helps to integrate it with the rural areas

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

**Agricultural Land Classification:**

The classification is Grade 3

**Landscape Impact:**

The site is a scrubby field in the settled farmland of Freshwater Isle landscape character area. Strategic Gap. It is rural in context and seperated from the adjacent Copse Lane by a hedgerow. There are long views to the South-East from/to the AONB landscape

Given the sites proximity to the scheduled ancient monument and country park, any development will need to take account of landscape impact especially relating to views from outside the site area to and from the monument. There is also a public footpath 180m off-site to the east from which the site is visible across open farmland. It would represent a development inconsietent with the existing settlement form. Landscape quality and sensitivity are medium/high.

### **Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:**

The site is not located in a conservation area. There is a Scheduled Ancient Monument which is also a listed building to the north west. Therefore any development would need to take account of the setting.

### **Biodiversity / Ecological Impacts**

**Impact on Biodiversity:**

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is an area of scrub to the north and a strong hedge to the road. The site abuts a small area of deciduous woodland to the north.

**Biodiversity Net Gain Scope:**

### **Flood Risk**

**Flood Risk (including Surface Water):**

No FZ2/3. Patches of surface water flood risk centrally and on west boundary.

### **Proximity to Key Services**

**Access to Public Transport:**

There are bus stops to the east along Copse Lane

**Access to Pedestrian Cycle Links:**

There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths. Copse Lane lacks pedestrian footways and development here would encourage car dependency.

**Access to Services and Facilities:**

There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.

**Access to Open Space and Recreation:**

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north west of the site.

### **Highways Factors**

**Highway Access:**

The site can be accessed from Copse Lane, although this lacks pedestrian footways and would require at least partial removal of hedgerow (a S41 Priority Habitat).

## **SHLAA Conclusion**

Currently not suitable.

The site is rural in context with long views to the South-East from/to the AONB raising issues of the impact upon it's setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. There are also setting issues with regard to the sites proximity to the Golden Hill Fort scheduled ancient monument and country park.. There is also a public footpath 180m off-site to the east from which the site is visible across open farmland. It would represent a development inconsietent with the existing settlement form. Strategic Gap. Overall this site is a sensitive and valued landscape. In addition, Copse Lane lacks pedestrian footways and development here would encourage car dependency.

**Status**

Currently not suitable

**FRE003**

Charlie Bown, Isle of Wight, PO40 9DL

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

- Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north
- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

## Agricultural Land Classification:

The classification is Grade 3

**Landscape Impact:** The site is situated on the south slope that descends down from the Golden Hill Fort Scheduled ancient monument. Although partially screened by trees, scrub and vegetation it still forms an important of the setting of the heritage designation. It also has some recreational value, bordered by a Public Bridleway to the west. The site rises from the west to the east and is higher than the adjacent PROW. It has views from/to the AONB to the south-east and has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. It is not directly adjacent to the development boundary or a road access and would need to be accessed via other SHLAA sites. Overall, landscape value and sensitivity is medium/high.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** 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. The site is situated on the south slope that descends down from the Golden Hill Fort Scheduled ancient monument. Although partially screened by trees, scrub and vegetation it still forms an important of the setting of the heritage designation.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is also located immediately adjacent to a SINC (Golden Hill) with the buffer extending into the site on three sides. Part of the SINC which abut the north-west boundary is also a 'Local Nature Reserve / Country Park (Golden Hill Country Park) The site is located in a Local ecological Network (Western Yar). The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. However there are trees/hedges on all boundaries.

## Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** No FZ2/3. Very small patch of surface water flood risk on NE boundary.

**Proximity to Key Services**

**Access to Public Transport:** There are bus stops to the east along Copse Lane

**Access to Pedestrian Cycle Links:** There is a public right of way to the west of the site and the wider area has cycle paths.

**Access to Services and Facilities:** Freshwater has good access to a number of services and facilities.

**Access to Open Space and Recreation:** West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north and west of the site.

**Highways Factors**

**Highway Access:** The site cannot be accessed directly, it will need adjacent land to be developed first.

**SHLAA Conclusion**

Currently not suitable. Landscape, heritage and ecological concerns.

The site is also located immediately adjacent to a SINC (Golden Hill) with the buffer extending into the site on three sides.

Part of the SINC which abut the north-west boundary is also a 'Local Nature Reserve / Country Park (Golden Hill Country Park). Not suitable due to the proximity to and potential impact of the site to the SINC and the separation from other nearby development. It is also considered that a green gap is important in the location given the proximity of the Scheduled Ancient Monument. The site is situated on the south slope that descends down from the Golden Hill Fort Scheduled ancient monument. Although partially screened by trees, scrub and vegetation it still forms an important of the setting of the heritage designation.

**FRE003**

Charlie Bown, Isle of Wight, PO40 9DL

Status

Currently not suitable

**FRE004**

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

**Key Details**

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (5.17 2018 SHLAA\_Ref\_No: IPS009 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediatly adjacent to the Settlement Boundary

Location in Relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the south and part along the east boundaries.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

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.

Planning History: No apparent planning history.

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is close to existing residential on the east, allotments to the west.

Local Policy Context (Including Neighbourhood Plan): 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.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settled Farmland (Freshwater Isle) Key Characteristics
• Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone
• Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape
• Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement
• Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area
• Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater
• Intricate network of rural lanes, some sunken with fewer roads to the north and western margins
• Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north

**FRE004**

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

- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact:

The site is situated in a green gap on the south slope that descends down from the Golden Hill Fort Scheduled ancient monument. It has some recreational value, bordered by a Public Bridleway to the west. The site rises from the west to the east and is higher than the adjacent PROW. It has views from/to the AONB to the south-east and the impact upon the AONB setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area. The site is however, south of a Scheduled Monument which is also a listed building as such consideration must be given to its conservation including its setting.

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is an arable field 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. There is a TPO on the western boundary and a handful adjacent to the eastern boundary. The site is also located immediately adjacent to a SINC (Goilden Hill) on the western side. The site is located in a Local ecological Network (Western Yar).

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

No FZ2/3.  
Very small patch of surface water flood risk on east side.

### Proximity to Key Services

Access to Public Transport:

There are bus stops to the east along Copse Lane

Access to Pedestrian Cycle Links:

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 and Facilities:

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

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north and west of the site

### Highways Factors

Highway Access:

The site cannot be accessed directly, it will need adjacent land to be developed first.

## SHLAA Conclusion

Currently not suitable

The site is situated in a green gap on the south slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. As well as heritage value, it has some recreational value, bordered by a Public Bridleway to the west. The site rises from the west to the east and is higher than the adjacent PROW.

It has views from/to the AONB to the south-east and the impact upon the AONB setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Status

Currently not suitable

**FRE005**

Regina Field, Copse Lane, Freshwater, Isle of Wight, PO40 9DL

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

**FRE005**

Regina Field, Copse Lane, Freshwater, Isle of Wight, PO40 9DL

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The land is classified as Grade 3

Landscape Impact:

The site is situated on the south-east slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. Given the sites proximity to the monument and country park, any development would need to take account of landscape impact especially relating to views from outside the site area to and from the monument. From northern sections, there are long views to/from southerly aspects, including to/from the AONB south of Feshwater. It is bordered to the North and West by the Golden Hill SINC. Development here would be inconsistent with the settlement pattern, continuing an extension away from the settlement core. Strategic Gap. Landscape value is medium and sensitivity is medium/high.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is immediately adjacent to the wider Golden Hill Fort country park area. Golden Hill Fort is a Scheduled Ancient Monument and Grade I listed building. Any development would need to take account of the setting of the Monument and wider historical area. Given the proximity of the site to Golden Hill Fort there may be archaeological investigations to undertake.

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is immediately adjacent to Golden Hill SINC to the north and north west, which contains an area of lowland meadow priority habitat. Given the proximity to the SINC and the hedgerows bounding the site ecological surveys will be required. There are no TPO's on the site.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

No FZ2/3. Patches of surface water flood risk.

### Proximity to Key Services

Access to Public Transport:

There are bus stops to the east along Copse Lane

Access to Pedestrian Cycle Links:

There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.

Access to Services and Facilities:

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

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north west of the site.

### Highways Factors

Highway Access:

Access could be achieved on to Copse Lane, this would require some hedgerow removal. There is a further potential access west at Windsor Drive which would be via IPS090, but this offers a rather indirect route to/from the main settlement. There are currently no footpaths along the east boundary of the site at Copse Lane. Development of the site may encourage car dependency.

## SHLAA Conclusion

The site is situated on the south-east slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. From northern sections, there are long views to/from southerly aspects, including to/from the AONB south of Feshwater. It is bordered to the North and West by the Golden Hill SINC. Strategic Gap. Development here would be inconsistent with the settlement pattern, continuing an extension away from the settlement core. Access would require loss of hedgerow (S41 Priority habitat) Development of the site may encourage car dependency since potential access points lack pedestrian footways or offer indirect circular routes to and from the settlement.

Status

Currently not suitable

**FRE009**

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

**Key Details**

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (0.84 2018 SHLAA\_Ref\_No: IPS090 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediatly adjacent to the Settlement Boundary

Location in Relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

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

Planning History: Agent states 'In part, by P/01132/15 etc.' (December 2021)

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site has residential development to the south and east but will need to give consideration to location of potential development given the proximity of the Monument.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the settlement boundary of the Freshwater where there are a good range of services and facilities. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settled Farmland (Freshwater Isle)  
Key Characteristics  
• Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone  
• Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape  
• Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement  
• Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area  
• Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater  
• Intricate network of rural lanes, some sunken with fewer roads to the north and western margins  
• Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north  
• The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas

**FRE009**

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

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The land is classified as Grade 3.

Landscape Impact:

The site is situated on the south-east slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. Given the sites proximity to the monument and country park, any development would need to take account of landscape impact especially relating to views from outside the site area to and from the monument. It is bordered to the West by the Golden Hill SINC. Development here would be inconsistent with the settlement pattern, continuing an extension away from the settlement core. Landscape value is medium and sensitivity is medium.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is located to the south of the wider Golden Hill Fort country park area. Golden Hill Fort is a Scheduled Monument and Grade I listed building. Any development would need to take account of the setting of the Monument. Given the proximity of the site to Golden Hill Fort there may be archaeological investigations to undertake.

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is immediately adjacent to Golden Hill SINC to the north west. Given the proximity to the SINC and the hedgerows bounding the site ecological surveys will be required. There are TPO trees located just beyond the southern boundary, with root protection areas extending into it.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

No flood risk identified.

### Proximity to Key Services

Access to Public Transport:

There are bus stops to the east along Copse Lane at the end of Regina Road.

Access to Pedestrian Cycle Links:

There are no pedestrian or cycle links adjacent to the site but the wider area has a number of public rights of way and cycle paths.

Access to Services and Facilities:

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

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort, country park and nature reserves are to the north west of the site.

### Highways Factors

Highway Access:

There is a potential access south at Windsor Drive, although this offers a rather indirect circular route to/from the main settlement.

## SHLAA Conclusion

Currently not suitable

The site is situated on the south slope that descends down from the Golden Hill Fort Scheduled Ancient Monument. It is bordered to the West by the Golden Hill SINC. Development here would be inconsistent with the settlement pattern, continuing an extension away from the settlement core. Development of the site may encourage car dependency since potential access points lack pedestrian footways or offer indirect circular routes to and from the settlement.

Status

Currently not suitable

**FRE010**

Land off Stroud Road, at rear of Co-op shop, Freshwater.

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

**FRE010**

Land off Stroud Road, at rear of Co-op shop, Freshwater.

- Historic buildings and landmarks at the edge of the River Yar, including Yarmouth Pier, Yarmouth Castle and the Mill at Mill Copse, as well as the remnants of St Swithin's Church and Thorley Manor
- Bridges cross the estuary, provide viewing points and a footpath and cycleway fringe the area to the east and west giving limited, but important recreational access
- Historic maritime links with the port of Yarmouth which continue today with the boat moorings at the mouth of the estuary and the modern day Wight Link Ferry

Agricultural Land Classification:

The classification is urban.

Landscape Impact:

The site has some heritage sensitivity have three listed properties in close proximity and at different boundaries, further complicating considering of settings. There is a public footpath cutting straight across the site, giving it some recreational value and sense of a locally valued and distinctive space. Landscape value is med/high and sensitivity is low/medium.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area and there are no listed buildings on site. However there are some close by (Stroud House, Stroud Cottages and Parish Hall & Rectory Chapel, so settings are a consideration. As the site affects or is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation, but is directly adjacent Afton Marshes LNR and Country park to the south. There is a TPO on site, another at the north boundary and several just off-site to the south. The Western Yar Local Ecological Network is nearby to the south.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

SE corner overlaps FZ2/3.  
South boundary overlaps surface water flood risk.

### Proximity to Key Services

Access to Public Transport:

There are bus stops along Afton Road

Access to Pedestrian Cycle Links:

There is a public footpath (F37) that dissects the site from north to south and the cycle path is along Afton Road.

Access to Services and Facilities:

Freshwater has a good range of facilities and services.

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens.  
West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens.

### Highways Factors

Highway Access:

The strategic road network is along Afton Road. The site is currently accessed via a gate on the bend of Stroud Road. Therefore an upgraded access will be required and subject to impact on junction and neighbouring properties.

## SHLAA Conclusion

Currently not suitable.

The constraints of the site in respect of flood risk and setting of listed buildings would result in a minimal developable area which would appear incongruous in the context of the surrounding area. There is concern over the relationship between the site and the civic amenity site. It is unclear whether a suitable access could be achieved given the bend and junction.

Status

Currently not suitable

**FRE015**

Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

## FRE015

### Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).

#### areas

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

#### Agricultural Land Classification:

The classification is mostly urban with Grade 4 to the south east corner.

**Landscape Impact:** The site is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. It slopes down to the south and east and has long views in/out of the site from the east, south/east and south where the AONB is located. There is an inherent landscape quality as well as being visually sensitive. There is a public bridleway down the east boundary giving the site some recreational value, and listed buildings to the south-east giving some heritage sensitivity. Strategic Gap. Value is medium and sensitivity is medium/high.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There are 2 listed buildings to the south east just beyond the site. As the site affects or is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders although there are large trees at boundaries and several hedgerows criss-crossing the site and at boundaries.

#### Biodiversity Net Gain Scope:

#### Flood Risk

**Flood Risk (including Surface Water):** No FZ2/3. East boundary overlaps surface water flood risk and south boundary abuts it.

#### Proximity to Key Services

**Access to Public Transport:** The site is located away from nearby bus stops. The wider Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

**Access to Pedestrian Cycle Links:** There are network of public rights of way close to the site including one running along the eastern boundary but there are no dedicated cycle paths in close proximity. The surrounding Highway network (including Court Road, Summers Lane, Middleton) are all narrow country lanes lacking pedestrian footways and mostly enclosed by hedgerow (S41 priority habitat)

**Access to Services and Facilities:** Freshwater has access to a good range of services and facilities.

**Access to Open Space and Recreation:** West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. There are a number of public open space facilities nearby. It is within the walking distance threshold of all open space types except formal parks/gardens and allotments. However only the east half is within the access threshold for children's young peoples provision, and the southern section is outside the threshold for amenity greenspace.

#### Highways Factors

**Highway Access:** Access could be achieved along Court Road depending on the proximity to the junctions. However, the surrounding Highway network (including Court Road, Summers Lane, Middleton) are all narrow country lanes lacking pedestrian footways and mostly enclosed by hedgerow (S41 priority habitat).

## SHLAA Conclusion

Currently not suitable. Landscape and highways concerns.

The site is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. It slopes down to the south and east and has long views in/out of the site from the east, south/east and south where the AONB is located. There is an inherent landscape quality as well as being visually sensitive. There is a public bridleway down the east boundary giving the site some recreational value, and listed buildings to the south-east giving some heritage sensitivity. Strategic Gap.

The surrounding Highway network (including Court Road, Summers Lane, Middleton) are all narrow country lanes lacking pedestrian footways and mostly enclosed by hedgerow (S41 priority habitat). This raises issues of suitability to serve a large development, particularly for pedestrian access. Unsatisfactory pedestrian access will encourage car dependency, while the scale of Highway works necessary to upgrade width etc would irreparably harm local rural character.

**FRE015**

Land between Court Road and Spinfish Lane, Freshwater (Land Area 2 on plan).

Status

Currently not suitable

# FRE016 Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater (Area 3 on plan).

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

## Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

## Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north

- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

**Agricultural Land Classification:**

The classification is Grade 4 to the west with a section of urban to the east.

**Landscape Impact:**

It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. Strategic Gap. The site is relatively flat and has residential development in close proximity on most boundaries, although still retaining a reasonably strong rural character. The site is separated from the highway by hedgerow. The proximity of conservation area and listed properties means heritage is a consideration. There are Public Rights of Way on the SE boundary and close to the NW boundary. Value and sensitivity is low/medium.

**Heritage Impacts****Impact on Historic Environment and Heritage Assets:**

The site is immediately adjacent to a conservation area on the south east corner as such any development will need to consider the impact upon the setting of the conservation area. There are a number of listed buildings to the south east just beyond the site. As the site affects or is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**Biodiversity / Ecological Impacts****Impact on Biodiversity:**

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, although there are significant tree belts abutting northern boundaries, scattered trees at south boundaries and hedgerows at the west boundary.

**Biodiversity Net Gain Scope:****Flood Risk****Flood Risk (including Surface Water):**

No FZ2/3. South west boundary abuts surface water flood risk

**Proximity to Key Services****Access to Public Transport:**

The site is located away from nearby bus stops but could be accessed via the PROW to the east. The Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

**Access to Pedestrian Cycle Links:**

There is a public right of way that runs along the south of the site and the north. There are no dedicated cycle paths in close proximity.

**Access to Services and Facilities:**

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

**Access to Open Space and Recreation:**

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. There are a number of public open space facilities nearby

**Highways Factors****Highway Access:**

The site has access onto the road via a driveway/farm gate. However the adjacent road Middleton is very rural in nature, as is the wider highway network in the vicinity. There are no pedestrian footways and development here is likely to be car-dependent.

**SHLAA Conclusion**

Currently not suitable. The site is rural in nature with a rural feel and setting. The adjacent road Middleton is very rural in nature, as is the wider highway network in the vicinity. Past development in the vicinity has been low density, piecemeal and unsustainable in nature. There are no pedestrian footways and development here is likely to be car-dependent. Strategic Gap.

**Status**

Currently not suitable

**FRE016**

Land between Spinfish Lane & Locksley Close/ Queens Road, Freshwater (Area 3 on plan).

# FRE017 East of Locksley Close & south of Camp Road/ Queens Road, Freshwater (Area 4 on plan).

## Key Details

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (1 2018 SHLAA\_Ref\_No: IPS195 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north east, in close proximity, approximately 50m away.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is an agricultural field located just outside the settlement boundary. The boundaries to the site are predominately hedges. The site is bounded by Camp to the north and is fairly level across the site.

Planning History: No recent planning history.

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located outside and not immediately adjacent to the current settlement boundary. Strategic Gap. 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.

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

## Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. However it is visible from the AONB and the impact upon it's setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Settled Farmland (Freshwater Isle)  
Key Characteristics

- Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone
- Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape
- Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement
- Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area
- Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater
- Intricate network of rural lanes, some sunken with fewer roads to the north and western margins
- Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north
- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural

**areas**

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

**Agricultural Land Classification:**

The classification is Grade 4

**Landscape Impact:**

It is outside the settlement boundary on the edge of the area, close to other development but with a more rural context. Strategic Gap. The site is rural in nature with a rural feel and setting. There is a Public Right of Way down the NE boundary giving it some recreational value. The site has heritage consideration and matters of setting to consider, being in a Conservation Area and near ar to a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The site slopes gently down to the north and is largely screened from wider visual impacts to/from the countryside to the south. Landscape value is med/high and sensitivity is low/med.

**Heritage Impacts****Impact on Historic Environment and Heritage Assets:**

The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is near to a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**Biodiversity / Ecological Impacts****Impact on Biodiversity:**

The site is not located in an environmental designation. The site is bounded by hedgerows. There are no tree preservation orders or larger trees within the site although there are deciduous trees to the north and south residential boundaries.

**Biodiversity Net Gain Scope:****Flood Risk****Flood Risk (including Surface Water):**

No FZ2/3. North boundary abuts surface water flood risk.

**Proximity to Key Services****Access to Public Transport:**

The site is located close to a bus stop. The Freshwater area is served by Route 7, Newport to Alum Bay. The route being Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay  
The service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

**Access to Pedestrian Cycle Links:**

There is a public right of way that runs along the east of the site. There are no dedicated cycle paths in close proximity. The adjacent road Queens Road is rural in nature, as is the wider highway network in the vicinity. There are no pedestrian footways and development here is likely to be car-dependent.

**Access to Services and Facilities:**

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

**Access to Open Space and Recreation:**

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens.  
There are a number of public open space facilities nearby

**Highways Factors****Highway Access:**

The site can be accessed from the farm gate which is located close to the junction. The adjacent road Queens Road is rural in nature, as is the wider highway network in the vicinity. Past development in the vicinity has been low density, piecemeal and unsustainable in nature. There are no pedestrian footways and development here is likely to be car-dependent.

**SHLAA Conclusion**

Currently not suitable.

The site is rural in nature, close to other development with a rural feel and setting. Strategic Gap. The adjacent road Queens Road is rural in nature, as is the wider highway network in the vicinity. Past development in the vicinity has been low density, piecemeal and unsustainable in nature. There are no pedestrian footways and development here is likely to be car-dependent.

There is a Public Right of Way down the NE boundary giving it some recreational value. The site has heritage consideration and matters of setting to consider, being in a Conservation Area and near ar to a number of listed building, as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The site slopes gently down to the north and is largely screened from wider visual impacts to/from the countryside to the south.

**FRE017**

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

Status

Currently not suitable

**FRE025**

Land between Fort Warden and Hurst point View Totland PO39 0AQ

**Key Details**Settlement: **Freshwater (Totland)** Settlement Tier: **2** Parish: **Totland** Site Area (**4.89**) 2018 SHLAA\_Ref\_No: **IPS110** 2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): **Immediately adjacent to the Settlement Boundary**Location in Relation to Settlement Boundary 2018: **The site is located outside but immediately adjacent to the current settlement boundary which is along the south west boundary.**Brownfield or Greenfield: **Greenfield** Brownfield Register (If applicable): Site Description: **The site is a mix of scrub, walking areas and grassed areas. It is a level area close to the cliff tops in Totland.**Planning History: **P/00429/98 - Mostly off-site (conditional approval): 72 apartments in 4x2/3 storey blocks and car parking, all within fort area; 21 detached houses and associated car parking/garaging; access from Fort Warden Road and new access road off Hurst Point View; 24 space public car park; open space and landscaping (approval of reserved matters), at Fort Warden Holiday Camp, Fort warden Road, Totland, conditional approval 26 May 1998 (TCP/17112R/P429/98)****Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
 Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

**2.4ha of the site is located within a SINC.  
 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.**

Environmental Discounts (Stage A No buffer):  
 Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

**2.4ha of the site is located in public open space and has been removed from the assessment.  
 The remainder of the site is not located within any environmental designations including heritage coast, historic park or garden, or other open space.**

Envonmental Discounts\_Stage B(i)  
 Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
 Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)

**Small section at northern tip is with the Coastal Change Management Area and not suitable.**

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: **The site is close to existing residential, tourism, nature sites and open space use. The site is also close to the cliff tops where there are instability issues.**Local Policy Context (Including Neighbourhood Plan): **The site is located outside but immediately adjacent to the settlement boundary**Mineral Resources: **The north of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.****Landscape Impacts**Impact upon and Relationship to the AONB: **The site is not located in an AONB. It is located on the cliff tops at Totland. If development is considered appropriate proposals will need to consider the impact on the wider area and views into and out of the site from both land and sea.**

Landscape Character Area Key Factors: **Settled Farmland (Freshwater Isle)  
 Key Characteristics**

- Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone
- Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape
- Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement
- Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area
- Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater
- Intricate network of rural lanes, some sunken with fewer roads to the north and western margins
- Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north
- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings

- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

## Agricultural Land Classification:

The site is classified as urban.

**Landscape Impact:** A large section to the south is within a SINC and a small section at northern tip is with the Coastal Change Management Area so both areas are not suitable. The site is a valuable ecological connection between environmental designations off-site to the north and south.

There are long views to the south-west and north-east. There is a public footpath running through the site. Landscape value and sensitivity is medium.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts****Impact on Biodiversity:**

2.4ha of the site in the south-east is located within a SINC (Fort Warden Hills) and is also classed as Lowland Meadows S41 Priority Habitat.

To the North the site abuts the Colwell Bay SSSI and Martime Cliffs and Slope S41 Priority Habitat. It is close to 'The Needles Marine Conservation Zone' and SPA boundary about 40m distant.

The site is quite scrubby with some hedges and trees and is likely that biodiversity studies will be required. There are TPOs at the south-east boundary. There are records of bats in the vicinity.

DONE

## Biodiversity Net Gain Scope:

**Flood Risk****Flood Risk (including Surface Water):**

No FZ2/3.

Patches of surface water flood risk on SE side.

**Proximity to Key Services****Access to Public Transport:**

The nearest bus stop is some distance away. Totland is served by Route 7 which serves Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

**Access to Pedestrian Cycle Links:**

There is a public right of way that cuts through the site (T1). There are cycle links in the wider area but the immediate roads do not benefit from footpaths.

**Access to Services and Facilities:**

Totland has a number of services and facilities.

**Access to Open Space and Recreation:**

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens.

The site is in part public open space and the site is close to other options including the coast.

**Highways Factors****Highway Access:**

Access to the site is via a number of narrow roads with traffic calming measures. However there is no suitable vehicle access of the required standard width available to access the site.

**SHLAA Conclusion**

Currently not suitable.

There is a legal agreement relating to an area of open space being gifted to the Council and the remaining area being open/green space relating to the development.

In addition, there are concerns over land instability and landscape impact from development in this sensitive location. Furthermore, a large section to the south is within a SINC and a small section at northern tip is with the Coastal Change Management Area so both areas are not suitable. The site is a valuable ecological connection between environmental designations off-site to the north and south.

Finally, there is no suitable vehicle access of the required standard width available to access the site.

**Status**

Currently not suitable

**FRE027**

Land to the rear of Lanes End, Totland

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site but there are larger trees at boundaries so root protection areas will be a consideration. There are also scrubby areas across the site that may contain biodiversity interest and may need to be assessed.

**Biodiversity Net Gain Scope:** Limited scope. Green roofs or buffer enhancements in root protection areas at northern edge are a possibility, although the north side offers the best location for dwellings to avoid impacts on neighbouring amenities. House Martin (local priority species) boxes could be installed on dwellings as there are records of the species in the area.

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified on site. Surface water risk on Lanes End off site to the south.

**Proximity to Key Services**

**Access to Public Transport:** The bus stop is along the nearby main road. Route 7 serves Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

**Access to Pedestrian Cycle Links:** The site has a public rights of way to 3 sides being routes T1 and T2. There are no dedicated cycle paths but the roads have pavements.

**Access to Services and Facilities:** Totland has a range of services in line with it being a smaller regeneration area.

**Access to Open Space and Recreation:** West Wight exhibits surpluses of all open space types except Parks & Gardens and Allotments. The site abuts One Horse Field accessible natural greenspace to the north and Totland Recreation Ground to the east, which contains a childrens play area and outdoors port pitches. It is also within the walking accessibility threshold of existing amenity greenspace.

**Highways Factors**

**Highway Access:** The site has three accesses onto Lanes End. The widest and most direct access is to the west. The approach from the south is slightly layout by an unusual road configuraion staggered around the amenity open space and this may benefit from realignment alongside development. The other two southern access points are narrow and would be single vehicle access - impacts on neighbouring amenities would require careful consideration as well and these points may be better suited to pedestrian access if utilised.

**SHLAA Conclusion**

Currently not suitable  
Access, neighbouring amenities and on-site ecology all require careful consideration . Access from the west may be preferable in respect of neighbouring amenities, but this would benefit from off-site highway layout reconfigutration in respect of the negotiation of a more direct route around the nearby amenity open space. Land ownership issues.  
Touches upon Coastal Change Management Area.

**Status** Currently not suitable

**FRE033**

Land at Brambles Farm, Freshwater

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is beyond the built up area and located in the wider rural area

Local Policy Context (Including Neighbourhood Plan):  The site is located outside but immediately adjacent to the settlement boundary

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:  The site is not located in an AONB.

Landscape Character Area Key Factors:

Settled Farmland (Freshwater Isle)  
Key Characteristics

- Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone
- Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape
- Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement
- Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area
- Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater
- Intricate network of rural lanes, some sunken with fewer roads to the north and western margins
- Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north
- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today

**FRE033**

## Land at Brambles Farm, Freshwater

- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

Grade 3

Landscape Impact:

The site is a featureless field that enjoys far reaching views across the Solent to the mainland. It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. The track at the north east boundary is a registered Public Right of Way. It is not far from the Coastal Change Management Area. Development here would be somewhat inconsistent with the existing settlement pattern. Landscape value is medium and sensitivity is medium/high.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations. There is a hedgerow along the eastern boundary.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): No FZ2/3. Thin band of surface water flood risk flow path in north field.

### Proximity to Key Services

Access to Public Transport: There is a bus stop (Brambles Corner) adjacent to the site.

Access to Pedestrian Cycle Links: Public Right of Way at north-east boundary. Colwell Road has pedestrian footways.

Access to Services and Facilities: Both Totland and Freshwater do have services and facilities.

Access to Open Space and Recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young people's provision. However it has deficits of allotments and parks/gardens.

### Highways Factors

Highway Access: Adjacent to Colwell Road, although position of bus stop/lane limits access options. North-east road is sub-standard width and would require upgrading. Loss of hedgerow (S41 habitat) will be necessary with either option.

## SHLAA Conclusion

Note: This submission did not accurately delineate a site boundary as required, so an estimated site boundary was drawn by local planning department. Currently not suitable. Landscape, visual impacts and inconsistent with existing settlement form.

Status: Currently not suitable

**FSH002**

Land at Kite Hill Farm, Firestone Copse Road, Kite Hill PO33 4LE

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

Granary on east side). There is a listed building offsite to the north (Grade II Kitehall Farmhouse).

### Biodiversity / Ecological Impacts

#### Impact on Biodiversity:

The site is not located in an environmental designation but touches upon the boundary of the North Eastern Woods Local Ecological Network. The SPA (Solent and Southampton Water) boundary is only 40m distant to the south-west.  
The site is within the 3km radius of Briddlesford Copse SAC/SSSI. There is a hedgerow and some trees to the site. As there are a number of traditional and other barns, bats surveys may be required.

#### Biodiversity Net Gain Scope:

### Flood Risk

#### Flood Risk (including Surface Water):

No risks identified.

### Proximity to Key Services

#### Access to Public Transport:

There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

#### Access to Pedestrian Cycle Links:

There are network of public rights of way adjacent to the area. There are no dedicated cycle paths in close proximity.

#### Access to Services and Facilities:

Whilst the site is outside the settlement area there are services close by in Wootton.

#### Access to Open Space and Recreation:

Bembridge sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space.  
There is limited public open space provision nearby but good links to the wider countryside.

### Highways Factors

#### Highway Access:

The site can be accessed from Firestone Copse Road

## SHLAA Conclusion

Currently not suitable. Heritage and landscape concerns with this site which is located in a settlement with very limited service provision.

Conclusion 2022:

#### Status

Currently not suitable

HAV001

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

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Asheys Site Area (2 2018 SHLAA\_Ref\_No: IPS060 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: Havenstreet does not have a settlement boundary.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

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.

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)

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: 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.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area. Southern half is Strategic Gap.

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

Landscape Impacts

Impact upon and Relationship to the AONB: 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.

Landscape Character Area Key Factors: Partial settlement, partial 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics: Rolling pastoral landscape with small copses, hedgerows and hedgerow trees; Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton; Historic farmsteads are located throughout the area; The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area; Ancient woodland areas; Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges; Scheduled monuments a number of which are currently at risk

Agricultural Land Classification: The classification is Grade 3

**HAV001**

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

**Landscape Impact:** The site is visually exposed and sits on a high point in the surrounding landscape. There are views to the south and east in particular; and to the west from the northern section of the site. Southern half is Strategic Gap. The existing farm structures are consistent with the rural character. There are public footpaths off-site to the north and south giving this site some further visual sensitivity. Value is medium and sensitivity is medium/high.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** 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 contains historic buildings which are included on the HER. Historic building recording should be undertaken prior to development.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** 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. Bats are likely to be present. Land north of the site is the North Eastern Woods Local Ecological Network and Firestone Copse SIN is 120m north. The highway edge off-site to the north is marked by a number of TPOs.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No risks identified.

**Proximity to Key Services**

**Access to Public Transport:** Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

**Access to Pedestrian Cycle Links:** 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 and 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 Space and Recreation:** For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a recreation ground to the south of the site.

**Highways Factors**

**Highway Access:** The site has an existing access onto the main road in close proximity to a split junction.

**SHLAA Conclusion**

Currently not suitable. Working farm in visually exposed landscape and an area of rural character. Settlement has little in the way of services. Southern half is Strategic Gap.

**Conclusion 2022:**

**Status** Currently not suitable

# HAV002b F H WINTER AND SONS LTD (South-west side)

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

#### Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

#### Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

#### Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

The site is located in FZ1 and is not class 1 or 2 agricultural land. However, given the character of the area it is considered to small to accommodate 5 dwellings and therefore falls below the minimum size threshold.

#### Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

## HAV002b F H WINTER AND SONS LTD (South-west side)

### Biodiversity / Ecological Impacts

Impact on Biodiversity: 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.

Biodiversity Net Gain Scope: Green roofs.

### Flood Risk

Flood Risk (including Surface Water): No risks identified.

### Proximity to Key Services

Access to Public Transport: Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

Access to Pedestrian Cycle Links: 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 and 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 Space and Recreation: For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is within the walking access threshold for amenity greenspace, children/young people's provision and natural/semi-natural greenspace.

### Highways Factors

Highway Access: The site has current road frontage, but no footways.

## SHLAA Conclusion

Currently not suitable.  
Given the character of the area it is considered to small to accommodate 5 dwellings and therefore falls below the minimum size threshold.

Status: Currently not suitable

HAV003

Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (0.2 2018 SHLAA\_Ref\_No: IPS180a 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a thin strip of land behind a barn with access. There are trees and scrubby area to the east boundary and residential to the north.

Planning History: No recent planning history.

Suitability Assessment Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Primarily settlement. Partial overlap with 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics Rolling pastoral landscape with small copses, hedgerows and hedgerow trees Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton Historic farmsteads are located throughout the area The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area Ancient woodland areas Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges Scheduled monuments a number of which are currently at risk.

Agricultural Land Classification: The classification is Grade 4

**HAV003**

## Land at Woodfords Dairy (1), Pondcast Lane, Havenstreet

**Landscape Impact:** It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. It is situated on a slope and there are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. The site contains characteristics typical of the Traditional Enclosed Pasture Land. It feels like an extension into the rural area and is slightly inconsistent with the settlement form

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

### Proximity to Key Services

**Access to Public Transport:** Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

**Access to Pedestrian Cycle Links:** There is a public right of way to the east of the site (R10) but no dedicated cycle ways and the immediate road does not have a pavement.

**Access to Services and 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 Space and Recreation:** For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a recreation ground to the east

### Highways Factors

**Highway Access:** Access is off Pondcast Lane through the adjacent site also in the same landownership, Pondcast Lane is narrow and development is likely to require highway improvements.

## SHLAA Conclusion

Currently not suitable.

It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. It is situated on a slope and there are long views to the south. The site contains characteristics typical of the Traditional Enclosed Pasture Land. The access road is narrow, suitable for single vehicles only and lacks pedestrian footways - so would discourage car dependency, particularly in a location which already lacks basic services. Concern over highways issues and exposed landscape from Rowlands Lane mean the site cannot be considered suitable.

**Status** Currently not suitable

**HAV004**

Land to south east of Pondcast Lane, Havenstreet

**Key Details**

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (2.78 2018 SHLAA\_Ref\_No: IPS180b 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a series of fields with stables and barns and some fruit trees. The site slopes to the south and is bounded by hedgerows to all boundaries with large trees to the south.

Planning History: No recent planning history.

**Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) 0.7ha of the site is located in a SINC and has been removed from the assessment.

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

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)'  
Key Characteristics  
 Rolling pastoral landscape with small copses, hedgerows and hedgerow trees  
 Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton  
 Historic farmsteads are located throughout the area  
 The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area  
 Ancient woodland areas  
 Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges  
 Scheduled monuments a number of which are currently at risk.

Agricultural Land Classification: The classification is Grade 3 to the south and Grade 4 to the north

## HAV004

### Land to south east of Pondcast Lane, Havenstreet

**Landscape Impact:** It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. The site slopes to the south with far reaching views across the countryside. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Development of this site would mark a departure from the existing settlement form into an area of open countryside with poor highway connections. The area contains many characteristic of traditional enclosed pasture land. There is a Public Right of Way running down the west boundary giving this tranquil site some recreational value. Landscape value and sensitivity are medium/high.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. Pondcast Farmhouse which is visible 100m to the south-west is Grade II listed.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 0.7 ha of the south section of the site is located in a SINC (Kittenocks) and this area also forms part of the North Eastern Woods Local Ecological Network. There is also a small Traditional Orchard (S41 habitat) in the north section of the site. The rest of the site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no tree preservation orders within the site but there are a number of larger trees which connect to a larger adjacent ancient woodland to the south. Accessing the site from the highway would likely result in loss of hedgerow (a S41 habitat). Further biodiversity studies are likely to be required.

**Biodiversity Net Gain Scope:**

#### Flood Risk

**Flood Risk (including Surface Water):** South boundary is marked by FZ2/3. East boundary has surface water flood risk.

#### Proximity to Key Services

**Access to Public Transport:** Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

**Access to Pedestrian Cycle Links:** There is a public right of way through the site to the west (R10) and across the south west of the site (R8) but no dedicated cycle ways and the immediate road does not have a pavement.

**Access to Services and 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 Space and Recreation:** For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a recreation ground to the east.

#### Highways Factors

**Highway Access:** Access is onto Pondcast Lane which is narrow single track with no footways. Development of any significant scale would likely require highway improvements.

## SHLAA Conclusion

Currently not suitable. The road network to the site is very narrow and there are also concerns over landscape and visual impact due to topography, as well as the general area appearing to have some ecological sensitivity.

**Conclusion 2022:**

**Status:** Currently not suitable

HAV007

Land at Coppid Hall Farm, Havenstreet

Key Details

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (1.1 2018 SHLAA\_Ref\_No: IPS254 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is part of an agricultural field with two roadside boundaries. The site slopes from east to west and is bounded to three sides by hedges and the west boundary is open.

Planning History: No apparent planning history.

Suitability Assessment Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: 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.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. There are views to the west to/from the AONB. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics Rolling pastoral landscape with small copses, hedgerows and hedgerow trees Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton Historic farmsteads are located throughout the area The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area Ancient woodland areas Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges Scheduled monuments a number of which are currently at risk.

Agricultural Land Classification: The classification is Grade 3

**HAV007**

## Land at Coppid Hall Farm, Havenstreet

**Landscape Impact:** It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. The site slopes to the west with far reaching views across the countryside. There are long views to the south-west, and views to/from the AONB to the west. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Development of this site would mark a departure from the existing settlement form into an area of open countryside with poor highway connections. The area contains many characteristic of traditional enclosed pasture land. Landscape value is medium and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** 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.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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 but there are some interspersed within the hedges. The site overlaps slightly with the North Eastern Woods Local Ecological Network on it's northern border.

Biodiversity Net Gain Scope:

### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

### Proximity to Key Services

**Access to Public Transport:** Whilst there is a bus stop close by, Southern Vectis are no longer running this service.

**Access to Pedestrian Cycle Links:** 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 and 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 Space and Recreation:** For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a recreation ground to the south of the site.

### Highways Factors

**Highway Access:** The site would require a new access, it has roadside hedges (s41 habitat) to two boundaries and is located close to and on an existing junction that may impact visibility. There are no pedestrian footways.

## SHLAA Conclusion

Currently not suitable. Landscape, heritage and highway concerns. Would represent a development inconsistent with the form of a settlement that lacks many basic services. Lack of footways and local services suggest this would inevitably encourage car dependency.

**Status** Currently not suitable

**HAV008**

Land south of Coppid Hall Farm, Havenstreet

**Key Details**

Settlement: Havenstreet Settlement Tier: 4 Parish: Havenstreet and Ashey Site Area (3.68 2018 SHLAA\_Ref\_No: IPS255 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: Havenstreet does not benefit from a settlement boundary and is therefore considered to be in the wider rural area.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is currently a series of fields that is bounded by a hedges with trees interspersed. The land slopes gradually from north west to south west.

Planning History: No recent planning history.

**Suitability Assessment**  Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  Discounted by a Factor in Stage B It is not on class 1 or 2 agricultural land

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area. Eastern section is Strategic Gap.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: 'Traditional Enclosed Pasture Land (Northern Clay Pasture Land)' Key Characteristics  Rolling pastoral landscape with small copses, hedgerows and hedgerow trees  Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton  Historic farmsteads are located throughout the area  The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area  Ancient woodland areas  Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges  Scheduled monuments a number of which are currently at risk.

Agricultural Land Classification: The classification is Grade 4

**HAV008**

## Land south of Coppid Hall Farm, Havenstreet

**Landscape Impact:** The site is rough pasture land that is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. It is situated on land that slopes down to the south with far reaching views across the countryside. There are long views to the south, including to/from the AONB which would be difficult to mitigate. Therefore it has an impact upon the AONB setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Development of this site would mark a departure from the existing settlement form into an area of open countryside with poor highway connections. Eastern section is Strategic Gap. The area contains many characteristic of traditional enclosed pasture land. Landscape value is medium and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are some more substantial hedgerows that may have biodiversity benefits and require further investigation.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

### Proximity to Key Services

**Access to Public Transport:** The area is no longer served by public transport.

**Access to Pedestrian Cycle Links:** There is a public right of way to the north of the site and crosses the north east corner. (R7)

**Access to Services and 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 Space and Recreation:** For quantitative standard analysis, Havenstreet forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There is a children's recreation ground to the north of the site.

### Highways Factors

**Highway Access:** Potentially accessible onto Pondcast Lane to the south of the site, to the north access only via the footpath.

## SHLAA Conclusion

Currently not suitable. Landscape and highway concerns. Would represent a development inconsistent with the form of a settlement that lacks many basic services. Lack of footways and local services suggest this would inevitably encourage car dependency.

**Status** Currently not suitable

LAK002

Merrie Gardens and Black Pan Farm/Scotchells Brook off Newport Road , Lake

Key Details

Settlement: The Bay (Lake) Settlement Tier: 1 Parish: Lake Site Area (10 2018 SHLAA\_Ref\_No: IPS303, IPS292 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Bisects the Settlement Boundary

Location in Relation to Settlement Boundary 2018: The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: The south part of the site has been redeveloped and includes the Premier Inn, Marston's and KFC and car parking/service areas. The remainder of the site is scrub land and grass land. Although the site has been put forward as 10 hectares the developable area has been submitted as 7.5 hectares.

Planning History: South Settlement boundary section only P/01919/07 (Granted) Outline for industrial/business and residential development and alterations to vehicular access to include provision of a roundabout at Newport Road junction (additional information) (readvertised application)

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B There is an area to the north west of the site approximately 2.0 hectares that is located in FZ2 and 3. This area has been removed from the developable area. The resultant area is assessed below. The site is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing commercial uses, some with 24 hour opening hours. The site is close to existing residential, no compatibility issues are envisaged

Local Policy Context (Including Neighbourhood Plan: The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.

Mineral Resources: The top north section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Changed Countryside - Leisure. Key Characteristics Use for formal sporting and leisure activities Mosaic of habitats of potential benefit to wildlife (particularly the golf courses) Smallbrook stadium sees occasional activities with high noise and traffic having temporary impact on the tranquillity of the area

Agricultural Land Classification: The classification is predominately Grade 4 with a section to the site of Grade 3.

**LAK002**

## Merrie Gardens and Black Pan Farm/Scotchells Brook off Newport Road , Lake

**Landscape Impact:** The southernmost point of the site is urbanised by relatively recent development and in the settlement boundary. The site becomes steadily more rural, and of higher landscape quality and sensitivity , as it extends northward. The north section gently slopes down to the brook to the north east, and comprises rough grassland and shrubby bushes. It is of medium high landscape value and sensitivity. The intervening section is low quality scrubby grassland enclosed by trees to the north, but enjoying very long views to the south and south-west as far as the AONB ridges, albeit with built up areas on intervening land.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area but there is a listed building to the south-east corner (Merrie Gardens Farmhouse Grade II). Should the site be acceptable, consideration will need to be given to the special character features of the asset as well as the setting of the building.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Scotchells Brook runs along the northwest boundary and may need further investigation/consideration in terms of biodiversity.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** North west boundary is a river valley with associated flood risks overlapping the site. There are also some patches of surface water risk in the southern developed section.

### Proximity to Key Services

**Access to Public Transport:** Sandown is well served by public transport including Southern Vectis routes, 2, 3 and 8.

**Access to Pedestrian Cycle Links:** There are network of public rights of way close to the site and SS25 crosses the site. There are no dedicated cycle paths in close proximity. The wider area has cycle links to Newport.

**Access to Services and Facilities:** The sites partially s in the settlement boundary of Sandown where there are a range of services and facilities.

**Access to Open Space and Recreation:** The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards..

### Highways Factors

**Highway Access:** Access to the site is via mini roundabout off the A3056.

## SHLAA Conclusion

Currently not suitable.  
The remaining undeveloped southern section is more suited too commercial/retail and there would be compatibility issues for residential development. May be some scope for further employment uses.  
Northern section unsuitable for landscape reasons.

**Status** Currently not suitable

LAK006

Land adj. Lake Common Road and Lake Common, Lake

Key Details

Settlement: The Bay (Lake) Settlement Tier: 1 Parish: Lake Site Area (7 2018 SHLAA\_Ref\_No: N/a 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Bisects the Settlement Boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The south tail (and direct highway access) of the site is Lake Common Open Space. The larger and wider northern section is a green field bordered by deciduous woodland, the eastern section of which is a SINC.

Planning History: No relevant applications

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

The majority 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. However, a small section to the north-east is SINC.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

The majority of the site is not located within any environmental designations including heritage coast, historic park or garden, open space. However th south tail comprising approximately one third of the site is designated open space.

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is on the edge of the urban area.

Local Policy Context (Including Neighbourhood Plan): The developed area of the site is within the settlement boundary and the remainder of the site is outside and immediately adjacent to it.

Mineral Resources: Part of the north-west of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Changed Countryside - Leisure. Key Characteristics: Use for formal sporting and leisure activities, Mosaic of habitats of potential benefit to wildlife (particularly the golf courses), Smallbrook stadium sees occasional activities with high noise and traffic having temporary impact on the tranquillity of the area

Agricultural Land Classification: The classification is Grade 4/urban

Landscape Impact: The site forma an intervening section of land between the urbanised built-up area and a golf course. The south section is designated open space, has a smattering of deciduous trees and is of good quality, whilst being contained from wider views by trees and development. The north field is basin like in topography form, but has longer views to the north.

**LAK006**

Land adj. Lake Common Road and Lake Common, Lake

*Heritage Impacts*

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

*Biodiversity / Ecological Impacts*

Impact on Biodiversity: The site is adjacent to a river/stream on the east boundary. The site is bordered by, and partially overlaps Sandown Golf Course SINC and the Local Ecological Network. The combination of these factors and the need for buffers suggests a site with not insignificant ecological value.

Biodiversity Net Gain Scope:

*Flood Risk*

Flood Risk (including Surface Water): River, with associated surface water flood risk extending the length of the entire east boundary, including across access point.

*Proximity to Key Services*

Access to Public Transport: Lake is served by bus routes 22, 24, 68 and 71.

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site and a public bridleway running across the site. Adjacent highway has pedestrian footways albeit on the other side of the road.

Access to Services and Facilities: Lake is a tier 1 settlement with a good range of services.

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

*Highways Factors*

Highway Access: The southern section abuts Fairview Crescent. However this section is public open space so not a suitable access point under the criteria of the SHLAA methodology.

**SHLAA Conclusion**

Currently not suitable.  
No highway access. Minerals notification area. Landscape impact and not insignificant ecological impact.  
The southern section abuts Fairview Crescent. However this section is public open space so not a suitable access point under the criteria of the SHLAA methodology.

Status: Currently not suitable

**MER003**

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

## Key Details

Settlement: Merstone Settlement Tier: 5 Parish: Arreton Site Area (0.6 2018 SHLAA\_Ref\_No: IPS075a 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

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

Planning History: Various relating to conversions and alterations of buildings to residential and new units.

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

The site is located in FZ1.  
The site is on Grade 2 agricultural land. This is high grade agricultural land that should be protected. Sites located on Grade 2 are discounted at Stage B. However, as the site is part brownfield and incorporates a number of rural businesses and has been assessed as a reviewed site.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: Existing employment uses will need to be considered if residential is incorporated.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area, is brownfield and includes employment uses. Grade 2 Agricultural land.

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

### Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: East Yar Pasture Land  
Key Characteristics  
 Enclosed pastoral landscape in close proximity to valley floor and arable  
 Ancient woodland areas  
 Hedgerows and some hedgerow trees  
 Historic farmsteads dispersed throughout the areas

Agricultural Land Classification: The classification is Grade 2

**MER003**

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

**Landscape Impact:** It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. It is relatively contained in the wider landscape by landscape and vegetation. The western half of the site is already developed.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. May require historic building recording prior to development.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has a number of empty building and barn that may require bat surveys.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No on-site flood risk identified.

**Proximity to Key Services**

**Access to Public Transport:** There is a bus stop close by. This is along Route 2 serving Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

**Access to Pedestrian Cycle Links:** There is a public right of way to the south (A1) and there is a cycle track near by. The immediate roads do not benefit from pavements

**Access to Services and Facilities:** Merstone has no services or facilities, there is some rural employment.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport sub-area exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is limited public open space facilities but the site has good access to the countryside.

**Highways Factors**

**Highway Access:** There is access of Merstone Lane, the access has been improved but visibility is still restricted and the lane is quite narrow

**SHLAA Conclusion**

Currently not suitable.  
The site is located outside the Settlement boundary with no meaningful relationship to it. Merstone lacks basic services and this site does not relate well to the settlement core. The access road, Merstone Lane, is below standard width and lacks pedestrian footways, residential development would be highly car-dependent.

**Status** Currently not suitable

**NBR001**

Land to south & west of Lower Calbourne Mill, Newbridge

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan):  The site is located outside the settlement boundary and in the wider rural area.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**NBR001**

## Land to south & west of Lower Calbourne Mill, Newbridge

Impact on Biodiversity:

The site is not located in an environmental designation. There are two traditional orchard (S41 Priority Habitat) at boundaries, one at the north-west and one at the south-east. There are no TPOs on the site but there are a number of larger trees at boundaries that need to be considered. The North Eastern Woods Local ecological Network is located off-site a short distance to the east.

Biodiversity Net Gain Scope:

Connect priority habitats

### *Flood Risk*

Flood Risk (including Surface Water):

No flood risks on-site identified. There is a river valley off-site to the east.

### *Proximity to Key Services*

Access to Public Transport:

The site is close to a bus stop which is along Route 7 that serves Newport | Shalfleet/Calbourne | Cranmore/Wellow | Yarmouth | Freshwater | Totland | Alum Bay. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30

Access to Pedestrian Cycle Links:

There is a public right of way to the east of the site. There is no cycle link.

Access to Services and Facilities:

Newbridge has very limited services. The near by campsite does have a shop.

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. There is limited public open space provision near. The site is within the walking distance threshold for children/young people and outdoor sports but outside it for all other open space typologies.

### *Highways Factors*

Highway Access:

The site can be accessed from the road but is on a bend and hill. The access is narrow between two houses, the east side one being a Grade II listed building. The adjacent road has no pedestrian footways.

## **SHLAA Conclusion**

Currently not suitable.

It is located in the wider rural area on the edge of an area with no services. There is concern about access into the site, and impact upon the heritage setting of the listed property, the curtilage of which is adjacent to the proposed access. The site is also elevated and there are concerns over landscape impact

Status

Currently not suitable

**NCH001**

**Langbridge Business Centre, Newchurch**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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. Adjacent, so partially within the 5m buffer of Newchurch Marshes SINC.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**NCH001**

## Langbridge Business Centre, Newchurch

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not within a conservation area. There is a locally listed building (Langbridge Chapel) to the south east as such consideration must be given to its conservation including its setting. Further south still, but on the access road is Grade II listed Spicers Bridge.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: There are no tree preservation orders or larger trees within the site. The western boundary is immediately adjacent to a SINC (Newchurch Marshes) and the boundary forms part of the buffer. There is a Traditional Orchard (S41 Priority habitat) recorded on the eastern boundary. Coastal Floodplain and Grazing Marsh (S41 Priority Habitat) is situated 40m south of the boundary. The site is in a Local ecological Network (Eastern Yar Valley) and the northern half is located in the Briddlesford Copse 3m radius.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): Adjacent to FZ2/3 in SW corner.

### Proximity to Key Services

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

Access to Pedestrian Cycle Links: NC9 public right of way is to the south of the site, this is also the location of the main dedicated cycle route from Sandown to Newport.

Access to Services and Facilities: Newchurch has a primary school, Peddlers cafe and a pub.

Access to Open Space and Recreation: There are some open space provisions within Newchurch including the Field of Hope Nature Reserve. However this site is outside the walking threshold for all open space types except natural greenspace.

### Highways Factors

Highway Access: The site has an existing access onto the main road. However, there are no pedestrian footways and the site is Langbridge and somewhat separated from Newchurch.

## SHLAA Conclusion

Currently not suitable.  
Loss of employment in a location remote from services, lacking pedestrian footways and likely to be highly car dependent.

Status: Currently not suitable

**NCH002**

**Popes Farm, High Street, Newchurch**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

The site is located in FZ1. The Western portion of the site which is predominately built on is located within Grade 2. The eastern half of the site is located on Grade 3.

Whilst land that is Grade 2 is generally discounted, this area is built on with a series of barns and outbuildings. It has therefore been included in the following assessment.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:  The site is close to existing residential and a school, no compatibility issues are envisaged

Local Policy Context (Including Neighbourhood Plan):  The site is located outside the settlement boundary and in the wider rural area

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

#### Landscape Impacts

Impact upon and Relationship to the AONB:  The site is not located in an AONB. However there are views to/from the AONB in westerly directions and the site has an impact upon it's setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors:  East Yar Pasture Land  
Key Characteristics  
 Enclosed pastoral landscape in close proximity to valley floor and arable areas  
 Ancient woodland areas  
 Hedgerows and some hedgerow trees  
 Historic farmsteads dispersed throughout the areas

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

**NCH002**

## Popes Farm, High Street, Newchurch

**Landscape Impact:** It is located in the wider rural area but close to the existing built up area. There is little development along Palmers Lane so development would have a visual impact from the lane and from Skinners Lane. There is a public right of way off site 50m to the east, from which the site is visible. Value and sensitivity is medium and capacity for change is medium.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There is a listed building to the west as such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Site contains historic building which would require recording prior to any development (IWHER 13053)

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Furthermore there are a number of outbuildings that may require additional biodiversity studies. Pond (S41 habitat) on site.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Southern boundary road is flood risk.  
Whole site is within Drinking Water Protected Areas (Surface Water) (England).

### Proximity to Key Services

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

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

**Access to Services and Facilities:** Newchurch has a primary school, Peddlers cafe and a pub.

**Access to Open Space and Recreation:** There are some open space provisions within Newchurch including Field of Hope Nature Reserve.  
However this site is outside the walking threshold for all open space types except natural greenspace.

### Highways Factors

**Highway Access:** There is an existing access onto the High Street. Palmers Lane to the south is single track, has limited visibility and is bounded by hedges.

## SHLAA Conclusion

Currently not suitable for development of sufficient scale. The majority eastern side is of too rural character and would represent an extension out of keeping with the village form. However it could be suitable for open space provision to serve the village adjacent to the primary school. There has been recent residential development to the west and there may be some limited scope for more, although probably not at the SHLAA minimum size threshold scale.

**Status** Currently not suitable

NET002

Land known as 'Seaview Meadows', on the south side of Priory Drive/Gully Road, Seaview.

Key Details

Settlement: Nettlestone Settlement Tier: 4 Parish: Nettlestone and Seaview Site Area (2.68 2018 SHLAA\_Ref\_No: IPS308 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: Seaview/Nettlestone does not have a settlement boundary.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is located on the edge of the area and is currently a field with no buildings. The site is gently sloping and is bounded by hedges and trees.

Planning History: Demolition of garage; outline for 2 dwellings; formation of vehicular access; provision of parking for The Meadows, land at and adjacent The Meadows, Priory Drive, Seaview, Refused 24 January 2013 (P/01544/12/TCP/10423/F). Demolition of garage; outline for detached dwelling with vehicular access and parking, land at and adjacent to The Meadows, Priory Drive, Seaview, Refused 7 February 2014 appealed to the secretary of state appeal dismissed 18 June 2014 (P/01421/13/TCP/10423/H).

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential to the north but has fields to the east and west.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area. Strategic Gap. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets outs the need for a residential nursing home, sheltered accommodation and affordable housing.

Mineral Resources: The bottom south east corner is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: North East Pasture land Key Characteristics Hedgerows, hedgerow trees and copses Ancient woodland Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area Historic buildings and designed landscape in the coastal area in the north close to Springvale Grassland areas

Agricultural Land Classification: The classification is Grade 3

**NET002**

Land known as 'Seaview Meadows', on the south side of Priory Drive/Gully Road, Seaview.

**Landscape Impact:** The site is Agricultural Land Quality Grade 3 which is on the outskirts of the area where the land is becoming more rural/agricultural. It is typical of the North East Pasture Land LCA. The site gently slopes from the south-east down to the north-west. Priory Drive is a Public Bridleway so the site has some recreational value, and an inherent scenic quality/remoteness. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development to the south. Strategic Gap. Landscape value is medium and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Further studies may be required.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Surface water flow path which touches across north-west corner.

### Proximity to Key Services

**Access to Public Transport:** There is a bus stop in close proximity. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:** There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.

**Access to Services and Facilities:** There are some services in Seaview but it is not a rural service centre

**Access to Open Space and Recreation:** Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby, and the site only falls with in the walking access standard for children/young people and accessible natural greenspace. However, the coastal footpath and coast is closely located to the east.

### Highways Factors

**Highway Access:** The access would need reconfiguring and relocating but still would be on a Priory Drive, which is a narrow lane lacking pedestrian footway. Visibility splays are poor, hindered by both vegetation and the width of Priory Lane.

## SHLAA Conclusion

Currently not suitable. The site is in the Strategic Gap and on the outskirts of the area where the land is becoming more rural/agricultural. It is typical of the North East Pasture Land LCA. Priory Drive is a Public Bridleway so the site has some recreational value, and an inherent scenic quality/remoteness. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development further to the south. The access would need reconfiguring and relocating but still would be on Priory Drive, which is a narrow land lacking pedestrian footway. Even if a safe access could be achieved this would likely be a car-dependent development.

**Status** Currently not suitable

**NET005**

**Kenneth House, Eddington Road, Nettlestone, PO34 5BU**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**NET005**

**Kenneth House, Eddington Road, Nettlestone, PO34 5BU**

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.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** 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 as well as mature hedgerows. Further studies may be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):**

**Proximity to Key Services**

**Access to Public Transport:** This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:** There are three public footpaths within the site, R80 & 81 cross the site diagonally and R83 crosses the site north to site. Given the location of these rights of way, if the site is deemed suitable they will need to be taken into account in any layout design.

**Access to Services and 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 Space and Recreation:** There is limited public open space provision nearby

**Highways Factors**

**Highway Access:** The site can be accessed from Eddington Road

**SHLAA Conclusion**

Currently not suitable. Located outside the Settlement boundary with no meaningful relationship to it. Concerns over the location, too remote, too rural and too isolated with poor connections. Further concerns over the impact on the church and footpath. Strategic Gap.

**Status** Currently not suitable

**NET006**

Land at Priory Drive, PO34 5BU

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification:

## NET006

### Land at Priory Drive, PO34 5BU

**Landscape Impact:** The site is Agricultural Land Quality Grade 3 which is on the outskirts of the area where the land is becoming more rural/agricultural. It is typical of the North East Pasture Land LCA. It is relatively flat and although there is no natural southern boundary it is contained from long views by topography and vegetation. There are Public Rights of Way down the east and north boundary giving the site some recreational value. It would represent an inconstant extension from the settlement form. Strategic Gap. Value and sensitivity are medium.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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 just of site to the north-east. There are mature hedgerows and appropriate surveys may be required.

**Biodiversity Net Gain Scope:**

#### Flood Risk

**Flood Risk (including Surface Water):** No flood risks identified.

#### Proximity to Key Services

**Access to Public Transport:** There is a bus stop along Caws Avenue. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:** There is a public right of way to the east of the site (R83, R74) and is fairly close to the coastal footpath. There is no dedicated cycle path.

**Access to Services and Facilities:** There are some services in Seaview but it is not a rural service centre

**Access to Open Space and Recreation:** Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby, and the site only falls with in the walking access standard for accessible natural greenspace, while being on the fringes of the catchment for children/young people. However, the coastal footpath and coast is closely located to the east.

#### Highways Factors

**Highway Access:** An access would need to be located onto Priory Drive, which is non-standard width single track with few passing places and bounded by hedgerows. Access would require some hedgerow (a S41 priority habitat) removal.

## SHLAA Conclusion

Currently not suitable. The site is in the Strategic Gap and on the outskirts of the area where the land is becoming more rural/agricultural. It is typical of the North East Pasture Land LCA. There are Public Rights of Way on two sides so the site has some recreational value, and an inherent scenic quality/remoteness. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development further to the south. Priory Drive is an unsuitable access at this point, being narrow, single track and with few passing points. Bringing access to an acceptable standard would necessitate both loss of rural character and removal of hedgerows (S41 priority habitat).

**Status** Currently not suitable

**NET007**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 0.15ha to the north of the site is located within an ancient woodland buffer and has been removed from the assessment.  
 The remainder of site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**NET007**

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

**Landscape Impact:** The site situated beyond the settlement confines in an area where the land is becoming more rural and more agricultural. Landscape quality is good, it is Agricultural Land Quality Grade 3 and bounded on two sides by Public Rights of Way. Strategic Gap. Development here would be inconsistent with the settlement pattern. Value and sensitivity is medium.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 0.15ha to the north of the site is located within an ancient woodland buffer and has been removed from the assessment. There are no other designations or TPOs on the site, although there is a TPO on the boundary in the NE corner and others further off-site to the north-east. There are trees and hedges at most other boundary sections.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Small area of surface water risk in far south-west corner.

### Proximity to Key Services

**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 Links:** There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

**Access to Services and Facilities:** Nettlestone is not a rural service centre but does have a convenience store and a primary school

**Access to Open Space and Recreation:** Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby, and the site only falls within the walking access standard for children/young people and accessible natural greenspace.

### Highways Factors

**Highway Access:** There is currently no vehicular access to the site from Eddington Road but this could be achieved, albeit necessitating loss of hedgerow (a S41 priority habitat). There is a narrow access onto Park Lane.

## SHLAA Conclusion

Currently not suitable. The site is within the Settlement Gap and situated beyond the settlement confines in an area where the land is becoming more rural and it is bounded on two sides by Public Rights of Way. Strategic Gap. Development here would be inconsistent with the prevailing settlement pattern, remote from services and likely be car-dependent.

**Status** Currently not suitable

**NET008****Land at The Meadows, Priory Drive Seaview****Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  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.Environmental Discounts (Stage A No buffer):  Discounted by a Factor in Stage A (No Buffer) Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation.  The site is not located within any environmental designations including heritage coast, historic park or garden, open space.Envonmental Discounts\_Stage B(i)  Discounted by a Factor in Stage B Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:  The site is located in FZ1 and is not class 1 or 2 agricultural land.Environmental Discounts Stage B(ii):  Discounted by a Factor in Stage B(ii) Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged.Local Policy Context (Including Neighbourhood Plan:  The site is located outside the settlement boundary and in the wider rural area. Strategic Gap. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets outs the need for a residential nursing home, sheltered accommodation and affordable housing.Mineral Resources:  The site is not located in a mineral or mineral safeguarding area.**Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification:

**Landscape Impact:** The site is Agricultural Land Quality Grade 3 which is on the outskirts of the area where the land is becoming more rural/agricultural. The site gently slopes from the south down to the north. Priory Drive is a Public Bridleway so the site has some recreational value. The north of the site has seen ad-hoc development/extension, but the south has some rural scenic quality. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development to the south. Strategic Gap. Landscape value and sensitivity is medium.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There is a tree preservation order to the front of the site TPO/2013/05 and a number of others to the boundary. A buffer will be required to the TPO.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Surface water flow path runs south to north across site.

### Proximity to Key Services

**Access to Public Transport:** There is a bus stop in close proximity. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:** There is a public right of way to the south and east of the site. There is no dedicated cycle link and the immediate roads do not benefit from pavements.

**Access to Services and Facilities:** There are some services in Seaview but it is not a rural service centre

**Access to Open Space and Recreation:** Nettlesome sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby, and the site only falls within the walking access standard for children/young people and accessible natural greenspace.

### Highways Factors

**Highway Access:** There is a current access to Priory Drive, which is currently used to access a private residence. Visibility splays are poor, hindered by both vegetation and the width of Priory Lane. Priory Lane is a narrow country lane lacking pedestrian footways.

## SHLAA Conclusion

Currently not suitable. The site is within the Settlement Gap and on the outskirts of the area where the land is becoming more rural/agricultural. The site gently slopes from the south down to the north. The north of the site has seen ad-hoc development/extension, but the south has some rural scenic quality. The site provides a rural setting to the settlement and Priory Drive is a natural settlement edge precluding extensive and in-depth development to the south. Strategic Gap. Landscape value and sensitivity is medium.

Priory Lane is a narrow country lane lacking pedestrian footways. Even if a safe access could be achieved this would likely be a car-dependent development.

**Status** Currently not suitable

NET009

# Land West of Nettlestone and South of Nettlestone Hill

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**Landscape Impact:** It is outside a settlement boundary and whilst close to residential is more rural countryside interspersed by hedgerows and typical of the North East Pasture Land. The site is gently sloping from east to west is prominent from the Wishing Well public house, as well as having long views in/out from the south across countryside of inherent quality crossed by a Public Right of Way. The site forms part of a Strategic Gap and would represent a very significant intrusion into the gap between Nettlestone and Pondwell. Value is Medium but Sensitivity is High.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There is a listed building to the east, The Old Manor. As the site is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, there are a row of character cottages to the east.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The western boundary is adjacent to Nettlestone SINC. The remainder of the site is not located within any environmental designations. There are boundary hedges but there are no TPOs within the site. There is a further SINC (Longlands Copse) 60m to the south and the intervening land abutting the south boundary of the site comprises Lowland Meadow S41 priority habitat. There are records of Water Vole in the vicinity. Given the proximity of the SINC relevant surveys may be required.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Small area of surface water risk central and at south boundary.

### Proximity to Key Services

**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 Links:** There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

**Access to Services and Facilities:** Nettlestone is not a rural service centre but does have a convenience store and a primary school

**Access to Open Space and Recreation:** Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is limited public open space provision nearby

### Highways Factors

**Highway Access:** The site can be accessed from Nettlestone Hill, although sight lines may be restricted by vegetation and prevailing speeds are high, so would need confirmation from a safety perspective.

## SHLAA Conclusion

Currently not suitable. It is outside a settlement boundary and whilst close to residential is more rural countryside interspersed by hedgerows and typical of the North East Pasture Land. The site enjoys long views in/out from the south across countryside of inherent quality crossed by a Public Right of Way and would not be suitable from a landscape perspective. The site forms part of a Strategic Gap and would represent a very significant intrusion into the gap between Nettlestone and Pondwell.

**Status** Currently not suitable

**NEW004**

Land at Staplers Heath, off Staplers Road, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Previous Archaeology comments: Currently no known archaeological implications.  
CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders on the site but there are a number of trees to the northern edge, and several TPOs just outside the western boundary. There is a long hedgerow that appears substantial to Landscape Road. All boundaries have hedgerows and there are several large ponds (S41 Priority Habitat) off-site to the east. Further investigation in terms of ecological assessments may be required. The site is also in the 3km radius of Briddlesford Copse area.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified.

**Proximity to Key Services**

Access to Public Transport: There is a bus stop close by 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 Links: There is a public right of way (N119) to the north west of the site. There are no dedicated cycle paths in close proximity. There are also no pedestrian footways on Staplers Road on the same side as the site, and none at all on landscape Lane.

Access to Services and Facilities: Newport being the county town has access to a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are no specific recreation or open space provisions close by but there are public rights of way in the vicinity

**Highways Factors**

Highway Access: The site has a current access of Staplers Road in the north east corner. However this is just outside the 30mph zone and may require significant loss of hedgerow to achieve sight-lines. There are also no pedestrian footways on the highway on the same side as the site.

**SHLAA Conclusion**

Currently not suitable.  
Development here would be visually intrusive in the landscape and out of keeping with the established pattern of development and prevailing rural character. There are also concerns about access (both vehicular and pedestrian), which even can be addressed are likely to involve significant loss of hedgerow (S41 priority habitat) and further erosion of rural character.

Status: Currently not suitable

**NEW013**

Land at Horsebridge Hill, Newport

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)  
Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)  
Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B  
Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan: Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Unknown archaeological potential. On site of military camps. Early consultation with IWCAHES recommended. CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: Dodnor Creek SINC partially extends into the site from the east, which S41 Priority Habitat 'Lowland Mixed Deciduous Woodland'. The site is located in the Medina Estuary Local Ecological Network. Whilst there are no TPOs on the site there are a number of trees and hedges. The site abuts the Ramsar (Solent & southampton Water) and Medina Esturay SSSI to the east and south, as well as a host of other designations/habitats including Dodnor Creek and Dicksons Copse LNR and Country Park, Dicksons Copse Ancient Woodland, Lowland Fens (S41 Priority habitats) and Parkhurst stream. Given the location further biodiversity studies may be required. CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): Two bands of surface water flood risk run across the site from flowing down towards the River Medina to the east. One band is central and one band is near the south boundary.

**Proximity to Key Services**

Access to Public Transport: There is a bus stop in close proximity and is along Route 1 - 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 Links: Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public footways and paths to the local road network.

Access to Services and Facilities: Newport has a full range of services and facilities

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.

**Highways Factors**

Highway Access: The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. Possible access issues in relation to the position of bus stops and junction, as well as overall capacity. The site could also be accessed from Stag Lane. The strategic road network is located along Horsebridge Hill.

**SHLAA Conclusion**

Currently not suitable  
Landscape impact and Strategic Gap. Although developed areas of Newport actually extend further north than this site, these areas comprise incongruous ribbon development, so development of this site would still be inconsistent with the existing settlement form, as well as representing a significant intrusion into the settlement gap between Newport and Cowes/East Cowes. There are long views across the east over the Medina Valley particularly from the higher sections to the north-west. There are also long views to/from the south from northern sections of the site. The site is sensitive from a landscape perspective.

Status: Currently not suitable

**NEW015**

Land at Buckbury Farm, Buckbury Lane, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

Impact on Biodiversity:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of larger trees individual and groupings to the hedgerow boundaries that may need to be considered. The site is also immediately adjacent to a wooded area to the south west, which contains a stream.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water):

No flood risk identified.

**Proximity to Key Services**

Access to Public Transport:

The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links:

There is a public right of way to the south west. The wider area has cycle links to Newport.

Access to Services and Facilities:

Newport has a full range of services and facilities.

Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.

**Highways Factors**

Highway Access:

There is a field gate to the site with access on Buckbury Lane. Due to the slope of the site, the roadside boundary hedging will need to be removed to provide an appropriate vehicular access and visibility splay. Buckbury Lane is unmade and below standard width, although slightly wider than a single track/lane.

**SHLAA Conclusion**

Currently not suitable.

Access and pattern of development issues. The development east of Newport down Long Lane is already a somewhat inconsistent off-shoot from Newport's prevailing development, and this site would exacerbate this further since development has not extended south of the rural track Buckberry Lane. Buckbury Lane is unmade and below standard width. There are also multiple ownership aspects.

Status

Currently not suitable

# NEW020a Land at New Fairlee Farm, Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

## Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

## Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

## Heritage Impacts

Impact on Historic Environment and Heritage Assets:

## NEW020a Land at New Fairlee Farm, Newport

CHECKED JUNE 2022

### Biodiversity / Ecological Impacts

#### Impact on Biodiversity:

There is a pond near the farm buildings that will need to be considered  
Numerous TPOs along west boundaries and several within site, particularly the central west section.  
There are hedgerows at field boundaries. A tertiary river forms a small section of the west boundary, and another partially crosses the site. There are ponds around the southern boundary. An Phase 1 Habitat survey has been submitted that indicates no direct impacts.  
CHECKED JUNE 2022

#### Biodiversity Net Gain Scope:

### Flood Risk

#### Flood Risk (including Surface Water):

Surface water flood risk along southern boundary.

### Proximity to Key Services

#### 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 Links:

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 and Facilities:

Newport has a full range of services and facilities.

#### Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
Medina Leisure centre is located to the north west of the site

### Highways Factors

Highway Access: 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.

## SHLAA Conclusion

Currently not suitable.

It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. Strategic Gap. The site is undulating and slopes from south east to north west. Southern sections of the site are highly visually exposed to views to/from across the whole island to the north and north-west. It is crossed and bounded by Public Rights of Way giving it significant recreational value.

North-west sections of the site may have more scope that is less negatively impactful. Other sites in Newport are much preferable in terms of sustainability and should be prioritised.

Western sections offer scope to provide allotments.

#### Status

Currently not suitable

**NEW021**

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

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) 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.Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

**NEW021**

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

CHECKED JUNE 2022

### *Biodiversity / Ecological Impacts*

**Impact on Biodiversity:**

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are two TPOs at the south-west boundary, plus a number of trees and mature hedgerows along the boundaries. There is a tertiary river at the north-east corner. Further biodiversity studies may be required.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:**

### *Flood Risk*

**Flood Risk (including Surface Water):**

No flood risk identified.

### *Proximity to Key Services*

**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 Links:**

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 and Facilities:**

Newport has a full range of services and facilities.

**Access to Open Space and Recreation:**

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby in Newport.

### *Highways Factors*

**Highway Access:**

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. Mews Lane is an unadopted track of below standard width, and improvements would impact upon rural character.

## **SHLAA Conclusion**

Currently not suitable.

It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. It is on a relative high point in the topography and there appears to be the potential for very long seasonal views to/from the site from the west and north-west. Development here would be inconsistent with the settlement form and have a negative impact upon landscape and prevailing rural character.

**Status**

Currently not suitable

# NEW023b Site off East Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

## NEW023b Site off East Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.  
CHECKED JUNE 2022

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. The south western side of the site is located in an area TPO - reference TPO/1951/3. There are mature trees at north boundaries, hedgerows at other boundaries. Relevant studies may be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): No on-site flood risk identified. However main access roads to the west are covered by FZ2/3.

### Proximity to Key Services

Access to Public Transport: St Georges Way, the main road to the west is served by bus routes 2, 3 and 39 that have regular services to Newport, Sandown and Ventnor.

Access to Pedestrian Cycle Links: There are public rights of way to the south, west and east with the west linking to the cycle path and the wider area. The immediate roads do not benefit from footpaths.

Access to Services and Facilities: Nearby Newport has a full range of services and facilities and Asda is just to the north of the site

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.

### Highways Factors

Highway Access: Access to the site is from Pan Lane. The current access is on a corner and may result in some visibility issues. Pan Lane is below standard width and lacks pedestrian footways which may present an obstacle to development of a more significant scale.

## SHLAA Conclusion

Currently not suitable  
Landscap and highways concerns.

Status: Currently not suitable

**NEW024**

Land at Worsley Road, Newport

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. However, there is a SINC with 5m buffer to the west, consequently appropriate ecological survey may be required. There is a TPO on site and several along the south boundary. However, there are hedges with trees interspersed, and areas of scrub to the south. The Gunville Stream is along the south boundary.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:** Strategic opportunity for large scale biodiversity net gain.

**Flood Risk**

**Flood Risk (including Surface Water):** FZ2/3 across southern boundary.

**Proximity to Key Services**

**Access to Public Transport:** The area to the north east of the site is well served by buses.

**Access to Pedestrian Cycle Links:** There is a public right of way to the south of the site. The area to the north east is served by public foot ways and paths to the local road network. The wider area has cycle links within Newport,

**Access to Services and Facilities:** The site is predominately in the settlement boundary of Newport where there is a full range of services and facilities.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking threshold for amenity open space and accessible natural greenspace. The site is partially within the walking threshold for outdoor sport (the north-west is beyond the catchment). The site is beyond within the walking threshold for parks/gardens, children and young people and allotments.

**Highways Factors**

**Highway Access:** The site can be accessed from Worsley Road. This road accesses Hunny Hill Road

**SHLAA Conclusion**

Currently not suitable.

The site is highly visible in the wider landscape. This is exacerbated as the site is steeply sloping. It is also considered that the green gap is important to the area. Access from Worsley Road is not suitable for development of any significant scale. The entire site represents an opportunity for creation of a strategic scale open space/countryside park incorporating biodiversity net gain to serve the town. The site already includes Worsley road Amenity Green Space on its north side, which may benefit from including a children's play area to address a deficit in the area.

**Status** Currently not suitable

**Key Details**

Settlement:	Newport	Settlement Tier:	1	Parish:	Newport	Site Area (	28.6	2018 SHLAA_Ref_No:	IPS294	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):	Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further										
Location in Relation to Settlement Boundary 2018:	The site is located outside the settlement boundary.										
Brownfield or Greenfield:	Greenfield	Brownfield Register (If applicable):									
Site Description:	The site is on the outskirts of Newport along the main Newport to Ryde road. The site includes an area used for a solar farm which amounts to half the site area. It also includes part of the dismantled railway. The site is bounded by hedges and large trees to the roadside and a mix of hedges interspersed with trees to other boundaries.										
Planning History:	An application for a renewable Energy Scheme for photovoltaic/solar park and associated ancillary infrastructure (conditional approval 17 October 2013 (P/00737/13-TCP/31510) (Checked June 2022)										

**Suitability Assessment** Site suitable if ticked**Discounting Factors**

## Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

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.

## Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

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

## Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

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

## Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:	The site incorporates a solar farm and a green corridor.
Local Policy Context (Including Neighbourhood Plan):	The site is located outside the settlement boundary. Strategic Gap.
Mineral Resources:	The top north east corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

**Landscape Impacts**

Impact upon and Relationship to the AONB:	The site is not located in an AONB.
Landscape Character Area Key Factors:	Traditional Enclosed Pasture land
Agricultural Land Classification:	The classification is Grade 3

**Landscape Impact:** It is Strategic Gap and outside the settlement boundary on the outskirts of the area. The northern half is occupied by a solar farm. The southern section comprises three vacant green fields. The entire site rises from Fairlee Road up to the East. It is bounded by trees and hedgerows to the east but is visible in the wider landscape to the west and north. The site has ecological and heritage value to a degree and also recreational value is derived from a public right of way along the south boundary and another off-site on the high ground to the east. It would represent an extension inconsistent with the settlement pattern and a significant intrusion into the gap between East Cowes and Newport.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There is a Grade II listed building to the south west corner outside the site, 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.

CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** 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 trees within the hedgerows and a few larger trees and groupings that may need to be considered. There is a tertiary river/stream that follows the north and north-east boundary and crosses a section of the site itself to the south, following an internal hedge/tree line.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** Patches of surface water flood risk central on site.

**Proximity to Key Services**

**Access to Public Transport:** The site is 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 Links:** There is a public right of way to the north east and there are cycle links along the dismantled railway. There is a pavement on the site side of the road.

**Access to Services and Facilities:** Newport has a full range of services and facilities but these are not likely to be in walking distance

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is a green corridor running through the site. Newport has a range of open space facilities but these are not likely to be in walking distance.

**Highways Factors**

**Highway Access:** There is access to Fairlee Road which is along the strategic road network.

**SHLAA Conclusion**

Currently not suitable.  
It would represent an extension inconsistent with the settlement pattern and a significant intrusion into the Strategic Gap between East Cowes/Wootton Bridge and Newport.  
Furthermore the western section of the site is elevated from the road and there are concerns over visual prominence with houses sitting above the road.  
The northern half does not appear to be available since it is occupied by a solar farm. The southern section comprises three vacant green fields. The entire site rises from Fairlee Road up to the East. It is bounded by trees and hedgerows to the east but is visible in the wider landscape to the west and north.  
The site has ecological and heritage value to a degree and also recreational value is derived from a public right of way along the south boundary and another off-site on the high ground to the east.

**Status** Currently not suitable

**NEW026**

Land off Gunville Road, (east) Newport

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)  
Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)  
Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B  
Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. However there are hedgerows (S41 Priority Habitat) at all boundaries.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** No on-site flood risk identified. However main access road to the west are covered by FZ2/3 further south from the site.

**Proximity to Key Services**

**Access to Public Transport:** There are bus stops along Gunville Road which are within walking distance.

**Access to Pedestrian Cycle Links:** There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.

**Access to Services and Facilities:** Gunville has access to a number of facilities and services and Newport town centre is accessible by bus

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The open space audit indicated playing fields to the south east, these are connected to the school

**Highways Factors**

**Highway Access:** The site can be accessed directly from Gunville Road. However the national speed limit applies and some hedgerow may need to be removed to ensure visibility splays.

**SHLAA Conclusion**

Currently not suitable.  
This site feels beyond the natural boundary of the settlement in an area that is rural in character and far removed from services. Although partially screened by hedges it is visually exposed in the landscape to long views. The site is separated from the main settlement by water-course, SINC, flood zone 2/3, as well as rising topography.

**Status** Currently not suitable

# NEW027a Land to the Rear of Bank Cottage, Dodnor Lane, Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

The northern boundary is located in a SINC buffer. It is not anticipated that this will impact on the developable area.

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage B

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

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

## NEW027a Land to the Rear of Bank Cottage, Dodnor Lane, Newport

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The northern boundary is located in a SINC (Dodnor Creek) buffer. It is not anticipated that this will impact on the developable area. There is a large tree adjacent to the highway. The whole site is located within a local ecological network (Medina Estuary) and is predominately scrub. There is a stream along the northern boundary which provides ecological value, together with its adjacent supporting habitat.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### Flood Risk

**Flood Risk (including Surface Water):** Surface water flood risk across north boundary.

### Proximity to Key Services

**Access to Public Transport:** The site is not close to nearby bus stops but these are located within the nearby employment area.

**Access to Pedestrian Cycle Links:** The main Cowes to Newport cycle and public right of way is located to the east.

**Access to Services and Facilities:** Newport has access to a full range of services and facilities. There is an employment area of the south

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The wider area has access to public open space provisions.

### Highways Factors

**Highway Access:** The site has potential access onto Dodnor Lane via NEW027b, but this will be dependent on the layout of any development that takes place on NEW027b (it has an outline residential permission and another pending application). The width of the road is not quite wide enough for two cars. Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

## SHLAA Conclusion

Currently not suitable  
Landscape impact and possible access issues. Strategic Gap.  
Development of site NEW027a which extends away from the road frontage would represent a development highly inconsistent with the existing settlement pattern.

**Status** Currently not suitable

**NEW028**

Land adjacent 80 Watergate Road, Newport

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

**NEW028**

Land adjacent 80 Watergate Road, Newport

*Biodiversity / Ecological Impacts*

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders. North, east and south boundaries have hedges with small trees.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

*Flood Risk*

Flood Risk (including Surface Water): No flood risk identified.

*Proximity to Key Services*

Access to Public Transport: The nearest bus stop is at some distance from the site.

Access to Pedestrian Cycle Links: There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
Newport has a range of public open space provisions.

*Highways Factors*

Highway Access: The access gate is set back from the road and access is onto Watergate Lane, this section is narrow (below standard width), with restricted visibility in places and lacking any pedestrian footways. The speed limit changes at this point.

**SHLAA Conclusion**

Currently not suitable  
Access concerns. The site is beyond the settlement boundary and too far out with poor and narrow approach roads, lacking pedestrian footways. There is further concern over landscape impact and topography issues.

Status: Currently not suitable

**NEW029**

Land north of 155a-165 Staplers Road, Newport

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

**NEW029**

Land north of 155a-165 Staplers Road, Newport

CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

Impact on Biodiversity:

The rough grassland site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse  
There are 5 trees with TPOs along the western and northern boundaries. There is also a small area of protected woodland in the north west corner of the site and a group TPO on the western fringe. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. Should development be considered suitable then a buffer to protect them will need to be included.  
A tertiary river connects to the north-west corner. There are hedgerows at northern and western boundaries. Further biodiversity studies may be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified.

**Proximity to Key Services**

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 Links: There is a public right of way in close proximity, but there are no footpaths or cycle way along the main road.

Access to Services and Facilities: Newport town centre has access to a full range of services and facilities

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

**Highways Factors**

Highway Access: The site is currently accessed via an unadopted lane between 165 and 171 Staplers Road. This access lane is in third party ownership and well below standard width, with adjoining curtilages in separate ownerships being an obstacle to widening, not least in terms of viability.. According to the submission there are proposals to widen the lane (TCP/06320/C, P/00887/17). Staplers Road is a main road that has bus stops just beyond the access lane.

**SHLAA Conclusion**

Currently not suitable.  
Access and landscape issues.

Status: Currently not suitable

# NEW030 Old Marl Pit & land adjacent, Watergate Road, Newport PO30 1XP (Riverview Stables, 82 Watergate

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

#### Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

#### Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

#### Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

#### Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

# NEW030 Old Marl Pit & land adjacent, Watergate Road, Newport PO30 1XP (Riverview Stables, 82 Watergate

## Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site. A south parts of the site are heavily treed and scrubby with a number of trees. There are also some larger across boundaries and the site abuts two separate TPO groups to the east. Appropriate studies are likely to be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

## Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified.

## Proximity to Key Services

**Access to Public Transport:** The nearest bus stop is at some distance from the site.

**Access to Pedestrian Cycle Links:** There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements

**Access to Services and Facilities:** Newport has a full range of services and facilities.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Newport has a range of public open space provisions

## Highways Factors

**Highway Access:** The site has two accesses, a narrow green lane that serves the pit and northern grazing land and a separate access that serves the southern parcel. Both access are onto Watergate Road and set back from the road. To northern lane has restricted visibility and the road becomes narrower where the speed limit changes.

## SHLAA Conclusion

Currently not suitable  
Access concerns. Accessed via NEW028 where there is a poor and narrow access road, lacking pedestrian footways. There is further concern over landscape impact and topography issues.

**Status** Currently not suitable

**NEW031**

Land off Forest Road, Newport

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)  
Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)  
Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B  
Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a water course that transects the site. There are also some substantial hedges that in various places are interspersed with trees. There are records of bats in the area. There is a large SINC (Parkhurst Forest) a short distance north of NEW031. A river fork, with surrounding vegetation, traverses the site and there is another river across the south boundary. There is a TPO at the south boundary. The northern section of the site overlaps with North Western Woods Local Ecological Network.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** Band of surface water flood risk diagonally across the site.

**Proximity to Key Services**

**Access to Public Transport:** There are bus stops along Gunville Road and Forest Road which are within walking distance.

**Access to Pedestrian Cycle Links:** There are a number of public rights of way in the area, there is a pavement/footpath that runs along the site into Gunville. There are no direct cycle links paths close by.

**Access to Services and Facilities:** Gunville has access to a number of facilities and services and Newport town centre is accessible by bus

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

**Highways Factors**

**Highway Access:** The site can be accessed from Forest Road. The eastern fields can also be accessed from Gunville Road. The public footpaths on west boundary and centrally across the site both connect to Forest Road and offer potential access points, although these would result in the loss of the public footpath and their passive recreational value.

**SHLAA Conclusion**

Currently not suitable  
This is a large site outside the settlement boundary. The connection to existing built form of Newport is tenuous and this would be a development inconsistent with the existing settlement pattern. There are landscape impacts, the site has recreational and ecological value and virtually all sections of the site are visually exposed in the landscape to long views.

**Status** Currently not suitable

**NEW032**

Land off Staplers Road &amp; Mayfield Drive, Newport

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History:   
  
**Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  
Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  
Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  
Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

**NEW032**

## Land off Staplers Road & Mayfield Drive, Newport

CHECKED JUNE 2022

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

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. There is a small area of woodland at the west boundary and hedgerows at other boundaries. There is a tertiary river across the south-west boundary.  
Further biodiversity studies may be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

### Proximity to Key Services

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 Links: 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 and Facilities: Newport town centre has access to a full range of services and facilities

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

### Highways Factors

Highway Access: There is a current access on to Staplers Road, it is likely this will need upgrading.  
Site has an internal pinch point of 4.2m between two residential curtilages, which is also close to built properties.

### SHLAA Conclusion

Currently not suitable.  
Access and landscape issues.

Status: Currently not suitable

**NEW035**

Land east of Gunville Road

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) The site is not located in the following designations; ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG. Over half the site to the north east is located within a SINC. This area along with a 5m buffer has been removed from the following assessment. The resultant area outside the SINC is approximately 1.2 hectares.Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B 0.4 ha of the site including the access to it is located in FZ 2 and 3. The remainder of the site is located in FZ1 and is not in class 1 or 2 Agricultural land. The site has been assessed on this basis.Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan: Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**

## NEW035

## Land east of Gunville Road

**Impact on Historic Environment and Heritage Assets:** 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 lies within an area in which the Medieval Leper Hospital of St. Augustine's is thought to lie. Appropriate investigation will need to be undertaken.  
CHECKED JUNE 2022

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** Over half the site is within a SINC (Kitbridge Farm). There is a watercourse (Gunville Stream) running to the north of the site and the location of this may impact on the location of any access. There is a tree with a TPO to the western boundary. There are other trees within the site that will need to be considered.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Large band of FZ2/3 traverses the site, but takes up much less than half the site area so site not discounted.

### Proximity to Key Services

**Access to Public Transport:** There are bus stops along Gunville Road within walking distance.

**Access to Pedestrian Cycle Links:** There is a public right of way to the north of the site that follows the watercourse, there are no cycle links near the site, however the nearby roads have footpaths running along both sides.

**Access to Services and Facilities:** Gunville has access to a number of facilities and services and Newport town centre is accessible by bus

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The open space audit indicated playing fields to the east, these those are connected to the school

### Highways Factors

**Highway Access:** Further consideration will need to be given as to how access can be achieved as there is a water course and public right of way at the point the site meets Gunville Road. Access is in FZ2/3.

## SHLAA Conclusion

Currently not suitable.  
Unsuitable from an ecological, flood risk, and public amenity/landscape perspective.  
More than two-thirds of the site is SINC, and the site is traversed by a water-course (Gunville Stream) and a Public Right of Way.  
Flood zone 2/3 associated with the Gunville Stream traverses the site and covers most of the potential access point.  
Sections of the west end may have scope for open space and /or biodiversity net gain enhancement to serve neighbouring allocated land.

**Status** Currently not suitable

**NEW037**

Land between Buckbury Lane and Long Lane, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** This scrubby site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a TPO group to the north and west of the site (TPO/1988/21). Habitat likely to have reptile potential. Appropriate studies are likely to be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified.

**Proximity to Key Services**

**Access to Public Transport:** The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:** There is a bridleway to the west and a public right of way to the south. The wider area has cycle links to Newport and surrounding area.

**Access to Services and Facilities:** Newport has a full range of services and facilities but these are not likely to be in walking distance.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Newport has a range of open space facilities but these are not likely to be in walking distance.

**Highways Factors**

**Highway Access:** The site can be accessed off Buckbury Lane, but the site has road frontage to Long Lane but would need removal of a section of high hedge. Accessing onto Long lane may be problematic. The section of Long Lane in front of the site sees a transition to the national speed limit.

**SHLAA Conclusion**

Currently not suitable.  
Landscape and pattern of development issues.  
The area is on raised topography and exposed in the wider landscape to long views. Long Lane is already a somewhat inconsistent offshoot from Newport's prevailing development, and this site would exacerbate this further by extending still further to the south-east. And away from the centre of Newport.  
There are also access concerns relating to the ability to achieve access onto Long Lane.

**Status** Currently not suitable

**NEW038**

Land adjacent to Dodnor Farm, Dodnor Lane, Newport

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) 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.Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

## NEW038

# Land adjacent to Dodnor Farm, Dodnor Lane, Newport

### Biodiversity / Ecological Impacts

#### Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The northern boundary is located adjacent to a SINC 9 (Dodnor creek) which is Lowland Mixed Deciduous Woodland (S41 Priority Habitat). The site has a number of farm style buildings and may require further biodiversity studies. The whole site is in the Medina Estuary Local Ecological Network. There is a hedgerow at the southern boundary.

CHECKED JUNE 2022

#### Biodiversity Net Gain Scope:

### Flood Risk

#### Flood Risk (including Surface Water):

Surface water risk touches upon north boundary.

### Proximity to Key Services

#### Access to Public Transport:

The site is not close to nearby bus stops but these are located within the nearby employment area.

#### Access to Pedestrian Cycle Links:

The main Cowes to Newport cycle and public right of way is located to the east.

#### Access to Services and Facilities:

Newport has access to a full range of services and facilities. There is an employment area of the south.

#### Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The wider area has access to public open space provisions.

### Highways Factors

#### Highway Access:

The site has access onto Dodnor Lane. The width of the road is below standard with not quite wide enough for two cars. There are no pedestrian footways, and little scope to address the above two issues without loss of hedgerow (S41 habitat).

Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

## SHLAA Conclusion

Currently not suitable

Ecological and access concerns. Strategic Gap.

#### Status

Currently not suitable

**NEW039**

Land south of Dodnor Farm, Dodnor Lane, Newport

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

**NEW039**

## Land south of Dodnor Farm, Dodnor Lane, Newport

CHECKED JUNE 2022

### *Biodiversity / Ecological Impacts*

Impact on Biodiversity:

The site is not located in an environmental designation. There are no TPOs on the site but there are a number of trees individual and groupings that need to be considered. The eastern boundary abuts a SINC (Newport-Cowes cycle track)  
The site has a watercourse running along the western boundary. The south west corner of the site is immediately adjacent to a RAMSAR, SPA and SSSI, and the designations are about 30-60m away from the south and east boundaries at other sections. Further biodiversity studies are likely to be required. The whole site is located within a Medina Estuary Local Ecological Network.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### *Flood Risk*

Flood Risk (including Surface Water):

No flood risk identified.

### *Proximity to Key Services*

Access to Public Transport:

The site has access onto Dodnor Lane. The width of the road is not quite wide enough for two cars. Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

Access to Pedestrian Cycle Links:

The main Cowes to Newport cycle and public right of way is located to the east.

Access to Services and Facilities:

Newport has access to a full range of services and facilities. There is an employment area of the south.

Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The wider area has access to public open space provisions.

### *Highways Factors*

Highway Access:

The site has access onto Dodnor Lane. The width of the road is below standard with not quite wide enough for two cars. There are no pedestrian footways, and little scope to address the above tow issues without loss of hedgerow (S41 habitat).  
Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

## **SHLAA Conclusion**

Currently not suitable  
Ecological and access concerns. Strategic Gap.  
May offer scope as a Biodiversity Net Gain opportunity to serve developments elsewhere.

Status

Currently not suitable

**NEW040**

Land to the north east of Newport, off Fairlee Road.

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

**NEW040**

Land to the north east of Newport, off Fairlee Road.

CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There is a TPO woodland to the north and western boundaries that extends into the site (TPO/2013/56). There are also a number of large trees individual and groupings that need to be considered. The site is also quite close to the SPA and appropriate biodiversity studies are likely to be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** Patches of surface water risk in NE corner and at north boundary.

**Proximity to Key Services**

**Access to Public Transport:** The site is 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 stop on the site side

**Access to Pedestrian Cycle Links:** There is a public right of way to the north east some distance away and there are cycle links along the dismantled railway. There is a pavement on the opposite side of the road.

**Access to Services and Facilities:** Newport has a full range of services and facilities but these are not likely to be in walking distance

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is a green corridor located close by that runs along the dismantled railway. Newport has a range of open space facilities but these are not likely to be in walking distance.

**Highways Factors**

**Highway Access:** The site is accessed via a slipway onto the main road. It is unclear who has control of the slipway. Fairlee Road is along the strategic road network

**SHLAA Conclusion**

Currently not suitable.  
The site is a too remote from Newport and beyond large scale development. The site is not infill as there is only one dwelling to the north of the site and increasing development in this area would elongate ribbon development. Furthermore there are concerns over the impact on trees and the adjacent listed building. Strategic Gap.

**Status** Currently not suitable

**NEW041**

Isle of Wight Pet Centre, Watergate Road Newport PO30 1XP

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

## NEW041

# Isle of Wight Pet Centre, Watergate Road Newport PO30 1XP

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.  
CHECKED JUNE 2022

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site. The site is bounded by some hedgerows with trees interspersed. It abuts the Medina Valley Local Ecological Network to the east.  
The River Medina/Shide Backwater Local Ecological Network is located off site and adjacent to the east.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

### Proximity to Key Services

Access to Public Transport: The nearest bus stop is at some distance from the site.

Access to Pedestrian Cycle Links: There is a public right of way to the north, and there are wider cycle routes in the area. The immediate roads do not have pavements

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
Newport has a range of public open space provisions

### Highways Factors

Highway Access: Access is onto Watergate Lane, the current access has restricted visibility and is where the road is narrower.  
Achieving visibility splays will be difficult without considerable works and loss of vegetation.  
Watergatte Lane is well below standard width at just 4m and lacks pedestrian footways.

## SHLAA Conclusion

Currently not suitable

The site is beyond the settlement boundary and too far from services with poor access. There is also concern over landscape impact, topography and loss of employment.

It is exposed in the wider landscape with long views to/from the south and south-east and mid-distance views to/from the AONB Hills to the east, all landscapes of inherent quality.

Although there are buildings on site, these relate to a rural business and are not incongruous in the landscape. However, residential development would be inconsistent with the prevailing settlement pattern of development.

Access is onto Watergate Lane, the current access has restricted visibility and is where the road is narrower.

Achieving visibility splays will be difficult without considerable works and loss of vegetation.

Watergatte Lane is well below standard width at just 4m and lacks pedestrian footways.

Status: Currently not suitable

**NEW042**

Land rear of 139, 141 and 143 Staplers Road

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

**NEW042**

Land rear of 139, 141 and 143 Staplers Road

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs but there are some larger trees within the site and boundaries. There is a tertiary river across the north boundary.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified.

**Proximity to Key Services**

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 Links: 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 and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
The site has access to the countryside via a PROW but there are no play areas etc. in close proximity.

**Highways Factors**

Highway Access: Access will required the demolition of a double garage to enable access onto Staplers Road.

**SHLAA Conclusion**

Currently not suitable.  
The site is considered back land development and there are concerns about how the layout can be accommodated whilst retaining sufficient amenity area appropriate for the size of the properties to the road frontage. Furthermore, there are concerns over access and whether this can be achieved. The rear hedge to the north of the site is also a strong boundary to the site.

Status: Currently not suitable

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**Landscape Impact:** The site is located on the outskirts of the area but is still fairly built up so any impact on landscape character will be reduced. Consideration will need to be given to the trees and river.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. The site affects or is near to a Grade II listed building (Great Pan Farmhouse) which is just south of the site boundary, and some of the outillage is actually within the site boundary. 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. CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in any environmental designations. There are a number of trees with TPOs along the east. There is also a large portion of the site that is a TPO woodland. These TPOs and woodland will need to be taken into account on determining the final developable area of the site if applicable. There is also a stream running across the north of the site and a number of barns and buildings that may house bats. Relevant biodiversity studies will be required. CHECKED JUNE 2022

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** Large band of FZ2/3 across north one-third of site. Small patch of surface water risk on south-east boundary.

**Proximity to Key Services**

**Access to Public Transport:** There is a bus stop close by and this serves Newport and the immediate area.

**Access to Pedestrian Cycle Links:** There is a public right of way to the west of the site, located on the boundary. The area has cycle link and most roads have pavements

**Access to Services and Facilities:** Newport has access to a full range of services and facilities

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

**Highways Factors**

**Highway Access:** Access is currently onto Pan Lane, which lacks pedestrian footways.

**SHLAA Conclusion**

Currently not suitable  
More suited to employment uses given character of the area, although there have been one or two residential permissions.  
There is a large band of FZ2/3 across north one-third of site, which also suggests that the site is more suited to less vulnerable uses such as employment/commercial..  
There is also concern over the potential impact on the adjacent listed building and its setting, potential access issues and that once constraints are removed whether the site could achieve residential development given the context and layout.

**Status** Currently not suitable

# NEW046a Land at 233 Fairlee Road, Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

## NEW046a Land at 233 Fairlee Road, Newport

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a Grade II listed building (The Round House) within the site boundary 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.  
CHECKED JUNE 2022

### Biodiversity / Ecological Impacts

Impact on Biodiversity: 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. A culverted watercourse forms the south boundary. The site is also quite close to the SPA and appropriate biodiversity studies are likely to be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): Small patches of surface water risk at south of site.

### Proximity to Key Services

Access to Public Transport: The site is 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 stop on the site side.

Access to Pedestrian Cycle Links: There is a public right of way to the north east some distance away and there are cycle links along the dismantled railway. There is a pavement on the opposite side of the road.

Access to Services and Facilities: Newport has a full range of services and facilities but these are not likely to be in walking distance

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is a green corridor located close by that runs along the dismantled railway. Newport has a range of open space facilities but these are not likely to be in walking distance.

### Highways Factors

Highway Access: The site is accessed via a slipway onto the main road. It is unclear who has control of the slipway. Fairlee Road is along the strategic road network

### SHLAA Conclusion

Currently not suitable  
Heritage and ecological impact. Well treed site containing a listed building. Strategic Gap.

Status: Currently not suitable

**NEW047**

Fields to the north-west of Mountbatten Drive, Newport (East of Gunville Road).

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Discounted by a Factor in Stage A (5m buffer)  
 The site is not located in an ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SPA, SSSI, scheduled ancient monument or RIGG.

However, Over half of the site is located in a SINC. This section of the site has been removed from the following assessment. The remainder of the area just over 2.5ha to the west is outside the SINC.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:  The site is outside the settlement boundary beyond the built up area.

Local Policy Context (Including Neighbourhood Plan:  The site is outside and not immediately adjacent to the settlement boundary.

Mineral Resources:  The site is not located in a mineral or mineral safeguarding area

### Landscape Impacts

Impact upon and Relationship to the AONB:  The site is not located in an AONB.

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

**NEW047**

## Fields to the north-west of Mountbatten Drive, Newport (East of Gunville Road).

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.  
CHECKED JUNE 2022

### Biodiversity / Ecological Impacts

Impact on Biodiversity: Over half of the site is located in a SINC (Kitbridge Farm). The remainder of the site, the area to assess, being the west portion of approximately 2.5 hectares is adjacent to the SINC along its south and east boundaries. Given the nature of the area, it is likely that additional biodiversity surveys are required. There is a watercourse that runs north east to south west through the SINC part of the site. There is a tree belt at the south-wets boundary and hedges at other boundaries, including internal field boundaries.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): FZ2/3 across south boundary, and water flow path from north to south across centre of the site.

### Proximity to Key Services

Access to Public Transport: Buses run along Forest Road and Gunville Road.

Access to Pedestrian Cycle Links: There are network of public rights of way within the wider site but there are no dedicated cycle paths in close proximity.

Access to Services and 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 Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

### Highways Factors

Highway Access: The wider site is currently accessed from Forest Road which is a narrow farm lane that is also a public right of way. The remainder of the site would have to be accessed through the SINC or via other fields outside of the landowner's ownership.

## SHLAA Conclusion

Currently not suitable  
It is not directly connected to the settlement boundary and would represent a development inconsistent with the settlement form into an area which has recreational value, flood risk and ecological value - with over half of the site is located in a SINC (Kitbridge Farm). There are concerns over the ability to achieve access to the site without the need of third party land or accessing through the SINC.

Status: Currently not suitable

# NEW048 Land on the south-west side of Buckbury Lane opposite Powell Close and Buckbury Close, Newport.

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there is an area TPO abutting the north boundary and there are a number of large trees individual and groupings within the site that need to be considered. There is also a water course (Pan Stream) to the north boundary of the site. Relevant biodiversity/arboricultural studies are likely to be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** FZ2/3 across west section, covering just under half the site.

**Proximity to Key Services**

**Access to Public Transport:** The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:** There is a public right of way to the south west. The wider area has cycle links to Newport.

**Access to Services and Facilities:** Newport has a full range of services and facilities

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

**Highways Factors**

**Highway Access:** Access is would need to be onto Buckbury Lane which is unmade and below standard width, although slightly wider than a single track/lane. The submitted forms set out that an access could be achieved similar to that of the adjacent site to the north west under P/01141/15.

**SHLAA Conclusion**

Currently not suitable.  
Access, landscape and pattern of development issues.  
The site is visually exposed in the wider landscape with long views to/from west round southerly aspects to the south-east.  
The development east of Newport down Long Lane is already a somewhat inconsistent off-shoot from Newport's prevailing development, and this site would exacerbate this further since development has not extended south of the rural track Buckberry Lane. Buckbury Lane is unmade and below standard width. Significant sections of the site are within flood zone 2/3.

**Status** Currently not suitable

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Approximately 22.5ha is located in a SINC and Ancient Woodland and has therefore been discounted from the following assessment.

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

6.6ha on the site is located in FZ2 and 3.

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area but there is a Granary at Werrar Farm that is a Grade II listed building, which is the northern section of the site. There is a locally listed building (former Medina Cement Mills) adjacent to the south-east corner.  
CHECKED JUNE 2022

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** Approximately 22.5ha is located in a SINC (Great Werrar Wood, Stag Copse) and Ancient Woodland and the entire site is within the Medina Valley Local Ecological Network. With the exception of the ancient woodland there are no TPOs on the site but there are a number of trees across the area along with mature hedgerows. There is also tertiary watercourse within the site. Given the proximity to the adjacent RAMSAR, SPA, SSSI, SAC biodiversity studies will be required.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** FZ2/3 across far east section. Surface water flow paths at north and centre.

### Proximity to Key Services

**Access to Public Transport:** There are bus stops along the main strategic road network. This is along Route 1 - Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

**Access to Pedestrian Cycle Links:** The main Cowes to Newport multi user track is to the east of the site and runs along side the eastern boundary.

**Access to Services and Facilities:** The site is located between Cowes and Newport that have a full range of facilities but given the size of the site put forward, if development is acceptable it would need to provide some facilities.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are open space provisions in both Cowes and Newport but given the size of the site put forward, if development is acceptable it would need to provide some play/open space.

### Highways Factors

**Highway Access:** The site can be accessed from Stag Lane

## SHLAA Conclusion

Currently not suitable.  
Strategic Gap. There are concerns over settlement coalescence, the significant landscape impact from East Cowes and the valley, ecological impacts given the designations within and adjacent to the site and the impact on the setting of Werrar Farm and the listed building. There are also concerns over access onto Stag Lane. An additional concern is potential compatibility issues to the south of the site with the existing AD Plant.  
The site is ecologically rich both by virtue of proximity to international habitats, but also because it has pockets and sections of ancient woodland and SINC located within it. The site is predominately bounded by hedges interspersed with trees in places. It is considered that the site is too far from both Cowes and Newport and doesn't relate to either. Development here would further coalescence of Cowes and Newport, and it feels inconsistent with the prevailing settlement patterns, relating poorly to existing development boundaries and centres.

**Status** Currently not suitable

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site, although there are trees interspersed within the west boundary hedgerow. There are hedgerows at south, east and north boundaries. There is a stream to the western boundary that may have biodiversity interest so biodiversity/ecological studies may be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified.

**Proximity to Key Services**

**Access to Public Transport:** The nearest bus stop is along Gunville Road.

**Access to Pedestrian Cycle Links:** There are a number of footpath (N151/N67) close to the site with one located on the eastern boundary. Should the site come forward as a wider area the footpath will need to be incorporated or diverted. The dismantled railway is to the south of the site.

**Access to Services and Facilities:** Gunville has a number of services and facilities but the site is also on the outskirts of Newport.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is not located close to any recognised open/recreation space but could incorporate appropriate areas within the site.

**Highways Factors**

**Highway Access:** Currently the site can only be accessed if the adjoining site comes forward.

**SHLAA Conclusion**

Currently not suitable  
It is outside the settlement boundary where the land is becoming more rural and more agricultural. Were this field to be developed it would represent the furthest westward extent of Newport/Gunville, remote from central services. Although partially screened by vegetation, it is still exposed to views, particularly from the hills of the AONB to the south. AONB settings are a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Public footpaths extend along the north and east boundaries giving the site recreational value.

**Status** Currently not suitable

**NEW057**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**NEW057**

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

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site though there are some trees within the boundaries. There is a lake just north of the site so the site may fall within the habitat range of amphibians, including protected species. The site abuts TPO woodland to the north.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified.

**Proximity to Key Services**

**Access to Public Transport:** The nearest bus stop is along Gunville Road approximately 120m away along the public rights of way.

**Access to Pedestrian Cycle Links:** There are network of public rights of way immediately adjacent to the site but there are no dedicated cycle paths in close proximity

**Access to Services and Facilities:** Gunville has a number of services and facilities but the site is also on the outskirts of Newport.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking access threshold for outdoor sport and accessible natural greenspace but outside it for all open space typologies. It is not located close to any recognised open/recreation space but has access to the wider countryside via a network of public rights of way.

**Highways Factors**

**Highway Access:** The site is located at the end of Alvington Road at the beginning of the farm track and the public right of way. Upgrades would be required. It appears to be unmade in sections, below standard width and lacking pedestrian footways at its western end. The proximity of adjacent residential curtilages may prohibit addressing width and footway issues.

**SHLAA Conclusion**

Currently not suitable.  
There are concerns about the suitability of the access in terms of width, standard and pedestrian footways - as well as the ability of these matters to be resolved due to land ownership patterns. Both parts of the site have a pleasing rural character and are Grade 3 agricultural land. The south section has a landscape impact in particular and its development would open up no natural limit to ongoing westward expansion into the open countryside valley. The north field appears to have some ecological value by virtue of its proximity to TPO and the lake.  
The development would be an expansion some considerable distance from Newport Town Centre into open arable countryside and somewhat inconsistent with the existing settlement form/pattern and natural growth patterns.

**Status** Currently not suitable

**NEW058**

Land off Alvington Manor View, Newport, Isle of Wight, PO30 5NZ

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

## NEW058

Land off Alvington Manor View, Newport, Isle of Wight, PO30 5NZ

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site though there are some trees within the boundaries, including a woodland at the north boundary.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

### Proximity to Key Services

Access to Public Transport: The nearest bus stop is along Gunville Road over 350m away along the network of public rights of way or through the adjacent site once developed.

Access to Pedestrian Cycle Links: There are network of public rights of way immediately adjacent to the site but there are no dedicated cycle paths in close proximity

Access to Services and Facilities: Gunville has a number of services and facilities but the site is also on the outskirts of Newport.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
The site is not located close to any recognised open/recreation space

### Highways Factors

Highway Access: The site can only be accessed via the farm track that is also public footpaths N82 and N151 or potentially through the adjacent site that has planning permission although the layouts do not appear to facilitate this.

## SHLAA Conclusion

Currently not suitable  
Whilst the settlement boundary is located in close proximity, it is not clear whether the adjacent development layout would enable access and Alvington Manor View cannot take any more traffic. Using Manor Farm Lane would require additional traffic through the farm and via a track and public right of way which is not considered suitable. Furthermore the site does not relate well to the nearby pattern of development, and is not without landscape impact.

Status: Currently not suitable

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts****Impact on Biodiversity:**

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is within a Medina Estuary Local Ecological Network. There are hedgerow at northern and western boundaries.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:****Flood Risk****Flood Risk (including Surface Water):**

No flood risk identified.

**Proximity to Key Services****Access to Public Transport:**

The site is located along the Cowes to Newport service that runs every 10 minutes

**Access to Pedestrian Cycle Links:**

There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. There is a pavement alongside the road.

**Access to Services and 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 Space and Recreation:**

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There is limited public open space provision nearby

**Highways Factors****Highway Access:**

The site has access onto Newport Road the strategic road network and has good visibility in both directions.

**SHLAA Conclusion**

Currently not suitable.

Development here would further ribbon development and infill a key gap within the land between Cowes and Newport, further exacerbating the sense of increasing settlement coalescence and loss of intervening rural character. The view of the agricultural showground is key in maintaining the sense of separation of the two settlements. Strategic Gap.

**Status**

Currently not suitable

**NEW061**

117 Medina Avenue, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

The eastern edge boundary is located within the 5m buffer of a SINC. It is not considered that this affects the developable area.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

The site is located in FZ1 and is not class 1 or 2 agricultural land.  
The eastern edge boundary is located within the FZ 2 and 3. It is not considered that this affects the developable area.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**NEW061**

117 Medina Avenue, Newport

May be the site of a WWII aircraft crash (IWHER 4612). Further investigation required.  
CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site, however there are trees to the eastern boundary. This boundary also form part of a SINC buffer and is located along a green corridor. Appropriate surveys may be required.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** FZ2/3 across east and south boundaries.

**Proximity to Key Services**

**Access to Public Transport:** The site is located in close proximity to a bus stop. This is along Route 38 Newport | Gunville | Carisbrooke | Whitepit Lane | Newport. This runs Mon to Sat up to every 30 mins | Sundays up to every 30 mins

**Access to Pedestrian Cycle Links:** There is a public right of way to the east and south of the site. There is a pavement running alongside the road and the wider area and cycle paths.

**Access to Services and Facilities:** Newport has a full range of services and facilities.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
There are a number of public open space facilities nearby.

**Highways Factors**

**Highway Access:** There is an existing access onto Medina Avenue.

**SHLAA Conclusion**

Currently not suitable  
The site is currently in employment use and it is more suited to remain in employment use. It's loss would be contrary to planning policy, economic aims and good planning.

**Status** Currently not suitable

**NEW064**

Land opposite Hillside, Buckbury Lane, Newport Isle of Wight, PO30 2NJ

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

## NEW064

Land opposite Hillside, Buckbury Lane, Newport Isle of Wight, PO30 2NJ

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders although there are trees at all boundaries and a small woodland adjacent to the NW. Appropriate biodiversity studies may be required including consideration of the site's location within the 3km radius of Briddlesford Copse.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified.

### Proximity to Key Services

**Access to Public Transport:** The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:** There is a public right of way to the south west. The wider area has cycle links to Newport.

**Access to Services and Facilities:** Newport has a full range of services and facilities

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

### Highways Factors

**Highway Access:** The site is sloping and does have access via a gate onto Buckbury Lane. This is likely to need upgrading and may require hedgerow removal. Buckbury Lane is unmade and below standard width, although slightly wider than a single track/lane.

## SHLAA Conclusion

Currently not suitable.  
Access, landscape and pattern of development issues. The development east of Newport down Long Lane is already a somewhat inconsistent off-shoot from Newport's prevailing development, and this site would exacerbate this further since development has not extended south of the rural track Buckberry Lane. Buckbury Lane is unmade and below standard width. There are landscape considerations and the site has loong views to/from it.

**Status** Currently not suitable

**NEW066**

**Barton School Site, Green Street, Royal Exchange, Newport**

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**NEW066****Barton School Site, Green Street, Royal Exchange, Newport****Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Historic school building should be recorded prior to development.  
CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: 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. The east section is a Traditional Orchard (S41 Priority Habitat).  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified.

**Proximity to Key Services**

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 Links: There are pavements to the local roads, cycle paths and public rights of way to the wider area.

Access to Services and Facilities: Newport has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby.

**Highways Factors**

Highway Access: There are a number of accesses to the site including Royal Exchange.

**SHLAA Conclusion**

Currently not suitable  
Assumed to be no longer available since gaining permission for change of use to a homeless shelter.

Status: Currently not suitable

**Key Details**

Settlement:	Newport	Settlement Tier:	1	Parish:	Newport	Site Area (	0.66	2018 SHLAA_Ref_No:	IPS056	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):		Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further									
Location in Relation to Settlement Boundary 2018:		The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the west approximately 300m away.									
Brownfield or Greenfield:	Brownfield	Brownfield Register (If applicable):									
Site Description:	The site is part of Hocknulls and is brownfield, it incorporates storage and bottle gas sales. The site is fairly level and has a number of buildings including a metal framed building and warehouse style. The site is bounded by post and rail fencing and a green bund to the road.										
Planning History:	Prior approval for change of use from agricultural barn to storage and distribution, Dodnor Farm, Dodnor Lane, Newport, conditional approval 4 March 2016 (P/00075/18/TCP/13609/P) (Checked June 2022)										

**Suitability Assessment** Site suitable if ticked**Discounting Factors**

## Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

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.

## Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

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

## Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

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

## Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is not located close to existing housing where the area is more rural and agricultural.

Local Policy Context (Including Neighbourhood Plan): The site is located outside and not immediately adjacent to the current settlement boundary.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Traditional Enclosed Pasture land

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: The site is brownfield with a number of buildings including residential, stables and warehouse style.

It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. Although the site has existing buildings, these are still of rural character, including stable blocks, etc so residential redevelopment may still feel inconsistent with the settlement pattern at this location. The surrounding area is generally ecologically rich by virtue of its proximity to international habitats, and its location within the Medina Estuary Local Ecological Network.

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. CHECKED JUNE 2022

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has a number of farm style buildings and may require further biodiversity studies. The whole site is located within a Medina Estuary Local Ecological Network. The eastern boundary is 30M from a SINC (Newport-Cowes cycle track) and 160m away from a RAMSAR, SPA and SSSI.  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified.

**Proximity to Key Services**

**Access to Public Transport:** The site is not close to nearby bus stops but these are located within the nearby employment area.

**Access to Pedestrian Cycle Links:** The main Cowes to Newport cycle and public right of way is located to the east.

**Access to Services and Facilities:** Newport has access to a full range of services and facilities. There is an employment area of the south.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The wider area has access to public open space provisions.

**Highways Factors**

**Highway Access:** The site has access onto Dodnor Lane. The width of the road is below standard with not quite wide enough for two cars. There are no pedestrian footways, and little scope to address the above tow issues without loss of hedgerow (S41 habitat).  
Limited road traffic due to it being a no through road but is the access to the cycle and footpath into Newport and Cowes.

**SHLAA Conclusion**

Currently not suitable.  
Concerns over the location, the site is too far out for further residential development and becoming rural in character. There are also access issues relating to the standard of Dodnor Lane. Although the site has existing buildings, these are still of rural charcater, including stable blocks, etc so residential redevelopment may still feel inconsitent with te settlement pattern at this location.

**Status** Currently not suitable

**NEW085**

Long Lane Farm, Long Lane, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

CHECKED JUNE 2022

**Biodiversity / Ecological Impacts****Impact on Biodiversity:**

The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a pond, wooded areas and mature hedges. Relevant biodiversity studies are likely to be required.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:****Flood Risk****Flood Risk (including Surface Water):**

No flood risk identified.

**Proximity to Key Services****Access to Public Transport:**

The nearest bus stop is along Long Lane. This is Route 8 which serves Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. The service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:**

There is a bridleway to the west. The wider area has access to public rights of way and cycle links to Newport and surrounding area. The road does not benefit from pavement in this area.

**Access to Services and Facilities:**

Newport has a full range of services and facilities but these are not likely to be in walking distance

**Access to Open Space and Recreation:**

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Newport has a range of open space facilities but these are not likely to be in walking distance.

**Highways Factors****Highway Access:**

The site has an existing commercial and separate residential access to the site. However national speed limits applies necessitating long visibility splays. Additional scale of development would require further consideration.

**SHLAA Conclusion**

Currently not suitable

Development here would be inconsistent with the existing settlement form.

The site is beyond the settlement boundary and would extend residential too far. There is also concern over the impact on landscape character from this visually prominent site. Additionally there are concerns over compatibility with the existing onsite and adjacent employment uses.

**Status**

Currently not suitable

NIT001

Ladyacre Farm, Pan Lane, Niton

Key Details

Settlement: Niton Settlement Tier: 3 Parish: Niton and Whitwell Site Area (3.9 2018 SHLAA\_Ref\_No: IPS329 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the south and part along the east and west boundaries

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a larger site on the edge of Niton. The site has a number of barns and structures located on it and is currently accessed off Pan Lane. The site is fairly flat and rise to north east and has hedges to all sides.

Planning History: Proposed bungalow, Spring Cottage, Pan Lane, Niton, Ventnor, pending (TCP/11606/B/P/01530/17).

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the current settlement boundary of the 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.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB/Dark Skies Park but immediately adjacent to it. However it is visible from the AONB (to both west and east) and has an impact upon it's setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: SCH1 'Chalk Downs' St Catherine's and Head Southern Downs Key Characteristics Open and exposed landscape with few hedgerows Panoramic views of the Island's landscape, south west coastline, the Undercliff and out to sea Stone walls are used as a means of enclosure on the southern slopes of the downland in this area Woodland is found at the base of the northern slopes of the downland in the north of the area with the rest of the area being un wooded with any individual trees being stunted and bent by the prevailing wind St Catherine's Oratory and Hoy's Monument are key landmarks visible from many parts of the East Wight and West Wight areas Chalk grassland and the slopes and exposed rock of the inland Upper Greensand Cliffs are important habitats Scattered farmsteads at the base of the downland Mix of rolling open downland and large open arable fields The overall condition of the features of this character area is judged to be good and the character of the area is judged to be strong.

**NIT001**

## Ladyacre Farm, Pan Lane, Niton

Agricultural Land Classification:

The classification is Grade 4

Landscape Impact:

The site is outside the settlement boundary where the area is more rural and more agricultural. The site is situated on a consistent and gentle slope which slopes down from NW to the SE. The site has far reaching views of surrounding countryside with little scope for mitigation. The site is directly abutting the Dark Skies Park and has a public footpath on its north-western boundary. The site has medium value and medium/high sensitivity and the overall capacity for change is low.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area and there are no listed buildings onsite or immediately adjacent, although there are some 50m south on the other side of Pan Lane.

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site has hedges (a NERC Act S41 priority habitat) to all boundaries and there are a number of barns/structures on site that may house bats. Appropriate surveys may be required. Within 2km zone of SAC (South Wight Maritime). Identified as an area for Grey Partridge - key farmland bird species

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

No significant flood risk. Minor surface water on southern fringes.

### Proximity to Key Services

Access to Public Transport:

There are bus stops within the village of Niton. This is Route 6 - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor and runs Mon - Sat 5 journeys | Sundays 3 journeys

Access to Pedestrian Cycle Links:

There is a public right of way to the north (NT54) and within the village and wider area. There are no dedicated cycle links.

Access to Services and Facilities:

Niton has a range of facilities in line with it being a RSC.

Access to Open Space and Recreation:

There are some open space provisions within Niton and there is access to the wider countryside.

### Highways Factors

Highway Access:

The site can be accessed from Pan Lane. This is a narrow country lane with some passing places, but clearly not designed to serve development of any significance. It does not have pedestrian footways, and falls short of acceptable access.

## SHLAA Conclusion

Not suitable - rural character site that lacks pedestrian access, or vehicular access suitable for development of any scale without significant detrimental impacts on congestion and village character. Landscape visual impact and impact upon AONB setting, in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Status

Currently not suitable

**NIT002b**

Land off Chatfeild Road, Niton

**Key Details**

Settlement: Niton Settlement Tier: 3 Parish: Niton and Whitwell Site Area (0.96 2018 SHLAA\_Ref\_No: IPS197 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the south western and part of the south eastern boundaries.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The land is currently used as grazing paddocks. It has a current access on to Chatfeild Road which has a strong boundary hedge. The site is fairly level towards the road before rising to the west. The other boundaries to the site are hedges interspersed with trees.

Planning History: None

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1. and is not on class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located outside but immediately adjacent to the settlement boundary of Niton which is a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB. However it is visible from the AONB and has an impact upon it's setting, which is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: CC3 Equestrian in East Wight Landscape Character Assessment Key Characteristics  Pastoral fields often sub-divided with highly visible paddock tape  Presence of field shelters, stables, manure piles, hard standings, and other equestrian paraphernalia  Can appear cluttered and urbanising in the landscape  The areas have the ability to contribute to grassland management for the benefit of grassland species

Agricultural Land Classification: The classification is Grade 4

**NIT002b**

## Land off Chatfeild Road, Niton

**Landscape Impact:** The site is outside the settlement boundary and there is a sense of departure from the village at this point and intrusion into rural countryside. The site consists of rugged rural pasture bounded by hedges, shrubs and a handful of larger trees. The AONB Downs loom over the site to the south and east. The site has medium value and medium/high sensitivity and the overall capacity for change is low.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. Previous Historical archaeological comments have noted that an earthwork HER 4841 potentially lies within part of the proposed area.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The hedges (a NERC Act S41 priority habitat) are substantial and some have trees interspersed and therefore there may be some biodiversity interests to consider. It would be difficult to envisage development of the site not resulting in hedgerow loss. There is a watercourse through the site. Within 2km zone of SAC (South Wight Maritime). No NERC Act S41 priority habitats on magic mapping.

**Biodiversity Net Gain Scope:** New Tree/hedge buffer along SW frontage connecting western tree line with eastern hedge into a more coherent ecological network, enhanced by wild flower meadow habitat buffers. Enhanced hedgerows and buffers at other boundaries. Enhanced wetland feature as multi-functional SUDs.

### Flood Risk

**Flood Risk (including Surface Water):** No flood zones, but surface water line traverses site and scattered patches of surface water risk at northern edges of site.

### Proximity to Key Services

**Access to Public Transport:** There are bus stops within the village of Niton

**Access to Pedestrian Cycle Links:** There are no public footpaths in the immediate vicinity. Parts of Chatfeild Road towards Rectory Road has a footpath to the road.

**Access to Services and Facilities:** Niton has a range of facilities in line with it being a RSC.

**Access to Open Space and Recreation:** There are some open space provisions within Niton and there is access to the wider countryside.

### Highways Factors

**Highway Access:** The site can be accessed off Chatfeild Road, the entrance will need to be upgraded and may require some hedgerow removal.

## SHLAA Conclusion

Currently not suitable  
Impact upon AONB setting and rural landscape, in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. Encroachment into area with high quality rural character. Loss of hedgerows (Section 71 NERC Act habitat).

**Status** Currently not suitable

**NIT005**

Spouts Field , Niton, PO38 2DT

### Key Details

Settlement: Niton Settlement Tier: 3 Parish: Niton and Whitwell Site Area (0 2018 SHLAA\_Ref\_No: IPS018 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the west boundary.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is gently sloping to the south/east and is mainly used as paddocks and grazing. There are some scrubby areas to the south east corner and a listed building off-site but immediately adjacent to the east. The site is bounded by a mix of post and wire fencing and mature hedges interspersed with trees.

Planning History: No recent planning history.

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space. The site is identified on the council's open space audit but is not public open space.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is in FZ1. It is not in class 1 or 2 Agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediately adjacent to the current settlement boundary. 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.

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

#### Landscape Impacts

Impact upon and Relationship to the AONB: The site ius partially within the AONB on th east (re-confirmed by original designation mapping), so forms a closely related part of its setting. If the site is considered acceptable, 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. Areas outside the AONB but having an impact upon its setting also require very careful consideration in accordace with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Settlement. But abutting SCH2 'Chalk Downs' Week and Stenbury Southern Downs Key Characteristics  Open landscape often with an exposed feel  Long distance panoramic views across the Island's landscape and out to the English Channel  A chalk landscape largely grazed on the downlands and with large arable fields in the south of the area at the base of the Week Down and above the inland cliff top  Important historic parkland at Appuldurcombe with prominent outer park wall skirting the base of the main downland slope below Appuldurcombe Down and rising up over the downland ridge  Landmark features of Freemantle Gate and the Worsley Obelisk on Appuldurcombe Down

- ☑ Large stone wall enclosing the outer park at Appuldurcombe
  - ☑ Hanger woodlands on the eastern downland slope some of which are ancient woodland
  - ☑ Important chalk grassland areas in close proximity to acidic grasslands on drift geology gravel and clay with flint deposits
  - ☑ Hedgerows are present off of the downland but tend to be small except where demarcating tracks
- The overall condition of the features of this character area is judged to be good and the character of the area is judged to be good.

Agricultural Land Classification:

The classification is Grade 4.

**Landscape Impact:** The site has a pleasing aspect consisting of equestrian paddocks that are enjoyed as a recreational amenity via adjacent footpaths. The site also forms part of the setting of the adjacent listed thatched cottage, as well as the setting of the adjacent AONB. The value is high and the sensitivity is medium, with the overall capacity for change is considered to be negligible/low.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not in a conservation area but there is a listed thatched cottages adjacent to the site just outside the eastern boundary. As the site affects a listed building, any development must have special regard to the desirability of preserving the buildings or their settings or any features of special architectural or historic interest which they possess.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site. There are some scrubby areas and some more substantial hedgerows that may have biodiversity interests and require further investigation.

**Biodiversity Net Gain Scope:** Pond (S71 NERC Act Priority Habitat) off-site to north. Newt surveys would be required. Site may benefit from amphibian habitat creation. Enhanced hedgerows and buffers at boundaries.

### Flood Risk

**Flood Risk (including Surface Water):** Scattered areas of surface water risk at eastern edge.

### Proximity to Key Services

**Access to Public Transport:** There are bus stops within the village of Niton. This is Route 6 - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor and runs Mon - Sat 5 journeys | Sundays 3 journeys

**Access to Pedestrian Cycle Links:** There are public rights of way to the north, east (NT21) and south (NT24) of the site that extend into the wider countryside and AONB.

**Access to Services and Facilities:** Niton has a range of facilities in line with it being a RSC.

**Access to Open Space and Recreation:** There are some open space provisions within Niton and there is access to the wider countryside.

### Highways Factors

**Highway Access:** The submitted form advises that the site can be accessed from Allotment Road. This would impart be accessed off a narrow, unmade class 4 road which lacks pedestrian footways.

## SHLAA Conclusion

Currently not suitable. Unacceptable landscape and heritage impact upon AONB countryside and setting of adjacent listed building. Inadequate access.

Conclusion 2022:

**Status** Currently not suitable

**PND001**

Land to the rear of the Wishing Well Public House Easting 461950, northing 91127

**Key Details**

Settlement: Pondwell Settlement Tier: 5 Parish: Nettlestone and Seaview Site Area (1.1 2018 SHLAA\_Ref\_No: IPS120 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area.

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: The site is located on a bend between Ryde and Nettlestone and is behind the Wishing Well public house.

Planning History: Demolition of an office block; new access and the construction of 10 eco-pods for tourism use (Revised plans showing retained office building, re-aligned internal access road and removal of eastern parking area). Land rear of and adjacent to the Wishing Well Public House, Pondwell Hill, Ryde, conditional approval 23 March 2017 (P/01410/16/TCP/32177/A)

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site has an existing public house located within it and it is not clear whether this is being retained. The site is also located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area, part of the site is a brownfield site. Strategic Gap.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: North East Pasture land Key Characteristics Hedgerows, hedgerow trees and copses Ancient woodland Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area Historic buildings and designed landscape in the coastal area in the north close to Springvale Grassland areas

Agricultural Land Classification: The classification is Grade 3

**PND001**

## Land to the rear of the Wishing Well Public House Easting 461950, northing 91127

**Landscape Impact:** It is outside the settlement boundary in the wider rural area where the land is becoming rural and more agricultural. Strategic Gap. The site slopes down from west to east and is exposed to wider views across the landscape. The site is already fairly cluttered with built structures, notably a pub/restaurant at the north end, together with a car park. There is a public footpath that crosses the north end of the site, and another from which the site is visible to the east

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders on site, but the site abuts an Area TPO to the NW. There are protected species in the area, associated with the nearby tertiary river watercourse and a SINC (Nettlestone Marshes) in the opposite side of the road. There are hedgerows and trees at the southern boundary.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Small area of surface water flood risk in SE corner and across adjacent Nettlestone Hill.

### Proximity to Key Services

**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 Links:** There is a public right of way to the west R59 and R114 to the south east of the site. There are no cycle links close by and the immediate roads do not benefit from footpaths.

**Access to Services and Facilities:** The site includes the wishing well pub. Ryde and Seaview have access to services and facilities but there are none close by

**Access to Open Space and Recreation:** There are no public open space facilities close by but the site has good access to the countryside. The site is outside the walking distance threshold of all open space typologies except accessible natural greenspace.

### Highways Factors

**Highway Access:** The site has a current access on to the adjacent road, this is at the junction of Pondwell Hill.

## SHLAA Conclusion

Currently not suitable  
The site is beyond the settlement boundary in the wider rural area and is too far out and disconnected from services and facilities. Strategic Gap. There is also concern over the landscape and visual impact that residential development could have in this area. It is acknowledged that there has been permission granted for tourism use, but this is low key, towards and screened by the hedge and tourism only.

**Status** Currently not suitable

REW001

Land north of Brambles, Rew Street, Gurnard

Key Details

Settlement: Rew Street Settlement Tier: 5 Parish: Gurnard Site Area (1.81 2018 SHLAA\_Ref\_No: IPS280 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is located in the hamlet of Rew and comprises of grazing and horticultural areas. The land near the road is divided by fencing and there is a swathe of mature trees to the west and hedging though the middle of the site. The land is gently sloping down in a north and easterly direction.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst no compatibility issues are envisaged, the site is a large site in a small hamlet on the edge of the area where the context of the area is more rural

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and is located in the wider rural area. Gurnard has an adopted neighbourhood plan. It sets out that Gurnard Parish is to remain a separate and distinct village and that housing development will generally be small scale to meet the identified housing needs of residents and their families. The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health. The Plan also set out the need to safeguard and enhance Gurnard’s valued landscape, open spaces and biodiversity for the benefit of the local community and visitors. In particular it noted that the Jordan Valley (LCA 7) plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an ‘important high quality landscape’. The Plan seeks to maintain this and resists any development which will impact the openness of this green gap in order to prevent coalescence.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Traditional Enclosed Pasture Land

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. The topography slopes down to the north and to the east. The site appears to be on relatively raised topography relative to the surrounding area, and the west side of the side is exposed to visual impacts form the west. There is no public access. Value and sensitivity are medium

**REW001**

Land north of Brambles, Rew Street, Gurnard

*Heritage Impacts*

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but there are a number of listed buildings to the east. These are in a group setting, 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.

*Biodiversity / Ecological Impacts*

Impact on Biodiversity: The site is not located in an environmental designation. It is located in the North Western Woods Local Ecological Network. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a TPO just off-site to the south-east. Cats Copse SINC, comprising S41 Priority Habitat 'Lowland Mixed Deciduous Woodland' is located 80m off-site to the west. There are also patches of non -designated woodland abutting to the north.

Biodiversity Net Gain Scope:

*Flood Risk*

Flood Risk (including Surface Water): No FZ2/3, but small area of surface water flood risk at eastern boundary.

*Proximity to Key Services*

Access to Public Transport: There is a bus stop in close proximity, however, this is along Route 32 that serves Cowes | Gurnard | Northwood | Cowes. The bus only runs in the morning from Tuesday to Saturday only. The Cowes service to Newport is a regular service

Access to Pedestrian Cycle Links: There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

Access to Services and 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 Space and Recreation: There are no public open spaces in close proximity.

*Highways Factors*

Highway Access: The site has an existing access onto Rew Street, although there is a pond close to the access. There is a second potential access off Westview Road.

**SHLAA Conclusion**

Currently not suitable.  
The site is beyond the settlement boundary in the wider rural area. The site is too remote and isolated from services and facilities and represents an unsustainable location.

Status: Currently not suitable

**REW002**

Dukes Farm, Rew Street, Gurnard, Isle of Wight, PO31 8NW

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**REW002**

Dukes Farm, Rew Street, Gurnard, Isle of Wight, PO31 8NW

*Heritage Impacts*

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

*Biodiversity / Ecological Impacts*

Impact on Biodiversity: The site is not located in an environmental designation It is located in the North Western Woods Local Ecological Network. There are no tree preservation orders or larger trees within the site. There are a number of buildings and barns that may house bats and swallows as such relevant biodiversity studies may be required.

Biodiversity Net Gain Scope:

*Flood Risk*

Flood Risk (including Surface Water): No FZ2/3, but small area of surface water flood risk at north boundary

*Proximity to Key Services*

Access to Public Transport: There is a bus stop in close proximity, however, this is along Route 32 that serves Cowes | Gurnard | Northwood | Cowes. The bus only runs in the morning from Tuesday to Saturday only. The Cowes service to Newport is a regular service

Access to Pedestrian Cycle Links: The nearest public rights of way are to the south approximately 330m away. There are no cycle links close by and the immediate roads do not benefit from footpaths.

Access to Services and 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 Space and Recreation: There are no public open spaces in close proximity.

*Highways Factors*

Highway Access: The site has a current access onto the adjacent road (Rew Street)

**SHLAA Conclusion**

Currently not suitable.  
The farm is still a working farm. Furthermore, the site is too isolated, and would be a development inconsistent with the existing settlement form. There are no nearby services and there are no pavement connections to Northwood.

Status: Currently not suitable

**RYD004**

**St Thomas Street Car Park, Ryde**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**  Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):  The site is within the settlement boundary. Need to consider loss of parking provision.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:  The site is not located in an AONB.

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**RYD004**

## St Thomas Street Car Park, Ryde

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders onsite, although there are three just south of the SW corner and a number of area TPOs off-site to the north and west. There are shrubs and small trees at the boundaries.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

No flood risk identified on site.

### Proximity to Key Services

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 Links:

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 and Facilities:

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

Access to Open Space and Recreation:

There are a number of public open space facilities nearby as well as the seafront

### Highways Factors

Highway Access:

The site is accessed from St Thomas car park entrance along St Thomas Street

## SHLAA Conclusion

Currently not suitable. Whilst the site has scope for residential conversion, the question of the appropriateness of losing a car parking site remains to be satisfied. It would need to be demonstrated that the facility is no longer needed for its original purpose, and require corporate approval. It is not possible to demonstrate this through the SHLAA so the site cannot reasonably be considered part of the Council's sites that are suitable for residential. Should the site gain corporate approval and come through the Development Management process, it may come forward as a windfall scheme.

Status

Currently not suitable

**RYD008**

Land rear of the Old Rectory, off Pitts Lane, Binstead, Ryde

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Former designed landscapes which retain elements of their earlier origins but which have changed their use  
 Coastal aspect taking advantage of views of the Solent or English Channel"/>

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

**RYD008**

## Land rear of the Old Rectory, off Pitts Lane, Binstead, Ryde

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There are a couple of listed buildings off-site to the west. There are also a number of character dwellings and consideration should be given to design principles.

### *Biodiversity / Ecological Impacts*

**Impact on Biodiversity:** The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is also a watercourse that runs along the eastern boundary that may have biodiversity elements.

**Biodiversity Net Gain Scope:**

### *Flood Risk*

**Flood Risk (including Surface Water):** FZ2/3 across eastern boundary.

### *Proximity to Key Services*

**Access to Public Transport:** There is a bus stop within walking distance. Ryde has good access to bus services to the wider area along with ferries links.

**Access to Pedestrian Cycle Links:** There are network of public rights of way in the area, with dedicated cycle paths in the wider area. The immediate roads do not have footpaths.

**Access to Services and Facilities:** The site is partly in the settlement boundary of Ryde where there are a range of services and facilities.

**Access to Open Space and Recreation:** Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

### *Highways Factors*

**Highway Access:** The site is accessed via a public right of way from Paddock Chase which is very narrow in places. Access will need to be widened. Pitts Lane, which connects Paddock Chase to the wider highway network, is also non standard width in places but offers little scope for widening.

## **SHLAA Conclusion**

Currently not suitable.

The current access is narrow with a steep slope to one side with a number of levels. Given the site constraints, it is considered that there are too many issues for the site to be considered appropriate in isolation. If it came forward with the adjacent site and issues could be overcome, then there may be potential for a low number of low density dwellings (in keeping with prevailing character). This would be dependent on Highways advice of the adjacent non-standard width network to accommodate more development.

**Status** Currently not suitable

**RYD009**

Land east of Stone Cottage, Pitts Lane, Binstead

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Former designed landscapes which retain elements of their earlier origins but which have changed their use  
 Coastal aspect taking advantage of views of the Solent or English Channel"/>

Agricultural Land Classification:

Landscape Impact:

**RYD009**

## Land east of Stone Cottage, Pitts Lane, Binstead

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not in a conservation area but there is a listed building to the north. As such any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. The west part of the site has an area TPO located on it (TPO/1749/1). This area TPO extends beyond the site to the north. There are further individual TPOs to the south west boundary. There are also a number of other larger trees throughout the site. Trees around the access may be problematic. Further biodiversity studies are likely to be required.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): FZ2/3 across full length of eastern boundary. Surface water risk on site.

### Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance. Ryde has good access to bus services to the wider area along with ferries links.

Access to Pedestrian Cycle Links: There are network of public rights of way in the area, with dedicated cycle paths in the wider area. The immediate roads do not have footpaths.

Access to Services and Facilities: The site is immediately adjacent to the settlement boundary of Ryde where there are a range of services and facilities.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

### Highways Factors

Highway Access: Access is from Stone Cottage between the two houses to the rear of the site. Trees around the access may be problematic. Pitts Lane, which connects to the wider highway network, is non standard width in places but offers little scope for widening.

## SHLAA Conclusion

Currently not suitable  
There are a number of level changes to the rear that may impact access options. It may also require removal of a property or tree. Given the site constraints, it is considered that there are too many issues for the site to be appropriate at this point. If the constraints can be overcome then there may be potential. There may be potential for a low number of low density dwellings (in keeping with prevailing character). This would be dependent on Highways advice of the adjacent non-standard width network to accommodate more development.

Status: Currently not suitable

**RYD010**

Ryde House, Ryde House Drive, Binstead Road Ryde Po33 3NF

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 The site is part located within a SINC (Ryde House Grounds). Therefore this area along with a 5m buffer has been removed for the purposes of this assessment. This leaves the developable area outside the SINC at approximately 0.75ha

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)  
 Top one-third within Coastal Change Management Area so not suitable to be included.

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:  The site is not located in an AONB

Landscape Character Area Key Factors:   
Key Characteristics  
 Former designed landscapes which retain elements of their earlier origins but which have changed their use.  
 Coastal aspect taking advantage of views of the Solent or English Channel.

Agricultural Land Classification:

Landscape Impact:

**RYD010**

**Ryde House, Ryde House Drive, Binstead Road Ryde Po33 3NF**

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. Ryde House is a Grade II listed building. Any development within the grounds or to the building through conversion would need to consider the design and impacts on character and context of the building.

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: The site is part located within a SINC (Ryde House Grounds), therefore this area along with a 5m buffer has been removed for the purposes of this assessment. This effects the developable land and potentially the yield. The site is also located in close proximity to an ancient woodland but is beyond the buffer due to the location of the SINC. The north one-third is within Coastal Change Management Area, while a section of the south-east is ancient woodland, so these areas are not suitable to be included. There is also an area TPO woodland, an area TPO and several individual trees with TPOs. This amounts to approximately 0.45ha with the buffer and has also been removed from the developable site area. The TPO references is TPO1977/8. Further biodiversity investigation may be required.

Biodiversity Net Gain Scope: Ponds, wildflower/woodland fringe habitats - buffers to SINCs, ancient woodland and TPOs.

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified on site.

**Proximity to Key Services**

Access to Public Transport: There are bus stops to the south east along the strategic road network.

Access to Pedestrian Cycle Links: There is a cycle route and public right of way to the south of the entrance of the site.

Access to Services and Facilities: Ryde has a number of local facilities.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is located adjacent to Ryde Golf course. It is outside the walking access threshold for all open space typologies.

**Highways Factors**

Highway Access: The site can be accessed from Binstead Road but the junction may need upgrading. Binstead Road is non-standard width and lacks pedestrian footways. However it may be capable of accommodating a small amount of residential development. The strategic road network is to the south of the site's access.

**SHLAA Conclusion**

Currently not suitable. The north one-third is within Coastal Change Management Area and the north half is SINC, while a section of the south-east is ancient woodland, so these areas are automatically not suitable to be included. Given the ecological and heritage setting constraints, scope is limited to conversion and re-use of existing buildings, subject to design and listed building considerations. However given these are already occupied by 10 bedroom homes for persons with learning disabilities, it is difficult to see how any net gain could be achieved across the site. There are concerns about the standard of the highway access, although the current use generates not insignificant movements.

Status: Currently not suitable

**RYD012**

Land to east of Quarry Road, Ryde

**Key Details**

Settlement: Ryde Settlement Tier: 1 Parish: Ryde Site Area (0.2 2018 SHLAA\_Ref\_No: IPS271 (Small section 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Bisects the Settlement Boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site on the edge of Ryde and is a smallish area of scrubby grassland near the railway line

Planning History: No recent planning history.

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The railway line runs along the eastern boundary, so consideration would need to be given to noise and impacts on the railway operations. The site is within a larger gap/intrusion of countryside into the settlement boundary. As such there is development that extends further south out of Ryde on both sides of the site, albeit not directly adjacent.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary but is adjacent to it.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact: The site slopes down to the railway line and is crossed and dominated by two public rights of way, one running on a n/s axis and another on a w/e axis. As such, and considering the scale of the site, it is of high recreational value. It would also represent a development inconsistent with the settlement pattern

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts**

**RYD012**

## Land to east of Quarry Road, Ryde

**Impact on Biodiversity:**

Rough scrubby land beside the railway line. Adjacent to Swanmore Meadows SINC (Lowland Meadow S41 Priority habitat) and within it's buffer zone. Ancient woodland is present on the other side of the railway line. Proximity of habitats suggests this site may also have some related ecological value.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):**

East boundary slightly overlaps with FZ2. West boundary slightly overlaps with surface water flood zone.

**Proximity to Key Services**

**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 Links:**

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 and Facilities:**

Ryde town centre is within walking distance.

**Access to Open Space and Recreation:**

Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

**Highways Factors**

**Highway Access:**

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.

### SHLAA Conclusion

Currently not suitable.

The railway line runs along the eastern boundary, so consideration needs to be given to noise and impacts on the railway operations. It is also unacceptable from a landscape and public amenity perspective as tis small site is dominated by two footpaths running across the site in both N/S and W/E axes.

**Status**

Currently not suitable

**RYD014**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):  The site is situated within the settlement boundary, the town centre boundary and is a confirmed brownfield site.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:  The site is not located in an AONB.

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:  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 conservation including its setting.

**RYD014**

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

*Biodiversity / Ecological Impacts*

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

Biodiversity Net Gain Scope: Difficult to achieve on site with character building. Bird boxes (House Sparrow, Starling, Swift, House Martin).

*Flood Risk*

Flood Risk (including Surface Water): No flood risk identified on site.

*Proximity to Key Services*

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 Links: 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 and Facilities: Ryde has a wide range of services and facilities

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. Ryde has access to a wide range of public open space provisions as well as the coast.

*Highways Factors*

Highway Access: The site has a small vehicular access to the rear. There is on street parking.

**SHLAA Conclusion**

Currently not suitable. Whilst the building has scope for residential conversion, the question of the appropriateness of losing a site last in community use remains to be satisfied. It would need to be demonstrated that the facility is no longer needed for its original purpose, or viable for another community use. It is not possible to demonstrate this through the SHLAA so the site cannot reasonably be considered part of the Council's sites that are suitable for residential. Should the site demonstrate these criteria through the Development Management process, it may come forward as a windfall scheme.

Status: Currently not suitable

# **RYD016** Land Adjoining Puckpool Hill ( The Archery Field) Ryde ( Appley Butts, Appley Playing Field)

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
0.1ha is located in a SINC or ancient woodland buffer and has as such been discounted from the assessment.

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

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

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.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Public parks on former private designed landscapes  
 Historic designed landscape features still in evidence such as promenades, perambulation walks, Appley Tower and tree planting (particularly at Appley Park)  
 Popular sites for visitors and for access to the sandy beaches  
 The Puckpool Mortar Battery scheduled monument"/>

Agricultural Land Classification:

**RYD016**

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

**Landscape Impact:** Minimal landscape impact given the site is a featureless grass field that effectively enclosed on most sides by built development.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** 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. Archeologist comments "WWII aircraft crash site. Unsure whether the plane was removed".

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** Just north of the site boundary is Appley Park SINC and Ancient Woodland.sl 0.1ha to the north is located in a SINC or ancient woodland buffer. There are also a number of TPO trees just outside the boundary to the west, and a tree line alongm the west boundary and part of the south boundary. There are hedges along eastern and north-eastern boundaries.

**Biodiversity Net Gain Scope:** Extend tree lines along boundaries.

### Flood Risk

**Flood Risk (including Surface Water):**

### Proximity to Key Services

**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 Links:** There is a public right of way to the east and the wider area has cycle links.

**Access to Services and Facilities:** Ryde has a wide range of services and facilities

**Access to Open Space and Recreation:** Proposed Local Green Space. The site is an existing archery field. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. In terms of accessibility, the site is within the walking threshold of children's/young persons provision (west end only), accessible natural greenspace, parks/gardens but outside the walking distance threshold for outdoor sport, allotments and amenity green space.

### Highways Factors

**Highway Access:** The site can be accessed from Appley Road

## SHLAA Conclusion

Currently not suitable  
The site appears to be better suited to remain as open space, ideally to address deficits of typologies in the area (outdoor sport, allotments and amenity green space). It is proposed Local Green Space.

**Status** Currently not suitable

**RYD019**

Land at Millhouse Farm, Upton Road, Ryde

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**  Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:   
 Pastoral fields often sub-divided with highly visible paddock tape  
 Presence of field shelters, stables, manure piles, hard standings, and other equestrian paraphernalia  
 Can appear cluttered and urbanising in the landscape  
 The areas have the ability to contribute to grassland management for the benefit of grassland species

Agricultural Land Classification:

Landscape Impact:

**RYD019**

## Land at Millhouse Farm, Upton Road, Ryde

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Unknown archaeological potential. Early consultation with IWCAHES recommended.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is within the Briddlesford Copse range. There are hedgerows (S41 priority habitat) across all boundaries of the three fields that comprise the site.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): No FZ2/3 on site. Small area of surface water flood risk in NW corner.

### Proximity to Key Services

Access to Public Transport: There is a bus stop to the north about 100m from the north edge of the site. This is Route 37 and serves Ryde | Haylands | Binstead | Ryde and runs Mon to Sat up to every 60 mins.

Access to Pedestrian Cycle Links: There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

Access to Services and Facilities: Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them

### Highways Factors

Highway Access: The site can be accessed from Upton Road. It is away from the strategic road network. Upton Road lacks pedestrian footways and development here would encourage car dependency.

## SHLAA Conclusion

Currently not suitable.  
Unacceptable landscape impact. Strategic Gap. In addition, it is away from the strategic road network. Upton Road lacks pedestrian footways and development here would encourage car dependency.

Status: Currently not suitable

**RYD022**

Land at Aldermoor Farm, Upton Road, Ryde, IoW PO33 3LA

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**RYD022**

Land at Alder Moor Farm, Upton Road, Ryde, IoW PO33 3LA

**Landscape Impact:** It is outside the settlement boundary with views back towards Ryde and to the surrounding countryside. Strategic Gap. The Site slopes steeply down from west to east. It is characteristic of the Northern Clay Pasture Land LCA with a rolling pastoral landscape with small copses, hedgerows and hedgerow trees. Development here would be highly inconsistent with the settlement form. Value is medium and sensitivity is medium/high.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees to the boundaries that need to be considered as well as a pond. There are hedgerows (S41 habitat) at all boundaries and also at internal field boundaries and a small woodland at the north boundary. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified on-site.

**Proximity to Key Services**

**Access to Public Transport:** There is a bus stop to the north and south but both are over 200m from the site. This is Route 37 and serves Ryde | Haylands | Binstead | Ryde and runs Mon to Sat up to every 60 mins.

**Access to Pedestrian Cycle Links:** There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

**Access to Services and Facilities:** Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths to nearby Haylands.

**Access to Open Space and Recreation:** Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There are some public open space facilities on the edge of Ryde in the Haylands area but there are no footpaths to them

**Highways Factors**

**Highway Access:** A new access onto Upton Road would have to be formed, this would require some hedgerow removal. The site is not near to the strategic road network

**SHLAA Conclusion**

Currently not suitable.  
It is outside the settlement boundary with views back towards Ryde and to the surrounding countryside. Strategic Gap. Development here would be remote from services and highly inconsistent with the settlement form.

**Status** Currently not suitable

**RYD023**

Bettesworth Lodge, Lower Bettesworth Road, Ryde, Isle of Wight Po33 3EL

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**RYD023**

**Bettesworth Lodge, Lower Bettesworth Road, Ryde, Isle of Wight Po33 3EL**

**Landscape Impact:** The land gently slopes to the south of the site. There are residential properties to the west of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. Strategic Gap.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders on the site but it is well treed and it is within the 3km radius of Briddlesford Copse. Further studies may be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified on-site.

**Proximity to Key Services**

**Access to Public Transport:** There are bus stops located close by. This is along Route 2 Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

**Access to Pedestrian Cycle Links:** The wider area is served by public rights of way and cycle links. The immediate area does not benefit from pavements.

**Access to Services and Facilities:** Ryde has a full range of services and facilities

**Access to Open Space and Recreation:** Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. Oakwood recreation area is immediately to the south of the site.

**Highways Factors**

**Highway Access:** Lower Bettesworth Road is an unmade road and improvements would be required. Furthermore the house would have to be demolished to gain access. The permeability of the surrounding highway network is severely limited by the lack of access between Lower Bettesworth Road and Grevill Drive to the west. As such, this site is much less accessible than it initially appears when viewed on a 2D plan.

**SHLAA Conclusion**

Currently not suitable  
There are concerns over whether appropriate access can be achieved. Furthermore the site is constrained due to its shape and location and may not be appropriate in design terms.  
The permeability of the surrounding highway network is severely limited by the lack of access between Lower Bettesworth Road and Grevill Drive to the west. As such, this site is much less accessible than it initially appears when viewed on a 2D plan.  
Strategic Gap.  
May be suitable for open space, to be incorporated into Oakwood recreation area, and/or as a biodiversity net gain project.

**Status** Currently not suitable

**RYD026**

Land adjacent Trotters Riding Stables, Asheby Road, Ryde

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

There is a section to the south that is located within the Ancient Woodland buffer and an area to the south east that is part of a larger SINC

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage B

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

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**RYD026**

## Land adjacent Trotters Riding Stables, Asheby Road, Ryde

**Landscape Impact:** It is outside the settlement boundary on the outskirts of the area where the land is more agricultural and it is Grade 3 agricultural land. It is set in a scenic, rolling pastoral landscape with small copses, hedgerows and hedgerow trees which is typical of the Northern Clay Pasture Land LCA. The higher and more exposed south section affords long views back across Ryde settlement, the site is also highly visible from Upton Road to the west, which is on higher ground. Strategic Gap.  
Two tertiary river streams cross the site on a west/east axis. There is little in the way of public access and no Public Rights of Way. Development would currently be highly inconsistent with the settlement form - connections to the edge of Ryde from the north are weak and fragmented, while central and southern sections would extend beyond the current southern limits of Ryde, although the extent to which this is true will lessen with the implementation of permissions to the

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site has a number of larger trees, many with TPOs that will need appropriate buffers. There is also a woodland area to the northern half of the site amounting to 4.7ha that has an area TPO across it. There is a small section of a larger SINC to the southern east section and a buffer to an Ancient Woodland to the south, there is also another TPO area adjacent to the Ancient Woodland. There are also a number of hedges to and within the boundaries of the site. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No FZ2/3.  
Surface water flow path runs horizontally across northern extent of site.

### Proximity to Key Services

**Access to Public Transport:** The closest bus stop is on Bettsworth Road.

**Access to Pedestrian Cycle Links:** There are no public rights of way or cycle links close by and the immediate roads do not benefit from footpaths.

**Access to Services and Facilities:** Whilst Ryde has a wide range of facilities and services the site is outside of the settlement area with no footpaths and located in the wider area.

**Access to Open Space and Recreation:** Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.  
There are some public open space facilities on the edge of Ryde.  
The site is wholly within the walking access threshold for accessible natural greenspace, and largely within it for amenity greenspace, outdoor sport, but only the west side is within for allotments, and only the northern section for children/young people.

### Highways Factors

**Highway Access:** The site can be accessed from Ashley Road. If large numbers were to be considered road then considerable highway works and junction improvements are likely to be required. Even with investment, access is problematic. Ashley Road is non-standard width in places and third party land ownerships, as well as significant loss of hedgerows (a S41 Priority habitat) would limit scope for expansion. Pedestrian footways are absent or narrow in places, with similar limitations on future provision.

## SHLAA Conclusion

Currently not suitable.

The site has a very rural feel to it, whilst the northern tip is immediately adjacent to the settlement boundary, the site is separated by other development by the school playing and amenity grounds. Strategic Gap. This is exacerbated by the shape of the site to the north with the field to the west not forming part of the overall site. Strategic Gap. There would be negative landscape impacts and highways access is problematic.

**Status** Currently not suitable

**RYD027**

Land adjacent to "Hideaway", Playstreet Lane, Ryde

## Key Details

Settlement:	Ryde	Settlement Tier:	1	Parish:	Ryde	Site Area (	3.24	2018 SHLAA_Ref_No:	IPS326	2nd Reg18 ISP Housing Allocation Ref:	
Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):	Immediately adjacent to the Settlement Boundary										
Location in Relation to Settlement Boundary 2018:	The site is located outside but immediately adjacent to the settlement boundary for part of the east boundary and along the south boundary.										
Brownfield or Greenfield:	Greenfield	Brownfield Register (If applicable):									
Site Description:	The site is a large garden and grazing paddock located to south of Playstreet Lane and Play Lane and to north of Colenutts Road. The land is slightly sloping and bounded by hedges and trees, some protected.										
Planning History:	No apparent planning history (Checked June 2022).										

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:	The site is located adjacent to IPS203 which is located to the east.
Local Policy Context (Including Neighbourhood Plan):	The site is located outside by immediately adjacent to the settlement boundary of Ryde where there are a wide range of services and facilities. Strategic Gap.
Mineral Resources:	The site is not located in a mineral or mineral safeguarding area.

### Landscape Impacts

Impact upon and Relationship to the AONB:	The site is not located in an AONB
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Landscape Character Area Key Factors:	<p>Northern Clay Pasture Land</p> <p>Key Characteristics</p> <ul style="list-style-type: none"><li>☑ Rolling pastoral landscape with small copses, hedgerows and hedgerow trees</li><li>☑ Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton</li><li>☑ Historic farmsteads are located throughout the area</li><li>☑ The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area</li><li>☑ Ancient woodland areas</li><li>☑ Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges</li><li>☑ Scheduled monuments a number of which are currently at risk</li></ul>
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Agricultural Land Classification:	The site is classified as urban with the exception of the south west tip which is Grade 3.
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**RYD027**

## Land adjacent to "Hideaway", Playstreet Lane, Ryde

**Landscape Impact:** The land generally slopes from east to the west of the site and there is a notable depression running across the northern side of the site. There are residential properties to the north east of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity. Strategic Gap. The site is generally a raised area of topography within the surrounding 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. There is a public right of way extending the length of the west boundary giving the site some recreational value.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** 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.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in any environmental designations. However, there are a number of tall trees and 3 TPOs across the site. TPO/2014/47 Group Tree Preservation Order G2 and Tree Preservation Orders T1-T3 on the northern part of the site, Group Order G1 on the eastern boundary and Group Order G3 on the western boundary. The west, east and north boundary are all well treed. There is also a SINC in close proximity to the western tip.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No FZ2/3 on site. Small area of surface water in NW corner.

### Proximity to Key Services

**Access to Public Transport:** There are bus stops in the vicinity but it is likely these are a 15 minute walk away.

**Access to Pedestrian Cycle Links:** Bridleway R38 runs along the northern boundary and public footpath R39 runs along the western boundary. There are no cycle links close to the site.

**Access to Services and Facilities:** Ryde has a full range of services and facilities.

**Access to Open Space and Recreation:** Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is within the access walking threshold for accessible natural greenspace, allotments, outdoor sport. However it is outside the walking threshold for children/young people. There are a number of open space opportunities to the west including Dame Anthony's Common

### Highways Factors

**Highway Access:** Access onto site is from Playstreet Lane from main road. Playstreet Lane runs into Play Lane. Play Lane is a narrow and unmade road, with little ability to widen road. Playstreet Lane is better quality but still non-standard width and lacking pedestrian footways. Widening and upgrading would, at minimum, result in considerable loss of rural character and hedgerows (S41 Priority Habitat). Access from property 'Hide-Away' on to Play Lane. May be further access onto Play Lane north west of the site.

## SHLAA Conclusion

Currently not suitable  
Whilst the site is located outside but immediately adjacent to the settlement boundary the road network to the site is poor especially Play Street Lane, this being narrow with little ability to widen. There is concern that access can be achieved. There are also landscape concerns given the topography relative to the surrounding area. Strategic Gap.

**Status** Currently not suitable

**RYD033**

Land at Binstead, Ryde

**Key Details**

Settlement: Ryde Settlement Tier: 1 Parish: Havenstreet and Asheys Site Area (9.02 2018 SHLAA\_Ref\_No: IPS249 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediatly adjacent to the Settlement Boundary

Location in Relation to Settlement Boundary 2018: The site is located outside but immediatly adjacent to the current settlement boundary which is along the north boundaries.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

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 south-east to northwest towards the main road.

Planning History: No recent planning history. (Checked July 2022)

**Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediatly adjacent to the settlement boundary of Ryde/Binstead where there are a wide range of services and facilities. Strategic Gap.

Mineral Resources: The southern half of the site is located within a mineral safeguarding area.

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Changed Countryside

Agricultural Land Classification: Most of the site is classified urban with a small section to the south classified as Grade 3.

Landscape Impact: 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. The extensive TPOs, SINC in close proximity, as well as trees and hedges at field boundaries all add ecological value. Public footpaths that extends across sections of the north and east boundary as well as extending across the site all add recreational value. Strategic Gap. Development of this site would be slightly inconsistent with the settlement form, extending beyond the prevailing southern line of development and also given the presence of undeveloped land to the east closer to the town centre.

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications, but a WWII anti-aircraft battery was located in the area.

**RYD033**

## Land at Binstead, Ryde

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:**

The site is not located in an environmental designation. However, there is a SINC that abut the eastern boundary in two places, with its 5m buffer therefore extending into the site. There are a number of tree preservation orders to the north of the site and particularly along the northern boundary, and also along the south boundary of the eastward section of the site. 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). Consequently appropriate ecological survey may be required.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):**

Surface water flood risk down west boundary.

### Proximity to Key Services

**Access to Public Transport:**

The site is within walking distance of local bus stops

**Access to Pedestrian Cycle Links:**

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 and Facilities:**

Ryde/Binstead have a wide range of services and facilities.

**Access to Open Space and Recreation:**

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

### Highways Factors

**Highway Access:**

Existing access onto site from Newnham Road. However, this is not within the site boundary and presently comprises an unmade track. Also the junction with Newnham Road does not appear to have sufficient sight lines/visibility splays and it is unclear whether they could be achieved even if vegetation were to be removed. Newnham Road lacks pedestrian footways. There is an access gate onto Clevers Close on the north of the site. However, accessing through here would result in loss of trees/hedgerows. It would also cross a public right of way and appears to be in third party ownership. At 5.5m, Cleavers Road is below standard width, which may be problematic if it were to be considered for a major access point.

## SHLAA Conclusion

Currently not suitable.

Access, landscape and ecological issues.

**Status**

Currently not suitable

**RYD034**

Lindfield Stables, Calthorpe Road, Ryde

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**RYD034**

## Lindfield Stables, Calthorpe Road, Ryde

Impact on Biodiversity:

The site is not located in an environmental designation. There is an area TPO on the site TPO/1957/1 Area Tree Preservation Order A2. There are substantial hedgerows and a number of substantial trees. Therefore appropriate surveys will be required in relation to the trees and biodiversity impacts.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

No flood risk identified on-site.

### Proximity to Key Services

Access to Public Transport:

There are bus stops just outside the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links:

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 and Facilities:

Ryde has a wide range of services and facilities

Access to Open Space and Recreation:

Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There are a number of public open space facilities nearby.

### Highways Factors

Highway Access:

The site can be accessed from Woodlands Close or Calthorpe Road

## SHLAA Conclusion

Currently not suitable.

The site is set away from the settlement boundary and has a strong rural character setting. The equestrian uses on-site are a distinctive local aspect highly visible from the setting of nearby residential development. The site has strong hedgerows and trees including an area TPO. Strategic Gap.

Status

Currently not suitable

**SAN005**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:   
Key Characteristics  
 Enclosed pastoral landscape in close proximity to valley floor and arable areas  
 Ancient woodland areas  
 Hedgerows and some hedgerow trees  
 Historic farmsteads dispersed throughout the areas

Agricultural Land Classification:

**SAN005**

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

**Landscape Impact:** The site slopes down to the north and the River Yar before rising again towards the wider countryside. There is currently development to the east and south but the site is visually exposed to the north for some distance including to/from the AONB. The site appears to comprise ecologically rich tussocky grassland and wetland stream fringes. There is a public footpath on the north boundary, giving the site some recreational value. Strategic Gap. Landscape value and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. Potential for prehistoric and Roman archaeology due to location adjacent to water course and vicinity of Brading Roman Villa. Early consultation with IWCAHES recommended.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in any environmental designations. However, it has been recently surveyed and it was noted that there is good quality grassland to the north of the site and it would be preferable to keep this and include a buffer to the watercourse at the north boundary. As this area is in the FZ this could be achievable. There are a number of trees with TPOs along the western and northern boundaries. These TPOs will need to be taken into account on determining the final developable area of the site if applicable.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Some minor overlap with FZ2/3 at northern and boundary.

### Proximity to Key Services

**Access to Public Transport:** There are bus stops along Perowne Way. Sandown is served by buses to Newport and Ryde.

**Access to Pedestrian Cycle Links:** There is a public right of way (SS38a) that runs along the river on the north of the site and the cycle network is to the west of the site.

**Access to Services and Facilities:** There is a local shop along Perowne Way and Sandown town centre has a good range of services and facilities.

**Access to Open Space and Recreation:** The Bay exhibits quality deficits of allotments and a small deficit of children's and young people's provision, but surpluses of other open space typologies. The open space audit identifies a number of recreational facilities close by including Foxes Path and the Ridgeway.

### Highways Factors

**Highway Access:** The strategic road network is along Morton Common to the east. Access could be a single point from the south along Perowne Way and / or Brook Close. There is good visibility at the junction with Perowne Way. The existing access roads are narrow, and are below standard width. The road junction between Perowne Way and Morton Road may need upgrading to increase capacity. There are further access options to the east via Brook Close, which also appears to be below standard width as well as lacking pedestrian footways.

## SHLAA Conclusion

Currently not suitable. Landscape and access concerns.

The site slopes down to the north and the River Yar before rising again towards the wider countryside. The site is visually exposed to the north for some distance including to/from the AONB. The site appears to comprise ecologically rich tussocky grassland and wetland stream fringes. There is a public footpath on the north boundary, giving the site some recreational value. Strategic Gap. Landscape value and sensitivity is medium/high. All potential vehicle access points appear to be below standard width, and the eastern option lacks pedestrian footways which would encourage car dependency.

**Status** Currently not suitable

**SAN006**

Land adjacent Perowne Way, Sandown

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Enclosed pastoral landscape in close proximity to valley floor and arable areas  
 Ancient woodland areas  
 Hedgerows and some hedgerow trees  
 Historic farmsteads dispersed throughout the areas"/>

Agricultural Land Classification:

**SAN006**

## Land adjacent Perowne Way, Sandown

**Landscape Impact:** The site slopes down to the north and the River Yar before rising again towards the wider countryside. The site is quite uneven and generally visually exposed to the north including to/from the AONB. There are also long views to the west. The site appears to comprise ecologically rich tussocky grassland, wet woodland and coastal floodplain grazing marsh wetland stream fringes. There is a public footpath running through the site, giving the site some recreational value. Strategic Gap. Landscape value and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications, but potential for prehistoric and Roman activity as IPS135.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The west field contains wet woodland and coastal floodplain grazing marsh (S41 priority habitats). There are also reedbed (s41 priority habitat) off-site to the north. The area to the north off-site is the Eastern Yar Local Ecological Network. There are a number of Tree Preservation Orders T4-T9 on the eastern boundary of the site TPO/2000/26. There may also be biodiversity impacts related to the stream. Overall there is a sense of an ecologically-rich area.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Some minor overlap with FZ2/3 at northern and western boundaries.

### Proximity to Key Services

**Access to Public Transport:** There are a number of bus stops to the south of the site along Perowne Way. Sandown is served by buses to Newport and Ryde.

**Access to Pedestrian Cycle Links:** There is a public right of way that crosses the site diagonally and a cycle path to the south west of the site.

**Access to Services and Facilities:** Sandown has access to a good range of services and facilities.

**Access to Open Space and Recreation:** The Bay exhibits quality deficits of allotments and a small deficit of children's and young people's provision, but surpluses of other open space typologies. Open Space (Amenity Green Space) to south of the site, this may need replacing should this be the only access opportunity.

### Highways Factors

**Highway Access:** Sandham Close is the only currently available access, but this is below standard width. This is a concern given the scale of the site it would access.

## SHLAA Conclusion

Currently not suitable. Landscape, ecological and access concerns. Overall there is a sense of an ecologically-rich area, with a number of S41 priority habitats and wetland areas. The site appears to comprise ecologically rich tussocky grassland, wet woodland and coastal floodplain grazing marsh wetland stream fringes. The site is generally visually exposed to the north including to/from the AONB and impacts upon its setting. There are also long views to the west. There is a public footpath running through the site, giving the site some recreational value. Strategic Gap. Landscape value and sensitivity is medium/high. The only available access is below standard width and appears inadequate to serve a development of any significant scale.

**Status** Currently not suitable

**SAN007**

**Chester Lodge Hotel, 7 Beachfield Road, Sandown**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is adjacent to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):  The site is within the settlement boundary, potential loss of holiday accommodation.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:  The site is not located in an AONB

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:  The site is not located in a conservation area and there are no listed buildings close by

**Biodiversity / Ecological Impacts**

Impact on Biodiversity:

**SAN007**

**Chester Lodge Hotel, 7 Beachfield Road, Sandown**

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): No flood risks identified.

**Proximity to Key Services**

Access to Public Transport: Sandown is served by a number of buses to both Ryde and Newport.

Access to Pedestrian Cycle Links: 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 and Facilities: Sandown has a wide range of services and facilities

Access to Open Space and Recreation: The Bay exhibits quantity deficits of allotments and a small deficit of children's and young people's provision, but surpluses of other open space typologies.

**Highways Factors**

Highway Access: The site can be accessed from Beachfield Road.

**SHLAA Conclusion**

Currently not suitable  
Loss of hotel may prejudice local tourism accommodation offer, contrary to wider planning aims for the Island.  
May be suitable subject to satisfaction of planning policies.  
Conversion of existing building preferable.

Status: Currently not suitable

SEA001

Pier View Car Park, Seaview

Key Details

Settlement: Seaview Settlement Tier: 5 Parish: Nettlestone and Seaview Site Area (0.17 2018 SHLAA\_Ref\_No: IPS374 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: Seaview does not have a settlement boundary.

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: The site is an existing car park, is level with mainly open boundaries to the adjacent roads.

Planning History: No recent planning history (checked June 2022).

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is immediately adjacent to other properties which appear to benefit from connections to utility services

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area. Strategic Gap. 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.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settlement

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: Urban site, so landscape impacts are very limited. Given the location of the site, close to other housing and development any impact on landscape character will be reduced. Impact on seascape and neighbouring amenities will require coinsideration. Strategic Gap.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area but is adjacent to it, if development is considered applicable design considerations will need to be considered. There are no listed buildings close by.

Biodiversity / Ecological Impacts

**SEA001**

## Pier View Car Park, Seaview

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders within the site, there are however a couple of individual amenity trees within the site. There are also streams crossing the site which provide further ecological value.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

No flood risk identified.

### Proximity to Key Services

Access to Public Transport:

There is a bus stop in close proximity. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

Access to Pedestrian Cycle Links:

There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity. The pavements are sporadic in this location.

Access to Services and Facilities:

There are a number of services and facilities in Seaview but it is not a rural service centre.

Access to Open Space and Recreation:

Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space.

### Highways Factors

Highway Access:

The site has a current vehicular access onto the adjacent road.

## SHLAA Conclusion

Currently not suitable.

There is concern over the loss of a community car parking facility given the lack of parking in the village and the proximity of the site to facilities and the coast. Furthermore, the pattern of development is low density and there is concern over the impact on and ability to provide housing on site whilst retaining parking at ground floor level. Strategic Gap.

Status

Currently not suitable

SEA002

Land to the north western side of Seaview Lane, Seaview

Key Details

Settlement: Seaview Settlement Tier: 3 or 4 (Discrepancy i Parish: Nettlestone and Seaview Site Area (4.94 2018 SHLAA\_Ref\_No: IPS100 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: Seaview does not have a settlement boundary.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a series of fields with trees to the hedge boundaries. The land slopes down from Steyne Road before rising up behind site.

Planning History: No recent planning history (checked June 2022).

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B 0.5ha of the site is located in flood zones 2 and 3. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary. Strategic Gap. Nettlestone and Seaview have a Parish Plan SPD (2005) which in relation to housing sets outs the need for a residential nursing home, sheltered accommodation and affordable housing.

Mineral Resources: The western section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: North East Pasture land Key Characteristics Hedgerows, hedgerow trees and copses Ancient woodland Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area Historic buildings and designed landscape in the coastal area in the north close to Springvale Grassland areas

Agricultural Land Classification: The classification is Grade 3

**SEA002**

## Land to the north western side of Seaview Lane, Seaview

**Landscape Impact:** It is outside the settlement boundary on the outskirts of the area on Grade 3 agricultural land. The rolling countryside interspersed by tree belts and streams is of intrinsically high quality and forms pleasing setting both to the settlement and the Grade II listed Fairy Hill. The site slopes down steeply from the east highway, and more gently down from the south. It is visible in both the seascape and the landscape to the west. There is a Public Right of Way adjacent to the north-east boundary and a bridleway down the west boundary, both providing recreation value. Strategic Gap.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** Site located adjacent to Seaview Conservation Area to the North-East. Overlooked by Grade II listed Fairy Hill to the south, for which it must have special regard in terms of setting.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in any environmental designations. There is a TPO along the northern boundary and there are some trees within the hedge boundaries.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Flood zone 2/3 overlaps with north-west corner.

### Proximity to Key Services

**Access to Public Transport:** There is a bus stop in close proximity. This is along Route 8 - Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins.

**Access to Pedestrian Cycle Links:** There is a public right of way to the north of the site. There is no dedicated cycle link but the roads to the north do benefit from pavements.

**Access to Services and Facilities:** There are some services in Seaview but it is not a rural service centre.

**Access to Open Space and Recreation:** Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space.

### Highways Factors

**Highway Access:** There is currently no access on to Seaview Lane and consequently a new access is required but should be able to be achieved.

## SHLAA Conclusion

Currently not suitable  
An important and high quality landscape setting of the valley, forming a natural edge to the settlement and a part of the setting of the Grade II listed Fairy Hill. Strategic Gap.

**Status** Currently not suitable

**SHA001**

Land at Warlands, Shalfleet

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
 Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)
 0.09ha of the site to the south is located in a SINC and ancient woodland buffer and has been removed from the assessment.  
 The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental Discounts (Stage A No buffer):  
 Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
 Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
 Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan: Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: 

Landscape Character Area Key Factors: Calbourne Rolling Farmland / Traditional Enclosed Pasture Land.  
 Key Characteristics

- Gently rolling landscape underlain by Hamstead Beds Clay, Silt and Sand geology
- Undulating topography gives varied views with glimpses of the sea and the downs
- Peaceful, highly rural, pastoral landscape of irregular medium scale fields
- Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, ambiance and providing important corridors for wildlife such as red squirrels and dormice
- Network of copses and woodland including ancient woodland (some maintained as coppice with standards) and wood pasture of high ecological interest
- Isolated areas of acid and unimproved neutral grassland, lowland heath and scrub of high biodiversity value
- Presence of water bodies including streams, springs and drainage ditches
- Fairly sparse network of roads and rural lanes, with little access to some sections, a dismantled railway track traverses the area
- Settlement pattern of scattered farmsteads and a few nucleated settlements with some more recent holiday camps, and linear suburban settlement along unmade roads
- Historic settlements include the abandoned medieval town of Newtown

**SHA001**

## Land at Warlands, Shalfleet

- Building styles vary from traditional stone dwellings in village centres through more modern brick dwellings to bungalow and chalets
- Long history of woodland land cover and traditional management
- High survival of historic features such as estate boundaries, medieval woodlands and historic parkland for instance at Westover and Swainston

Agricultural Land Classification:

The classification is Grade 3

**Landscape Impact:** The site is Grade 3 agricultural land and outside the settlement boundary on the outskirts of the area where the land is more agricultural.

There are public rights of way along the eastern and southern boundaries, giving the site some recreational value. Whilst there has been some recent development to the north, further extension to the south-west would be inconsistent with the settlement form. Landscape value and sensitivity is medium.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings immediately close by. Shalfleet does have a number of listed buildings in the wider area.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 0.09ha of the site to the south is located in a SINC and ancient woodland buffer and has been removed from the assessment. There are no TPOs on the remainder of the site but there are a number of large trees individual and groupings that need to be considered within the eastern hedge.

Biodiversity Net Gain Scope:

### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

### Proximity to Key Services

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

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

**Access to Services and Facilities:** Shalfleet is a Tier 4 settlement. It has some services and facilities but these are focussed relatively far from this site.

**Access to Open Space and Recreation:** Shalfleet lacks all open space types except Amenity Green Space.

### Highways Factors

**Highway Access:** Access is onto Warlands Lane, some access works are likely to be required to improve visibility. Warlands Lane is a country lane bounded by hedgerows. Another option for access may be via the recent development to the north.

## SHLAA Conclusion

Currently not suitable. Whilst there has been some recent development to the north, further extension to the south-west would be inconsistent with the settlement form, where the few basic services are focussed upon the central crossroads to the east. The site has some landscape value and sensitivity.

**Status** Currently not suitable

SHK002

The Plough & Barleycorn, 4 North Road, Shanklin, Isle of Wight, PO37 6DB

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.07 2018 SHLAA\_Ref\_No: IPS033 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary

Location in Relation to Settlement Boundary 2018: The site is located in the settlement boundary.

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: The site is an existing public house on the main through road in Shanklin. The building is a detached stone built building with road frontage but no onsite parking.

Planning History: No relevant planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located in the settlement boundary.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settlement area

Agricultural Land Classification: The classification is urban

Landscape Impact: Given the location of the site, among other housing any impact on landscape character will be minimal. Impact onto neighbours through overlooking and shading will need to be considered.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

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

**SHK002**

The Plough & Barleycorn, 4 North Road, Shanklin, Isle of Wight, PO37 6DB

Biodiversity Net Gain Scope: Green roof, green walls. Boxes for Swifts, House Martins, House Sparrows and/or Starlings.

**Flood Risk**

Flood Risk (including Surface Water): No flood risks identified.

**Proximity to Key Services**

Access to Public Transport: The site is close to nearby bus stops. Shanklin is served by Routes 2 and 3 that serve Newport to Ryde and run every 30 minutes throughout the week.

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the area and the local roads have footpaths. There are cycle links to Newport in the wider area.

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

Access to Open Space and Recreation: There are some public open space facilities nearby.

**Highways Factors**

Highway Access: The site is located on the strategic road network. It has no ability for onsite parking but is located within the town centre boundary.

**SHLAA Conclusion**

Currently not suitable.  
There is concern over the loss of a community/tourism asset and this would need to go through the correct processes. If the loss could be justified then conversion is more appropriate.

Status: Currently not suitable

**SHK004****Land to west of Luccombe Road, Shanklin****Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:  Most of the site is located in the AONB  
Enhancement and conservation of the natural beauty of the area is a priority. Proposals should 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

Landscape Character Area Key Factors:   
Key Characteristics  
 Sloping, rolling pastoral landscape  
 Hedgerows, hedgerow trees and copses  
 Ancient woodland  
 Historic farmsteads dispersed through the area  
 The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown  
 The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification:

**SHK004**

## Land to west of Luccombe Road, Shanklin

**Landscape Impact:** This is an exposed AONB site containing sloping, rolling pastoral landscape characteristic of the Southern Downland Edge Pasture Land. The site rises to a peak on the south edge. It contains slopes and is visually exposed. The east boundary is a public Right of Way. It would represent a development highly inconsistent with the existing settlement form. Development outside and not adjacent to a settlement could potentially degrade the landscape character. Landscape quality and sensitivity are high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 0.2ha is located within an ancient woodland buffer zone and has been removed from the assessment. There are no TPOs on the site but there are several trees and mature hedgerows. A SINC is located just south-east of the site on the other side of the road (Luccombe Chine: Luccombe Common), part of which is Lowland Meadows (a S41 Priority Habitat). A further SINC (Lynch Copse) is located 40m south-west of the site. A traditional orchard (S41 priority habitat) is located east of the site. The site is within the Southern Uplands Local Ecological Network, which is also classed as Ancient Woodland. Given the proximity of the site to the adjacent SINC and the ancient woodland it is likely that further studies will be required.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No flood risks identified.

### Proximity to Key Services

**Access to Public Transport:** The bus stop is located on the main road approximately 550m. 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 Links:** There is a public right of way within the site to the east boundary (SS2), although this is also the highway access. There are no dedicated cycle paths close by and roads do not have pavements.

**Access to Services and Facilities:** Shanklin has a wide range of facilities and services.

**Access to Open Space and Recreation:** The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. There is limited public open space provision nearby but the public rights of way join the coastal footpath.

### Highways Factors

**Highway Access:** There is access onto Luccombe Road an unmade road, which is non-standard width and lacks pedestrian footways.

## SHLAA Conclusion

Currently not suitable.  
This is an exposed AONB site of high landscape quality and sensitivity. Vehicular access is inadequate and it would represent a development highly inconsistent with the existing settlement form.

**Status** Currently not suitable

SHK006

Holme Farm, Church Road, Shanklin

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.9 2018 SHLAA\_Ref\_No: IPS225 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 150m away.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site forms part of the farmyard buildings and contains a number of stone barns and other outbuildings. The site boundaries are a mix of trees and shrubs to the west and east, high amenity trees to the north and trees to the south.

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

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land. Key Characteristics: Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 4

**SHK006**

## Holme Farm, Church Road, Shanklin

**Landscape Impact:** A farmland site within the AONB. It slopes down from the north-west towards the access road. It forms an edge to a row of ribbon development extending out of Shanklin, and marks a transition into rural countryside. It has an inherent rural quality and development here would be inconsistent with the settlement form. Landscape quality and sensitivity are medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in any environmental designations. There are 6 trees with TPOs within the site and a number of area TPO towards along the eastern site. There is also a small area of protected woodland in the north east corner of the site. These TPOs will need to be taken into account on determining the final developable area of the site if applicable. The site has a number of barns and outbuildings. There is a stream to the roadside boundary. These and the trees may require additional surveys.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No FZ2/3 or significant risk on-site. Surface water flood risk along frontage access road.

### Proximity to Key Services

**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 Links:** There is a public right of way within to the south of the site (SS8). There are no dedicated cycle paths close by. There is a pavement on the opposite side of the road. No pavement to east of site connecting to Shanklin.

**Access to Services and Facilities:** Shanklin has a wide range of facilities and services.

**Access to Open Space and Recreation:** The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access threshold for parks/gardens, outdoor sport, accessible natural greenspace, allotments but outside the threshold for parks/gardens, children's and young persons provision and amenity greenspace.

### Highways Factors

**Highway Access:** There is an existing access on to Church road located where the speed limit changes from 30 to 60mph. There is good visibility to the west but reduced to the east due to the tree. Church Road is part of the strategic road network. There are no footways on this side of the street connecting to Shanklin.

## SHLAA Conclusion

Currently not suitable  
AONB site within a mineral safeguarding area. It would represent an extension of ribbon development in an area that has an inherent rural quality. Development here would be inconsistent with the settlement form and have an unacceptable landscape impact. Lack of pedestrian footways connecting to the town on this side of the road would exacerbate car dependency.

**Status** Currently not suitable

SHK008

Land to south west of Westhill Road, Shanklin

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.7 2018 SHLAA\_Ref\_No: IPS246 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediatly adjacent to the Settlement Boundary

Location in Relation to Settlement Boundary 2018: The site is located outside but immediatly adjacent to the current settlement boundary which is along north eastern boundary.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is on the edge of Shanklin and incorporates the entrance to the community woodland behind. The site itself is agricultural with large areas of scrub and trees with dense trees and hedgerows to the north east, south west and north boundaries with an open boundary to the south west.

Planning History: 20/00991/FUL - Appeal dismissed. The development proposed is 6 new dwellings with parking, garages, access, landscaping; including permissive footpath to be adopted as a public footpath and extensive new native tree planting scheme.

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

The north west corner is located within the buffer of an ancient woodland and SINC.

Most 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, whilst there are no compatibility issues envisaged, consideration will need to be given to the proximity to the adjacent woodlands and access to the community woodland.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediatly adjacent to the current settlement boundary which is along north eastern boundary.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land Key Characteristics Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is urban

**SHK008**

## Land to south west of Westhill Road, Shanklin

**Landscape Impact:** An AONB site comprising sloping, rolling pastoral landscape bordered by hedgerows, hedgerow trees and copses and ancient woodland. The woodland and slope limit wider visual impacts to/from the surrounding countryside. Westhill Road represents the settlement edge and development here would be slightly inconsistent with the settlement form. The site is adjacent to a conservation area and locally listed building, so is not without heritage value or impact upon historical settings.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is adjacent to a conservation area and locally listed building, as such any development will need to consider the impact upon the setting of the conservation area and buildings as appropriate.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** With the exception of the top north west corner the site is not in any environmental designations. There are a number of trees within and to the boundary of the site as well as a stream to the north. It abuts Hungerberry Copse Ancient Woodland, which is TPO woodland, and an area of the Southern Uplands Local Ecological Network at the west. There are large area TPOs off-site to the east, so this site forms quite a key ecological gap/potential connection. Given its proximity to the SINC and ancient woodland and trees within the site biodiversity studies are likely to be required.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No FZ2/3 or risk on-site. Surface water flood risk at east boundary and on access road to the east.

### Proximity to Key Services

**Access to Public Transport:** The bus stop is on the main road to the north. This is Route 2 - Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

**Access to Pedestrian Cycle Links:** There is a public right of way to the east (Manor Walk) but there are no pavements and cycle links close by.

**Access to Services and Facilities:** Shanklin has a number of local facilities in line with it being classified as a rural service centre.

**Access to Open Space and Recreation:** The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access standard for allotments, children & young people, accessible natural greenspace, outdoor sports and parks/gardens; but beyond the standard for amenity green space.

### Highways Factors

**Highway Access:** Trees and vegetation may limit visibility splays - Highways confirmation would be required. The adjacent Westhill Road lacks pedestrian footways which would exacerbate car dependency. Consideration would need to be given to the footpath access to the community woodland.

## SHLAA Conclusion

Currently not suitable  
AONB site comprising sloping, rolling pastoral landscape bordered by hedgerows, hedgerow trees and copses and ancient woodland. Westhill Road represents the settlement edge and development here would be slightly inconsistent with the settlement form. The site is adjacent to a conservation area and locally listed building, so is not without heritage value or impacts upon historical settings. Possible tree loss to secure safe access.

**Status** Currently not suitable

SHK009

Land opposite Holme Farm, Church Road, Shanklin

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.5 2018 SHLAA\_Ref\_No: IPS247 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 150m away.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

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

Planning History: 22/00749/OUT Outline for proposed new dwelling with access, parking and gardens

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land. Key Characteristics: Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 4

**SHK009**

## Land opposite Holme Farm, Church Road, Shanklin

**Landscape Impact:** A greenfield site within the AONB. It slopes down from the south towards the access road. There is a public footpath on the west boundary giving the site some recreational value. It forms an edge to a row of ribbon development extending out of Shanklin, and marks a transition into rural countryside. It has an inherent rural quality and development here would be inconsistent with the settlement form. Landscape quality and sensitivity are medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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 Southern Uplands Local Ecological Network is located just south of the southern boundary. Further studies may be required.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No FZ2/3 or significant risk on-site. Surface water flood risk along frontage access road.

### Proximity to Key Services

**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 Links:** There is a public right of way within the site to the west boundary (SS8). There are no dedicated cycle paths close by. There is a pavement to the east but not west of site.

**Access to Services and Facilities:** Shanklin has a wide range of facilities and services.

**Access to Open Space and Recreation:** The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access threshold for parks/gardens, outdoor sport, accessible natural greenspace; but outside the threshold for parks/gardens, children's and young persons provision, allotments and amenity greenspace.

### Highways Factors

**Highway Access:** There is an existing access on to Church road located where the speed limit changes from 30 to 60mph. There is reduced visibility due to the trees. Church Road is part of the strategic road network.

## SHLAA Conclusion

Currently not suitable  
AONB site within a mineral safeguarding area. It would represent an extension of ribbon development in an area that has an inherent rural quality. Development here would be inconsistent with the settlement form and have an unacceptable landscape impact.

**Status** Currently not suitable

SHK010

Former Water Reservoir Church Road Shanklin

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.6 2018 SHLAA\_Ref\_No: IPS264 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside and not immediately adjacent to the current settlement boundary. The boundary is to the north approximately 170m away.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a former reservoir that has been filled in, capped and has scrubbed up over time. The boundaries to the site comprise of trees, hedges and scrub land with trees within the site.

Planning History: 00948/1 - Refused Change of use of dis-used reservoir to the processing/bottling of spring water; proposed store/bottling shed; alterations to vehicular access; parking/turning area

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area. The site is a former reservoir so stability and drainage aspects will need to be considered.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land. Key Characteristics Sloping, rolling pastoral landscape Hedgerows, hedgerow trees and copses Ancient woodland Historic farmsteads dispersed through the area The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 4

## SHK010

### Former Water Reservoir Church Road Shanklin

**Landscape Impact:** Woodland site within the AONB. It slopes down from the south towards the access road. There is a public footpath on the east boundary giving the site some recreational value. It forms an edge to a row of ribbon development extending out of Shanklin, and marks a transition into rural countryside. It has an inherent rural quality and development here would be inconsistent with the settlement form. Landscape quality is high and sensitivity is medium/high.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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 has scrubbed over time and appropriate biodiversity studies are likely to be required. The Southern Uplands Local Ecological Network overlaps with the southern and western boundaries.

**Biodiversity Net Gain Scope:**

#### Flood Risk

**Flood Risk (including Surface Water):** No FZ2/3 or significant risk on-site. Surface water flood risk along frontage access road.

#### Proximity to Key Services

**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 Links:** There is a public right of way within the site to the east (SS8). There are no dedicated cycle paths close by. There is a pavement to the east but not west of site.

**Access to Services and Facilities:** Shanklin has a wide range of facilities and services.

**Access to Open Space and Recreation:** The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access threshold for but outside the threshold for parks/gardens, children's, young persons provision, allotments and amenity greenspace.

#### Highways Factors

**Highway Access:** The site has access onto Church Road part of the strategic road network.

## SHLAA Conclusion

Currently not suitable  
AONB site within a mineral safeguarding area. It would represent an extension of ribbon development in an area that has an inherent rural quality. Development here would be inconsistent with the settlement form and have an unacceptable landscape impact. Unacceptable ecological impact from loss of deciduous trees.

**Status** Currently not suitable

**SHK011**

Land adjacent to Church Road, Shanklin

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

## SHK011

### Land adjacent to Church Road, Shanklin

**Landscape Impact:** This is a predominately AONB site containing sloping, rolling pastoral landscape characteristic of the Southern Downland Edge Pasture Land. The north boundary is a public Right of Way. The site generally slopes down from the north, which limits wider visual impacts. It would represent a development highly inconsistent with the existing settlement form. Landscape quality and sensitivity are medium/high.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There are individual TPOs adjacent to the north east boundary and an area TPO to the north just beyond the site, and another smaller TPO group abutting the north-west boundary. The Southern Uplands Local Ecological Network abuts the site to the South-West. Further biodiversity studies may be required.

**Biodiversity Net Gain Scope:**

#### Flood Risk

**Flood Risk (including Surface Water):** No flood zone 2/3. Very small patch of surface water flood risk to the north of the site.

#### Proximity to Key Services

**Access to Public Transport:** The bus stop is located on the main road approximately 550m. 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 Links:** There is a public right of way to the north boundary (SS2). There are no dedicated cycle paths close by and roads do not have pavements.

**Access to Services and Facilities:** Shanklin has a wide range of facilities and services.

**Access to Open Space and Recreation:** The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking access standard for allotments, accessible natural greenspace, outdoor sport, parks & gardens; whilst the northern part if accessible to childrens and young people's provision, the southern half is not. In addition, the public rights of way join the coastal footpath.

#### Highways Factors

**Highway Access:** The site is currently accessed via a public right of way. Vaughan Way to the North-East offers a potential vehicle access, although this appears to be both of insufficient width and lack pedestrian footways.

## SHLAA Conclusion

Currently not suitable.  
Unacceptable landscape impact upon good quality AONB countryside. There are also concerns over the access standard - both vehicular and pedestrian.

**Status** Currently not suitable

**SHK014**

Roseglen 12 Palmerston Road Shanklin Isle Of Wight PO37 6AS

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History:   
**Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets: **Biodiversity / Ecological Impacts**

**SHK014**

Roseglen 12 Palmerston Road Shanklin Isle Of Wight PO37 6AS

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site appears to have little current biodiversity value.

Biodiversity Net Gain Scope:

Green roof, green walls. Boxes for Swifts, House Martins, House Sparrows and/or Starlings.

### *Flood Risk*

Flood Risk (including Surface Water):

No flood risks identified.

### *Proximity to Key Services*

Access to Public Transport:

The site is close to nearby bus stops. Shanklin is served by Routes 2 and 3 that serve Newport to Ryde and run every 30 minutes throughout the week.

Access to Pedestrian Cycle Links:

There are network of public rights of way within and adjacent to the area and the local roads have footpaths. There are cycle links to Newport in the wider area.

Access to Services and Facilities:

Shanklin has a wide range of services and facilities.

Access to Open Space and Recreation:

The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

### *Highways Factors*

Highway Access:

The site has access onto Palmerston Road part of the strategic road network.

## **SHLAA Conclusion**

Currently not suitable.

Loss of hotel would prejudice local tourism accommodation offer, contrray to wider planning aims for the Island.

Status

Currently not suitable

SHK015

Land at Westhill Road, Shanklin, Isle of Wight, PO37 6PT

Key Details

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.78 2018 SHLAA\_Ref\_No: N/a 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediatly adjacent to the Settlement Boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: Grazing field and woodland. The property is on the edge of the built up area of Shanklin, opposite large detached houses. It sits adjacent to Shanklin Cricket Club, established woodland, and adjoins Shanklin Manor and Big Meade recreation ground.

Planning History: None (Checked May 2022)

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden. A small section of the site to the east is classed as open space and can effectively be discounted.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside but immediatly adjacent to the settlement boundary

Mineral Resources: The site is not located in a mineral or mineral safeguarding area, although it is directly adjacent to one to the south.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Urban settlement.

Agricultural Land Classification: The classification is urban

Landscape Impact: The site is urban fringe. It is well screened from wider visual impacts by trees and vegetation. However it is set within an area valued and used for recreation and it shares this character. To the east are allotments and to the west are pitches. Development here would also be inconsistent with the existing settlement pattern.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site abuts Shanklin Conservation Area at the south boundary and forms part of the setting of it. Shanklin Conservation Area also comes close to the northern boundary as it forms a wide area encircling the wider area.

**SHK015**

Land at Westhill Road, Shanklin, Isle of Wight, PO37 6PT

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: The southern section of the site is currently wooded. There is an existing hedgerow to the western boundary with the cricket club. Part of the adjacent cricket club is shown as a Group TPO.

Biodiversity Net Gain Scope: Pond, wildflower meadow/woodland fringe habitat. Extend tree line to north boundary to improve ecological network connectivity.

**Flood Risk**

Flood Risk (including Surface Water): No flood risks identified.

**Proximity to Key Services**

Access to Public Transport: There are bus stops on the main road to the north. This is Route 2 - Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde. This runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.  
There are also bus stops to the south

Access to Pedestrian Cycle Links: The adjacent highway lacks pedestrian footways. There is a public right of way on the south-east boundary.

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

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

The site is within the walking access standard for all open space typologies, except amenity greenspace.

The adjoining Big Meade recreation ground is proposed as Local Green Space and, together with the adjacent cricket club, is registered as Open Space, as is part of the woodland originally within this application

**Highways Factors**

Highway Access: The site has direct access to Westhill Road, but this is non-standard width and there are no pededtrain footways.

**SHLAA Conclusion**

Currently not suitable.

Area of recreational character with heritage setting issues. Development would be inconsistent with the settlement form.

Highways issues - The site has direct access to Westhill Road, but this is non-standard width and there are no pededtrain footways.

May be suitable for allotment extension and/or biodiversity net gain projects and/or amenity open space provision.

Status: Currently not suitable

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**  Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**SHK017**

## Land adjacent to Winchester House, Lake

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees, one in particular to the front of the site. It is also adjacent to a SINC (Lake Cliffs) which overlaps with Maritime Cliffs and Slope S41 priority habitat.

**Biodiversity Net Gain Scope:** Tree/hedge buffers. Green roofs and walls.

### *Flood Risk*

**Flood Risk (including Surface Water):** No flood risks identified.

### *Proximity to Key Services*

**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 Links:** There are a number of public footpaths located immediately adjacent to the site. The wider area has cycle links to Newport. The immediate road has a pavement

**Access to Services and 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 Space and Recreation:** The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. There are a number of public open space facilities nearby.

### *Highways Factors*

**Highway Access:** The site is located along the strategic road network and has vehicular access onto it.

## **SHLAA Conclusion**

Currently not suitable.  
Release of the car park would require corporate approval, informed by local parking needs, so in the absence of that it is beyond the scope of the SHLAA to define this site as suitable or developable.  
However it appears the site could potentially accommodate some residential development, even whilst retaining some public car-parking as part of a more efficient layout. It is debateable whether any residential redevelopment would reach the SHLAA minimum size threshold. Consideration would have to be given to suitable buffers to the SINC and S41 priority habitat, and impact upon seascape.

**Status** Currently not suitable

**SHK019**

Roseberry Hotel, 3 Alexandra Road, Shanklin

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**SHK019**

## Roseberry Hotel, 3 Alexandra Road, Shanklin

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some small trees and shrubs.

Biodiversity Net Gain Scope: Tree/hedge buffers. Green roofs and walls.

### *Flood Risk*

Flood Risk (including Surface Water): No flood risks identified.

### *Proximity to Key Services*

Access to Public Transport: The site is close to nearby bus stops. Shanklin is served by Routes 2 and 3 that serve Newport to Ryde and run every 30 minutes throughout the week.

Access to Pedestrian Cycle Links: There are network of public rights of way within and adjacent to the area and the local roads have footpaths. There are cycle links to Newport in the wider area.

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

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

### *Highways Factors*

Highway Access: Frontage to Alexandra Road

## **SHLAA Conclusion**

Currently not suitable  
Site will need to be considered against policies relating to tourism, economy and design but cannot be considered suitable at this stage.

Status: Currently not suitable

SHK021

"Curraghmore Hotel, 22 Hope Road

### Key Details

Settlement: Shanklin Settlement Tier: 1 Parish: Shanklin Site Area (1.9 2018 SHLAA\_Ref\_No: N/a 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: Urban hotel site

Planning History: Granted P/01285/17 Demolition of extensions; refurbishment of the existing premises to provide an 8 bedroom boutique hotel; outline for a 2/3 storey block of 8 apartments with parking.  
21/01388/OUT - Withdrawn  
Demolition of extensions; refurbishment of the existing hotel; Outline for a 2/3 storey block of 8 apartments with parking

### Suitability Assessment

Site suitable if ticked

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

#### Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Urban settlement.

Agricultural Land Classification:

Landscape Impact: Urban site. Consideration of impact on neighbouring amenities will be a factor.

#### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

**SHK021**

**"Curraghmore Hotel, 22 Hope Road**

*Biodiversity / Ecological Impacts*

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site.

Biodiversity Net Gain Scope: Tree/hedge buffers. Green roofs and walls.

*Flood Risk*

Flood Risk (including Surface Water): No flood risks identified on-site, but some adjacent surface water risk on Hope Road.

*Proximity to Key Services*

Access to Public Transport:

Access to Pedestrian Cycle Links:

Access to Services and Facilities:

Access to Open Space and Recreation:

*Highways Factors*

Highway Access: Frontage to Hope Road and Beartrice Road

**SHLAA Conclusion**

Currently not suitable  
Within the Core Tourist Accommodation Area where loss of tourism accommodation is not generally supported.

Status: Currently not suitable

**SHK025**

**Shanklin Esplanade Car Park, Shanklin**

**Key Details**

Settlement: **The Bay (Shanklin)** Settlement Tier: **1** Parish: **Shanklin** Site Area (**0.21**) 2018 SHLAA\_Ref\_No: **IPS373** 2nd Reg18 ISP Housing Allocation Ref: **N/a**

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018: **The site is located in the settlement boundary.**

Brownfield or Greenfield: **Brownfield** Brownfield Register (If applicable):

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.**

Planning History: **No apparent planning history.**

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

**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.**

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: **The site is in a tourism area, residential is compatible.**

Local Policy Context (Including Neighbourhood Plan): **The site is situated within the settlement boundary and a confirmed brownfield site.**

Mineral Resources: **The site is not located in a mineral or mineral safeguarding area.**

**Landscape Impacts**

Impact upon and Relationship to the AONB: **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.**

Landscape Character Area Key Factors:

Agricultural Land Classification: **The classification is urban**

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: **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.**

**Biodiversity / Ecological Impacts**

**SHK025**

## Shanklin Esplanade Car Park, Shanklin

Impact on Biodiversity:

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.

Biodiversity Net Gain Scope:

### *Flood Risk*

Flood Risk (including Surface Water):

### *Proximity to Key Services*

Access to Public Transport:

Shanklin is served by Island buses routes 2 and 3 located close to the site.

Access to Pedestrian Cycle Links:

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 and Facilities:

Shanklin has a wider range of services and facilities

Access to Open Space and Recreation:

There are a number of public open space facilities nearby and the seafront is opposite the site.

### *Highways Factors*

Highway Access:

The site has vehicular access from the Esplanade.

## **SHLAA Conclusion**

Currently not suitable - Operational commercial site. Would need corporate approval

Conclusion 2022:

Status

Currently not suitable

**THY001**

Land fronting Thorley Street (1), Thorley

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)  
Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)  
Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B  
Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors:

**THY001**

## Land fronting Thorley Street (1), Thorley

Agricultural Land Classification:

The classification is Grade 4 with a part to the south east that is Grade 3.

Landscape

The site is arable farmland that slopes down from south to north to the roadside. The higher southern sections of the site are more visible in the wider landscape. The site has some ecological value, particularly the north-west corner.

Impact:

The site submitted is also part of a larger site and field system. The site is directly opposite a Grade II listed church; as such the site affects or is near to a listed building. There is concern that any development would impact on the setting of the church. Thorley is a settlement that lacks basic services and is essentially a rural hamlet. Value is medium and sensitivity is medium/high.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not in a conservation area. The site is directly opposite a Grade II listed church; as such the site affects or is near to a listed building. Should the site be considered appropriate, 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.

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no TPOs or larger trees on site. Part of the site is an area of scrub with pond and reed beds and biodiversity/ecological surveys are likely to be required. A SINC (Thorley Churchyard) is located on the opposite of the road, which is also Priority Habitat (Lowland Meadows). There are protected species (bats) in the vicinity.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

Surface water flood risk on site in NW corner and on surrounding roads to the east, west and NE. These surface water flows join Thorley Brook 150m to the north.

### Proximity to Key Services

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 Links:

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 and Facilities:

The site is not well related to services facilities

Access to Open Space and Recreation:

There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.

### Highways Factors

Highway Access:

The site can be accessed from Thorley Street (main road). The field is higher than the road but the pond is lower.

The road is non-standard width that lacks pedestrian footways. Broad Lane to the west is of an even lesser width (single vehicle only) and of very rural character.

## SHLAA Conclusion

Currently not suitable.

Heritage, landscape, access, ecology and landscape concerns.

In terms of heritage, the Council's Conservation Officer advised that the significance of the church lies in its architectural form and in particular the presence of the bell-turret with the bells form the medieval church and its rural setting with its relationship with the open land/fields opposite and this has become an important positive contributor to its significance. The notable absence of development reinforces the tranquillity of the church and churchyard and visually links the church and churchyard with its rural setting as well as providing uninterrupted long distance views of the church which appears as the dominant structure (as it should) in this locality.

There are also landscape and ecological impacts in this rural location. The Main Road is non-standard width that lacks pedestrian footways. Broad Lane to the west is of an even lesser width (single vehicle only) and of very rural character.

Status

Currently not suitable

THY002

Land fronting Thorley Street (large site), Thorley

Key Details

Settlement: Thorley Settlement Tier: 5 Parish: Yarmouth Site Area (3.2 2018 SHLAA\_Ref\_No: IPS300a 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary.

Location in Relation to Settlement Boundary 2018: Thorley does not have a settlement boundary

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is part of an agricultural field that runs alongside the road between Thorley and Wellow. The boundary to the road is an earth bank and is higher than the road. The field itself is fairly level and extends beyond the submitted site. There are a few trees that bound the western edge of the site.

Planning History: No apparent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

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

Mineral Resources: The site is not located in a mineral or mineral safeguarding area

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Thorley and Wellow Open Farmland. Rolling Farmland based on clay. Key Characteristics • Elevated, large scale, gently shelving open landscape with wide skies and distant views to the high ground of the downs to the south. • Based on Bembridge Limestone creating an intermediate area between the lower clay lands to the north and west and the high chalk to the south and east. • Mix of arable cultivation and pasture with cows and sheep grazing particularly in the south of the area adjacent to the chalk downs plus some horse paddocks particularly to the south west. • Large irregular fields, bounded by fences and low, gappy hedges. • General lack of tree cover and woodland in the centre of the area combined with elevation creates a windswept and exposed landscape, emphasised by an occasional thorn tree bent by the wind. • Mixed woodland plantations and copses give some enclosure at the western and the eastern margins of the area. • Few roads cross the area and settlement is sparse consisting of scattered farmsteads and a few villages. • Some traditional stone farmhouses and cottages, with large scale industrial style farm buildings highly visible in the open landscape and more modern redbrick dwellings on

THY002

## Land fronting Thorley Street (large site), Thorley

the fringes of the villages.

- Disused quarry harbours limestone grassland of high biodiversity interest.
- Large numbers of prehistoric crop marks indicate early clearance of woodland in the area, Roman-British ceramics and Anglo-Saxon grave goods have also been found here.

Agricultural Land Classification:

The classification is Grade 3

**Landscape Impact:** The site is relatively flat arable farmland that has some visibility in the wider landscape. It is located on the edge of the village with no development to the south and where the land is more rural/agricultural.

The site submitted is also part of a larger site and field system. Thorley is a settlement that lacks basic services and is essentially a rural hamlet. There is some heritage value from the nearby listed cottage and possible archaeological significance in the area.

Value is medium and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There is a listed cottage to the north of the site 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. Ring ditches (Bronze Age burial mounds) and other cropmarks nearby. Early consultation with IWCAHES recommended.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There is a stream that runs north to south through the site. There are some trees along this stream. Relevant surveys may be required.

Biodiversity Net Gain Scope:

### Flood Risk

**Flood Risk (including Surface Water):** Central surface water flow runs across the site south to north. This surface water flow joins Thorley Brook 150m to the north.

### Proximity to Key Services

**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 Links:** 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 and Facilities:** The site is not well related to services facilities

**Access to Open Space and Recreation:** There are no public open space facilities close by but the site has access to the countryside via the network of public rights of way.

### Highways Factors

**Highway Access:** The site can be accessed from the Main Road through Wellow and Thorley. The road is non-standard width that lacks pedestrian footways and is separated from the site by a hedgerow..

## SHLAA Conclusion

Currently not suitable  
The site is very rural in context, far removed from a development boundary. The adjacent Main Road lacks pedestrian footways and development here would inevitably be highly car dependent. Access would result in loss of hedgerow. There are also landscape and heritage impacts in this rural location.

**Status** Currently not suitable

**VEN001**

Depot site at Lowtherville Road, Ventnor, Isle of Wight

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources:  The site is not located in a mineral or mineral safeguarding area**Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets:

**VEN001**

## Depot site at Lowtherville Road, Ventnor, Isle of Wight

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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.

**Biodiversity Net Gain Scope:** Green roofs. Tree retention, boundary reinforcement with trees and hedges. Pond/swale as part of multifunctional SuDS. House Sparrow, Swift and House Martin boxes.

### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

### Proximity to Key Services

**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 Links:** 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 and Facilities:** Ventnor has a number of services and facilities.

**Access to Open Space and Recreation:** In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

### Highways Factors

**Highway Access:** The site is accessed off St Margarets Glade.

## SHLAA Conclusion

Currently not suitable.

IWC owned, Ventnor Town Council work showed viability issues for residential, was in IPS as 100% employment allocation. More suited to smaller scale employment uses for local businesses.

Removed from 1st Reg 18 list of allocations.

**Status** Currently not suitable

**VEN002**

Land off Chestnut Drive/Willow Close, Ventnor

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets: **Biodiversity / Ecological Impacts**

**VEN002**

## Land off Chestnut Drive/Willow Close, Ventnor

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no TPOs on the site but there are a number of scrubby trees that may have some biodiversity interest. The site is also in a biodiversity enhancement area.

**Biodiversity Net Gain Scope:** Difficult to achieve an on-site gain given the existing nature of the site.

### *Flood Risk*

**Flood Risk (including Surface Water):** No risks identified.

### *Proximity to Key Services*

**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 Links:** 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 and Facilities:** Ventnor has a number of services and facilities

**Access to Open Space and Recreation:**

### *Highways Factors*

**Highway Access:** Access to the site is in the corner and through Willow Close. This is very close to existing houses and this will need to be considered along with any right of access aspects.

## **SHLAA Conclusion**

Not currently suitable.

The site forms a high point in the topography of the settlement boundary for North-West Ventnor. It has dense coverage of trees and shrubs which provide a natural barrier and landscape screen to the settlement. The site itself is quite high visually exposed to the west and south-west as an extension beyond the existing settlement form. This small woodland forms a feature of the surrounding chalk downs, as well as providing a visual ecological amenity to residents. Removed from 1st Reg 18 list of allocations.

Yield would likely be below the SHLAA threshold of 10 in any event.

**Status** Currently not suitable

VEN004

Marine Parade

Key Details

Settlement: Ventnor Settlement Tier: 2 Parish: Ventnor Site Area (0.11 2018 SHLAA\_Ref\_No: N/a 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: Vacant seafront amusement arcade and café.

Planning History: Permission Granted (7) P/01310/14 Demolition of building; proposed three storey building to provide 7 flats with formation of vehicular access, parking area and landscaping (revised plans) (readvertised application). GRANTED Not on small sites 5 year supply, so assumed to be no longer extant P/00442/05 - Demolition of building; outline for 25 flats with restaurant, wine bar/café and underground parking at ground floor level; vehicular access (application to be considered by the Council's Development Control Committee)

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii) Ground Stability Area 'Areas likely to be subject to significant constraints on development. Local Plan development proposals should identify and take account of the ground behaviour constraints.'

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: Character is predominantly tourism /commercial related.

Local Policy Context (Including Neighbourhood Plan:

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settlement.

Agricultural Land Classification: Settlement

Landscape Impact: No landscape impact - existing structures within the settlement. However impacts upon seascape and adjacent amenities will be a consideration.

Heritage Impacts

**VEN004**

## Marine Parade

Impact on Historic Environment and Heritage Assets: The site is within the Conservation Area , but there are no listed buildings close by.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. On the opposite side of the road on the seaward side are located Coastal Sandunes (S41 Priority Habitat).

Biodiversity Net Gain Scope: Difficult to achieve on site. House Sparrow, Starling, Swift and House Martin boxes.

### Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

### Proximity to Key Services

Access to Public Transport: Bus routes through Ventnor town centre. Coastal path to south.

Access to Pedestrian Cycle Links: Coastal path to south. Esplanade has footways.

Access to Services and Facilities: Ventnor has a number of services and facilities.

Access to Open Space and Recreation: In terms of quantitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. The site is within the walking access threshold for amenity open space, children/young people, natural & semi-natural greenspace, outdoor sport and parks/gardens. However, it is beyond the walking access threshold for allotments.

### Highways Factors

Highway Access: Access to the Esplanade

## SHLAA Conclusion

Currently not suitable

2014 permission for residential. However the lack of progress raises questions regarding achievability, so it cannot be considered developable at this stage.

It will also need to re-demonstrate suitability in light of current policy and economic considerations. The character of the surrounding area is predominantly commercial/tourism related.

The site is within a zone of Ground Instability Management. Therefore it will need to demonstrate that the site is suitable for its proposed use, taking account of the ground conditions and land instability, including from natural hazards; the use proposed is suitable for the ground conditions; measures have been taken to minimise the amount of water entering the ground; surface water run-off is accommodated within existing, fully-functioning piped water disposal systems.

Heritage and design is also a particular consideration as the site is within the Conservation Area.

Status: Currently not suitable

**VEN007**

Land to the south and west of Rew Valley Sports Centre, Rew Lane, Ventnor

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors:  Open landscape often with an exposed feel  
 Long distance panoramic views across the Island's landscape and out to the English Channel  
 A chalk landscape largely grazed on the downlands and with large arable fields in the south of the area at the base of the Week Down and above the inland cliff top  
 Important historic parkland at Appuldurcombe with prominent outer park wall skirting the base of the main downland slope below Appuldurcombe Down and rising up over the downland ridge  
 Landmark features of Freemantle Gate and the Worsley Obelisk on Appuldurcombe Down  
 Large stone wall enclosing the outer park at Appuldurcombe  
 Hanger woodlands on the eastern downland slope some of which are ancient woodland  
 Important chalk grassland areas in close proximity to acidic grasslands on drift geology gravel and clay with flint deposits  
 Hedgerows are present off of the downland but tend to be small except where demarcating tracks"/>Agricultural Land Classification:

**VEN007**

## Land to the south and west of Rew Valley Sports Centre, Rew Lane, Ventnor

**Landscape Impact:** This AONB site has many features characteristic of the Week and Stenbury Southern Downs, and forms a pleasing locally distinct visual backdrop to Ventnor. The ancient woodland hilltop slopes down quite steeply from north to south. Value is high and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The south boundary is within an ancient woodland and SINC buffer (Rew Copse). There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. The site is also in a biodiversity enhancement area. Relevant tree/biodiversity studies are likely to be required.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Small sliver of surface water risk along north boundary.

### Proximity to Key Services

**Access to Public Transport:** There are bus stops to the north 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 Links:** 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 to the north Rew Lane Ventnor. The wider area has cycle links to Newport.

**Access to Services and Facilities:** Ventnor has a number of services and facilities.

**Access to Open Space and Recreation:** In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

### Highways Factors

**Highway Access:** Access onto the site is from Rew Lane. This is a narrow road with few passing places. It is likely that upgrades will be required.

## SHLAA Conclusion

Not currently suitable. Unacceptable landscape impact in AONB countryside.

Conclusion 2022:

**Status** Currently not suitable

**VEN008**

Land at Seven Sisters Road, Ventnor, PO38 1UY

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

0.75ha of the site is located within a SINC and has been discounted from the assessment.  
  
The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Ground Stability Area: 'Areas which may or may not be suitable for development but investigations and monitoring maybe required before Local Plan proposals are made.'

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**VEN008**

**Land at Seven Sisters Road, Ventnor, PO38 1UY**

**Landscape Impact:** It is outside the settlement boundary in the wider rural area with views out to sea. Whilst it is located close to St Lawrence the area is quiet and rural in context and contains many features typical of the Undercliff LCA. However it is relatively contained from wider visual impacts by topography and vegetation and recreation value is limited by the lack of public access. Value and sensitivity is medium.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The south west corner of the site is located within the St Lawrence Conservation Area as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. There are no listed buildings in close proximity.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** 0.75ha of the site is located within a SINC and has been discounted from the assessment. The northern half of the site is under an area TPO - TPO/1969/6. This includes an additional section that is also a TPO wood TPO/1954/1. The site is within a biodiversity enhancement area. The remainder of the site outside the SINC and TPO area is located between two SINC's with buffers. This amounts to approximately 0.5ha. Given the nature of the site, further biodiversity studies will be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** Three patches of surface water flood risk on site, comprising about 5% of the site area.

**Proximity to Key Services**

**Access to Public Transport:** There is currently no bus service serving St Lawrence.

**Access to Pedestrian Cycle Links:** There is a public right of way that crosses the site north to south on the western half (V76). There are no cycle paths in close proximity, but the wider area has cycle links to Newport.

**Access to Services and 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 Space and Recreation:** In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

**Highways Factors**

**Highway Access:** Access is off Seven Sisters Road / Fishes cul-de-sac.

**SHLAA Conclusion**

Not currently suitable for wholesale development of scale. Significant areas of SINC and TPO on-site. Ad-hoc small scale development below the size threshold may be achievable. Would require groundstability investigation.

**Status** Currently not suitable

VEN009

Old Park Hotel, Old Park Road St Lawrence Isle of Wight PO38 1XS

Key Details

Settlement: Ventnor Settlement Tier: 2 Parish: Ventnor Site Area (0.8 2018 SHLAA\_Ref\_No: IPS049 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located outside the Settlement boundary, but reasonably related to it to the extent that an extension could be at least be considered further

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area.

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: The site is a former hotel set in its own grounds . The hotel is part Victorian, part Georgian with some later extensions. There are some stone walls in the ground and there is mature woodland to the west and north

Planning History: Recent adjacent permission 19/00418/FUL

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii) Ground Stability Area: 'Areas likely to be suitable for development. Contemporarry ground behaviour does not impose significant constraints on Local plan development proposals'.

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is beyond the built up area and located in the wider rural area.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area. Need to consider impact on tourism and any loss of accommodation.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is located in the AONB.

Landscape Character Area Key Factors: he Undercliff LCA. Key Characteristics A well wooded landscape with scrub areas close to the coast A number of grand Marine Villas are located in this area taking advantage of its fine sea views, climate and picturesque character An area important for nature conservation particularly the vegetated coastal slopes and geomorphology Designed landscape and parklands associated with C18th and C19th Marine Villas and Cottage Ornés Secretive and tranquil

Agricultural Land Classification: The classification is Grade 5

**VEN009**

**Old Park Hotel, Old Park Road St Lawrence Isle of Wight PO38 1XS**

**Landscape Impact:** It is outside the settlement boundary in the wider rural area with views out to sea. It is quiet and rural in context and contains many features typical of the Undercliff LCA. Development outside and not adjacent to a settlement could potentially degrade the landscape character. Impacts upon the AONB, SSSI and Heritage Coast are all major considerations. Value and Sensitivity of the site are high - although re-use of existing buildings would obviously be far less harmful than wholesale redevelopment.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area but the building is listed. 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.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** 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. Compton Chine to Steephill Cove SSSI is almost adjacent off-site to the south, as well as Heritage Coast. Due to the proximity and the site being wooded with mature trees biodiversity studies are likely to be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** Three patches of surface water flood risk overlapping with the site, comprising about 25% of the site area.

**Proximity to Key Services**

**Access to Public Transport:** There is currently no bus service serving St Lawrence.

**Access to Pedestrian Cycle Links:** 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 and 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 Space and Recreation:** In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

**Highways Factors**

**Highway Access:** There is an existing access to the hotel off Old Park Road via a one way system (single track) serving hotel and residential properties.

**SHLAA Conclusion**

Not currently suitable. Lends itself to business/conference facilities or hotel rather than residential in the is sensitive and relatively remote location.

Conclusion 2022:

**Status** Currently not suitable

**WBR001**

Land adjoining Palmers Road, Lushington Hill &amp; Hunters Way, Wootton

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer)Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer)Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage BEnvironmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan: Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: - Hedgerows, hedgerow trees and copses
- Ancient woodland
- Rolling pastoral landscape on heavier clay soils
- Historic farmsteads dispersed throughout the area
- Historic buildings and designed landscape in the coastal area in the north close to Springvale
- Grassland areas

The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>Agricultural Land Classification:

## WBR001

### Land adjoining Palmers Road, Lushington Hill & Hunters Way, Wootton

**Landscape Impact:** The south-east part of the site is fairly level, while the south-west side is on a gentle consistent slope from the higher village down to Lushington Copse to the west. The NE corner is a featureless field that is topographically level with adjacent built up areas to the north and south. There are properties on site and a solid residential frontage on the opposite side of the road to the south. Together with the residential boundary to the east and deciduous woodland to the west, the site has some sense of containment. There are no footpaths but there are long views to the north, although these could be mitigated by planting as part of biodiversity net gain along the northern edge. Existing development on the south side of the road off-site is linear ribbon-development which would not be desirable to re-create on the north side as it is road-centric, inefficient sprawl type development with landscape impacts. Value, sensitivity and potential for change is medium.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. Unknown potential. Crop marks present in western field (IWHER 978). Early consultation with IWCAHES recommended.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** West part of the site is within the North Eastern Woods Local Ecological Network. The site directly abuts Lushington Copse SINC/Ancient woodland and the buffers of this area lie within the site boundary. The hedges may need further biodiversity investigation.

**Biodiversity Net Gain Scope:** In line with the aims of the North Eastern Woods Local Ecological Network. Hedgerow and planting belts at boundaries to improve connectivity. Wild flower/natural grassland buffer to ancient woodland. These could be located on adjacent site WBR002 which is in the same ownership.

#### Flood Risk

**Flood Risk (including Surface Water):** Minor strip of surface flood water risk on west side.

#### Proximity to Key Services

**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 Links:** There are network of public rights of way and cycle links in the wider area but none on or adjacent to the site. There are however no footpaths along Lushington Hill on the site side but is one on the opposite side.

**Access to Services and Facilities:** Wootton has access to a number of services and facilities associated with it being a rural service centre. The centre (convenience store and village hall) are about half a mile to the east,. The village primary school and play area are both closer (about 400m east).

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for uantiutive analysis of open space, so findings somewhat lose relvance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. Wootton recreation ground is to the east of the site when accessed from Palmers Road. The east side of the site falls within the walking threshold for outdoor sport, children's and young persons provision and natural greenspace. However there is no amenity greenspace on the vicinity. It is also notable that Wootton Bridge lacks any allotment provision.

#### Highways Factors

**Highway Access:** Access should be onto Lushington Hill (ideally via recent development in SE corner at Hunters Moon Close) and also Palmers Road to NE. Two access points will maximise site permeability and accessibility to the wider settlement.

## SHLAA Conclusion

Currently not suitable. Extends the settlement to Lushington Copse which would forms a new barrier to further expansion and village edge consistent with development that has already taken place on the south side of Lushington Hill. However, existing development on the south side is linear ribbon-development which would not be desirable to re-create on the north side as it is road-centric, inefficient sprawl type development with landscape impacts.

**Status** Currently not suitable

**WBR003**

80 Church Road, Wootton Bridge, Isle of Wight PO33 4NH

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Hedgerows, hedgerow trees and copses  
 Ancient woodland  
 Rolling pastoral landscape on heavier clay soils  
 Historic farmsteads dispersed throughout the area  
 Historic buildings and designed landscape in the coastal area in the north close to Springvale  
 Grassland areas  
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>

Agricultural Land Classification:

**WBR003**

80 Church Road, Wootton Bridge, Isle of Wight PO33 4NH

**Landscape Impact:** The site is relatively flat. It is on the edge of the settlement towards the coast. It has a rural character and a sense of separation from the settlement area, relating more to the open countryside to the east

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. St Edmunds Church and ground are to the south east. Currently no known archaeological implications

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders but there are some trees within and to the boundaries.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

### Proximity to Key Services

**Access to Public Transport:** There are a number of bus stops along Palmers Road and along the SRN.

**Access to Pedestrian Cycle Links:** There is a public right of way at the end of Church Road. Some distance from the cycle network.

**Access to Services and Facilities:** Wootton has a number of local facilities in line with it being classified as a rural service centre

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. The open space audit identifies an area of open space to the east of the site, the grounds of St Edmunds Church.

### Highways Factors

**Highway Access:** Access would require an adjacent site or the demolition of the dwelling. The paddock is however on an angle to the dwelling and access may not be achievable without third party land. The strategic road network is at the start of Palmers Road just under a kilometre away.

## SHLAA Conclusion

Currently not suitable  
Access and landscape concerns, as well as the nature of the linear site  
There does not seem to be a readily available means of access of sufficient standard width, without accessing third party land.

**Status** Currently not suitable

**WBR005**

Park Farm, Park Road, Wootton Bridge, Isle of Wight, PO33 4RL

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

There is approximately 1.8ha of the site to the north east located within a SINC. This area has been removed from the following assessment. The developable area will need to be amended accordingly.

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

The site is not located within any environmental designations including heritage coast, historic park or garden, open space. However Coplins Bridge green corridor open space forms a narrow band which horizontally crosses the site.

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

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

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Hedgerows, hedgerow trees and copses  
 Ancient woodland  
 Rolling pastoral landscape on heavier clay soils  
 Historic farmsteads dispersed throughout the area  
 Historic buildings and designed landscape in the coastal area in the north close to Springvale  
 Grassland areas  
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>

Agricultural Land Classification:

**WBR005**

Park Farm, Park Road, Wootton Bridge, Isle of Wight, PO33 4RL

**Landscape Impact:** It is agricultural land outside the settlement boundary that reads as part of the wider rural area, particularly as Park Road would be the access which further limits connectivity to the main settlement. The site is undulating but fairly level to the historic dismantled railway which traverses the site. Tranquil and remote. Medium value and medium/high sensitivity, low capacity for development,

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** Part of the site is within a SINC (albeit this has been removed from the assessment area) and three sides to the east are immediately adjacent to wooded areas. It is also adjacent to an area of lowland meadow priority habitat to the north. The south eastern edges are also in an ancient woodland buffer zone. The site is also located within a 3km radius of Briddlesford copse and is in a biodiversity enhancement area. Further biodiversity assessments will be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** Narrow band of surface water flood risk traverses the site from west to east

**Proximity to Key Services**

**Access to Public Transport:** The nearest bus stop is on Lushington Hill. This has services running to and from Newport and Ryde. The road is a fast road with no pavements

**Access to Pedestrian Cycle Links:** The lower half of the site has a cycle and footpath running through it.

**Access to Services and Facilities:** There are no nearby services

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is access to the wider countryside but other open spaces is at a distance.

**Highways Factors**

**Highway Access:** The site would need a new access but could be accessed from Park Road. Park Road is a rural road flanked by trees and hedges and lacking pedestrian footways. Likely to require some hedgerow removal.

**SHLAA Conclusion**

Reads as part of the rural area and unconnected to the main settlement, particularly as the access road would be Park Road to the south-west which lacks pedestrian footways.

Conclusion 2022:

**Status** Currently not suitable

**WBR006**

Oakdene Nurseries, Packsfield Lane, Wootton, Isle of Wight, PO33 4RP

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Hedgerows, hedgerow trees and copses  
 Ancient woodland  
 Rolling pastoral landscape on heavier clay soils  
 Historic farmsteads dispersed throughout the area  
 Historic buildings and designed landscape in the coastal area in the north close to Springvale  
 Grassland areas  
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>

Agricultural Land Classification:

**WBR006**

Oakdene Nurseries, Packsfield Lane, Wootton, Isle of Wight, PO33 4RP

**Landscape Impact:** It is outside the settlement boundary in the wider rural area and is more agricultural. The site slopes down from Packsfield Farm to the sip and then rises again. The site is elevated above the adjacent public right of way. The site is very rural and would represent a development inconsistent with the existing settlement pattern. Value and sensitivity are medium/high.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in any environmental designations, although the southern half largely comprises scrubby woodland. There are a number of TPO trees to the western boundary and to the north-eastern corner. There is also a pond area and the land is very scrubby. The site is bounded by tree lines and connects well to the off-site ecological network and even comprises a key bridge between different off-site areas of habitat.. The site is within the 3km Briddlesford Copse and the norther half and an eastern section is also in the Local Ecological Network (North Eastern Woods). Further biodiversity studies would be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** Surface water flow path runs west to east across southern section of the site near the site boundary.

**Proximity to Key Services**

**Access to Public Transport:** The nearest bus stop is on Lushington Hill. This has services running to and from Newport and Ryde.

**Access to Pedestrian Cycle Links:** There is a public right of way immediatly to the west of the site and cycle links in the wider area.

**Access to Services and Facilities:** There are no services close by.

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitive analysis of open space, so findings somewhat lose relvance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is limited public open space provision nearby

**Highways Factors**

**Highway Access:** Although there is a right of access this is difficult to ascertain and though third party land and along a narrow track that would require significant upgrading and resultant imapct upon rural character. There are no pedstrian footways, even on Packsfield Lane access road off-site to the north. Development woul dlikely be car-dependent.

**SHLAA Conclusion**

Currently not suitable  
Unsuitable access along a narrow track that would require significant upgrading and resultant imapct upon rural character. There are no pedstrian footways, even on Packsfield Lane access road off-site to the north. Development woul dlikely be car-dependent. Furthermore, the site is higher that the adjacent public right of way and any development is likely to have a negative impact on the character of the area and the historic steam railway due to the topography. There are also a number of ecology concerns.

**Status** Currently not suitable

**WBR007b**

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

## WBR007b

**Landscape Impact:** The site is gently undulating before sloping steeply. It is on the edge of the settlement towards the coast where the land is more agricultural.

It contains woodland and a watercourse. The site forms a natural buffer to proposed development

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. Archaeological potential (Palaeolithic, later prehistoric and medieval). Early consultation with IWCAHES recommended.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There appears to be a pond and a watercourse within the site. Whilst some of the area is wooded, there are no tree preservation orders within the site.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

### Proximity to Key Services

**Access to Public Transport:** There are a number of bus stops along Palmers Road and along the SRN. The SRN is served by Route 9 serving Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

**Access to Pedestrian Cycle Links:** There is a public right of way (95) slightly opposite Brocks Copse Road. Some distance from the cycle network.

**Access to Services and Facilities:** Wootton this a number of local facilities in line with it being classified as a rural service centre.

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. Wootton recreation ground is to the south east of the site.

### Highways Factors

**Highway Access:** Access potentially on to Brock Copse Road or via adjacent site WBR007a

## SHLAA Conclusion

Currently not suitable.  
Ecologically rich landscape buffer to adjacent proposed development.

**Status** Currently not suitable

**WBR008**

Land North of Brocks Copse Road

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

## WBR008

## Land North of Brocks Copse Road

**Landscape Impact:** The sites is rural in character. It slopes down to the north-west. There are long views to the north and north-west. Brocks Copse Road on the south boundary is a national trail recreational route. The site is bounded by deciduous woodland and has a stream running through the site. Landscape impact and sensitivity are medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. It is bordered to the north and north-east by dediduous woodland. There isa hedge and some trees on site and a tree line belt at the southern boundary. There is a stream valley running through the site.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Tow narrow surface watre flow paths flow off the site in a north-west direction.

### Proximity to Key Services

**Access to Public Transport:** There are a number of bus stops along Palmers Road and along the SRN. The SRN is served by Route 9 serving Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

**Access to Pedestrian Cycle Links:** There is a public right of way (95) slightly opposite Brocks Copse Road. Some distance from the cycle network.

**Access to Services and Facilities:** Wootton this a number of local facilities in line with it being classified as a rural service centre

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relvance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.  
The site falls outside the walking access threshold for all open space types except accessible natural greenspace.

### Highways Factors

**Highway Access:** If developed in isolation, access sto this site would be via Brocks Copse Road which lacks pedestrian footways and would encourage car dependency. Creation of an access on Brocks Copse Roadwould also necessitate tree loss.

## SHLAA Conclusion

Currently not suitable. Landscape impact and impact upon rural character. Relatively remote from settlement services compared to other site options.

Conclusion 2022:

**Status** Currently not suitable

WBR012

Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge

Key Details

Settlement: Wootton Bridge Settlement Tier: 2 Parish: Wootton Bridge Site Area (0.31 2018 SHLAA\_Ref\_No: IPS175 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediatly adjacent to the Settlement Boundary

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and beyond the built up area. The site is however located close to other submitted sites.

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: The site contains a holiday cottage, static caravan and dwelling. The site is accessed off an unmade road and is bounded by a mix of fencing interspersed with planting.

Planning History: Proposed detached building to provide unit of holiday accommodation, Buttercup Barn, Palmers Road, Wootton Bridge, refused 03 November 2014 (TCP/24309/G/P/01075/14). Proposed siting of two yurts and a shepherd hut to provide holiday accommodation, parking, conditional approval 21 May 2015 (TCP/24309/H/P/00315/15)

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located outside and not immediately adjacent to the settlement boundary.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Part of the Northern Lowlands Historic Landscape Character Area and now Northern Clay Pasture land which has the following Key Characteristics: Hedgerows, hedgerow trees and copses Ancient woodland Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area Historic buildings and designed landscape in the coastal area in the north close to Springvale Grassland areas The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area.

Agricultural Land Classification: The classification is Grade 3

## WBR012

### Farm Lane Cottage (Buttercup Barn), Farm Lane, off Palmers Road, Wootton Bridge

**Landscape Impact:** The land is generally level but on an area slightly elevated relative to land east and west, and there appear to be views to/from the site to the east. The site has a semi-rural feel having lots of trees and greenery in the vicinity. There is a public footpath off-site to the east. The site is separated from the settlement form and would represent an inconsistent development in isolation. Value is low/medium but sensitivity is medium/high.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site, although there are trees and hedges.

**Biodiversity Net Gain Scope:**

#### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

#### Proximity to Key Services

**Access to Public Transport:** Route 9, the Newport to Ryde service runs along the main road. 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 Links:** There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

**Access to Services and Facilities:** Wootton has access to a number of services and facilities associated with it being a rural service centre

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.

The open space audit identifies an area of open space to the south east of the site, the grounds of St Edmunds Church. Wootton recreation ground is further south of the site.

#### Highways Factors

**Highway Access:** The site is accessed on to an unmade road which is also a no through road. The unmade road accesses onto Palmers Road which has footpaths either side of it. It is not clear whether there would be rights of access issues. The track would require significant upgrading with consequent impact upon rural character.

## SHLAA Conclusion

Currently not suitable. Landscape and access concerns.

The site is separated from the settlement form and would represent an inconsistent development in isolation.

The site is accessed on to an unmade road which is also a no through road. It is not clear whether there would be rights of access issues. The track would require significant upgrading with consequent impact upon rural character.

**Status** Currently not suitable

**WBR013**

Land to the east of Station Road and adjacent to Packsfield Lane, Wootton.

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA). Discounted by a Factor in Stage A (5m buffer) 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.Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings: Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors:  Hedgerows, hedgerow trees and copses  
 Ancient woodland  
 Rolling pastoral landscape on heavier clay soils  
 Historic farmsteads dispersed throughout the area  
 Historic buildings and designed landscape in the coastal area in the north close to Springvale  
 Grassland areas  
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>Agricultural Land Classification:

## WBR013

### Land to the east of Station Road and adjacent to Packsfield Lane, Wootton.

**Landscape Impact:** Whilst the residential property is a detached property in a row of properties, the land behind is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. The site slopes very slightly down to the south-east and is in equestrian uses. It is enclosed from wider view by development to the north and west and by trees/woodland to the east. It is partially screened by trees to the south although there are views to/from the site from that direction, including from the steam railway. There is a public bridleway down the east boundary, giving the site some recreational value. Value and sensitivity is medium.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are TPOs to most boundaries, there is a TPO to the northwest corner, a few to the south, west and east, associated buffers will need to be taken into consideration. There are mature tree belts at the south east and south-west boundaries.

**Biodiversity Net Gain Scope:**

#### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

#### Proximity to Key Services

**Access to Public Transport:** There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

**Access to Pedestrian Cycle Links:** There are network of public rights of way within and adjacent to the area. There is also a dedicated cycle paths in close proximity.

**Access to Services and Facilities:** Wootton has a number of local facilities in line with it being classified as a rural service centre

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.  
There is limited public open space provision nearby but good links to the wider countryside

#### Highways Factors

**Highway Access:** Submitter states (early 2022) 'The other properties required to provide access are No.69 Station Road and No.67 Station Road; there are option agreements in place with these other landowners.' Submitter states (early 2022) 'The other properties required to provide access are No.69 Station Road and No.67 Station Road; there are option agreements in place with these other landowners. It is intended that access will be through the residential property following demolition. There is to access from Packsfield Lane but is narrow and Packsfield Lane is also very narrow at points.'

## SHLAA Conclusion

Currently not suitable.

There are concerns about how the site can be suitably accessed, and may also require the potential removal of two or three TPO trees or at very least consideration of harm to root protection areas. Furthermore, the site is rural in context and highly visual from the wider countryside and an important view point and setting of the historic steam railway.

**Status** Currently not suitable

**WBR014**

Land at Westwood, Brocks Copse Road, Wootton, IoW

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: - Hedgerows, hedgerow trees and copses
- Ancient woodland
- Rolling pastoral landscape on heavier clay soils
- Historic farmsteads dispersed throughout the area
- Historic buildings and designed landscape in the coastal area in the north close to Springvale
- Grassland areas

The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>Agricultural Land Classification:

## WBR014

### Land at Westwood, Brocks Copse Road, Wootton, IoW

**Landscape Impact:** Westwood House was built in 1910 for the Managing Director of renowned Cowes ship building company, Samuel White. It is a locally distinct site set in mature parkland grounds, which contributes to the settlement setting and has an inherent formal scenic quality. There are views to/from the south and north over the Solent in Winter months. It is grade 3 agricultural land. The north boundary (Brocks Copse Road) is a national trail recreational route. Landscale value and sensitivity is medium/high.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. Given the house is a non designated heritage asset consideration must be given to its conservation including its setting. A sensitive conversion may be appropriate.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. There are a number of trees within and to the boundary of the site, along with hedgerows. The top north west corner is located in an ancient woodland buffer and appropriate distance will need to be observed.

Biodiversity Net Gain Scope:

#### Flood Risk

**Flood Risk (including Surface Water):** Small circular area of surface water risk on south side.

#### Proximity to Key Services

**Access to Public Transport:** There are a number of bus stops along Palmers Road and along the SRN. The SRN is served by Route 9 serving Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

**Access to Pedestrian Cycle Links:** There are network of public rights of way close to the area. There are no dedicated cycle paths in close proximity. Brocks Copse Road has no pedestrian footways which would encourage car dependency.

**Access to Services and Facilities:** Wootton this a number of local facilities in line with it being classified as a rural service centre

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is limited public open space provision nearby, Wootton Recreation is to the east.

#### Highways Factors

**Highway Access:** The site is accessed from Brocks Copse Road that accesses onto Palmers Road. The road has no pedestrian footways which would discourage car dependency.

## SHLAA Conclusion

Currently not suitable.

There is concern over any development/conversion negatively impacting on the setting of the parkland and building. The concern covers the general historic setting as well as the rural setting and countryside. Brocks Copse Road has no pedestrian footways which would encourage car dependency.

**Status** Currently not suitable

**WBR015**

Marchwood, Lushington Hill, Wootton

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Hedgerows, hedgerow trees and copses  
 Ancient woodland  
 Rolling pastoral landscape on heavier clay soils  
 Historic farmsteads dispersed throughout the area  
 Historic buildings and designed landscape in the coastal area in the north close to Springvale  
 Grassland areas  
The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area."/>

Agricultural Land Classification:

## WBR015

## Marchwood, Lushington Hill, Wootton

**Landscape Impact:** An enclosed backland site largely enclosed by deciduous trees. It is outside the settlement boundary on the edge of the area where the land is more rural. There is no public access. Trees provide some ecological value. Landscape value and sensitivity is low/medium.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse. Whilst there are no TPOs there are a number of large trees individual and groupings that need to be considered. The site is also located close to a SINC (Quarrel's Copse) which is 25m south-west, as such relevant biodiversity studies may be required. It abuts and partially overlaps the North Eastern woods Local Ecological Network.

**Biodiversity Net Gain Scope:** Difficult to achieve on site. Green roof, pond potential.

### Flood Risk

**Flood Risk (including Surface Water):** Surface water risk band across frontage of site by highway and where property and front garden is located.

### Proximity to Key Services

**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 Links:** There are network of public rights of way and cycle links in the wider area. There is also pavement/footpaths along Lushington Hill on the site side in that location.

**Access to Services and Facilities:** Wootton has access to a number of services and facilities associated with it being a rural service centre

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There are public open space facilities nearby

### Highways Factors

**Highway Access:** The site has access on to Lushington Hill and an existing narrow access to the side of the house. The submitter has advised that and access to the side could be widened.

## SHLAA Conclusion

Currently not suitable. Concerns that in isolation development within the site may compromise neighbour amenity due to the number of cars potentially using a small access between houses and the potential layout to the rear.

Conclusion 2022:

**Status** Currently not suitable

**WBR016**

Land to south of Fernhill, Wootton

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area:  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.Local Policy Context (Including Neighbourhood Plan):  The site is located outside and not immediately adjacent to the current settlement boundary.Mineral Resources:  The site is not located in a mineral or mineral safeguarding area.**Landscape Impacts**Impact upon and Relationship to the AONB:  The site is not located in an AONB.Landscape Character Area Key Factors:  Part of the Northern Lowlands Historic Landscape Character Area and now Northern Clay Pasture land which has the following Key Characteristics: Hedgerows, hedgerow trees and copses Ancient woodland Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area Historic buildings and designed landscape in the coastal area in the north close to Springvale Grassland areas The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area.Agricultural Land Classification:  The classification is Grade 3

## WBR016

## Land to south of Fernhill, Wootton

**Landscape Impact:** It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. The site slopes down to the east very slightly. It is enclosed from wider view by development to the north and east and by trees/woodland to the south and west. There is a public bridleway down the west boundary, giving the site some recreational value.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation but is within the 3km radius of Briddlesford Copse and in the North Eastern Woods 'Local Ecological Network'. There are TPOs to the south west corner beyond the boundary and associated buffers may need to be taken into consideration.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

### Proximity to Key Services

**Access to Public Transport:** There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

**Access to Pedestrian Cycle Links:** There are network of public rights of way within and adjacent to the area. There is also a dedicated cycle paths in close proximity.

**Access to Services and Facilities:** Wootton has a number of local facilities in line with it being classified as a rural service centre

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.  
There is limited public open space provision nearby but good links to the wider countryside

### Highways Factors

**Highway Access:** It is not clear whether a current access exists onto Packsfield Lane. It is likely that a new access will be required, requiring removal of hedge and scrub. Packsfield Lane is very narrow at this point.

## SHLAA Conclusion

Currently not suitable.

There are significant access issues to the site from both Packsfield Lane and Fernhill. Fernhill is in private ownership, unmade with few passing spaces and Packsfield Lane is extremely narrow and unmade.

**Status** Currently not suitable

**WBR021**

Land to the West and South of 71 Lushington Hill, Wootton PO334NR

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: 

- Hedgerows, hedgerow trees and copses
- Ancient woodland
- Rolling pastoral landscape on heavier clay soils
- Historic farmsteads dispersed throughout the area
- Historic buildings and designed landscape in the coastal area in the north close to Springvale
- Grassland areas

Agricultural Land Classification:

**WBR021**

Land to the West and South of 71 Lushington Hill, Wootton PO334NR

**Landscape Impact:** It is outside the settlement boundary on the outskirts of the area. The site is ecologically valuable and sensitive sp has low/neglibl scope for change.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. However, the majority of the site is TPO woodland to the rear and there are a number of trees outside this area that are substantial and would reduce any developable area. The site is also adjacent to a SINC and area of lowland meadow priority habitat with the buffer extending into the site and is located within the 3km radius of Briddlesford Copse. It is also in a biodiversity enhancement area. Should any development be considered appropriate, relevant biodiversity and arboriculture studies will be required.

**Biodiversity Net Gain Scope:** Given the extent of mature deciduous tree coverage, it would be extremely difficult to achieve net gain on site through development.

**Flood Risk**

**Flood Risk (including Surface Water):** No risks identified.

**Proximity to Key Services**

**Access to Public Transport:** The site is in walking distance to the bus stops on Route 9, this is the Newport to Ryde service. Running from Newport | Fairlee/Staplers | Wootton | Binstead | Ryde. It runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

**Access to Pedestrian Cycle Links:** There are network of public rights of way in the wider area. There are however no footpaths along Lushington Hill in that location.

**Access to Services and Facilities:** There is a garden centre close by and Wootton to the east has a number of local facilities in line with it being classified as a rural service centre

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is limited public open space provision nearby

**Highways Factors**

**Highway Access:** The site is located along the strategic road network.

**SHLAA Conclusion**

Not suitable. Extensive deciduous TPO tree coverage

Conclusion 2022:

**Status** Currently not suitable

WBR024

Land South Of Wootton Train station.

Key Details

Settlement: Wootton Bridge Settlement Tier: 2 Parish: Wootton Bridge Site Area (3.05 2018 SHLAA\_Ref\_No: N/a 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the road on the northwest boundary.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a triangular shaped field, situated south of the railway line and east of Station Road which is characterised by bungalow ribbon development.

Planning History: But note land on road frontage adjacent to west has been granted permission for Conversion of building from 7 flats into two dwellings; construction of 5 detached dwellings; new vehicular access, roadway and new footpath 00962/1

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: 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.

Local Policy Context (Including Neighbourhood Plan): The site is located outside but immediately adjacent to the current settlement boundary.

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

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB. It is 800m east.

Landscape Character Area Key Factors: Part of the Northern Lowlands Historic Landscape Character Area. And now mostly classed as 'settlement' on th eedge of Northern Clay Pasture land which has the following Key Characteristics: Hedgerows, hedgerow trees and copses Ancient woodland Rolling pastoral landscape on heavier clay soils Historic farmsteads dispersed throughout the area Historic buildings and designed landscape in the coastal area in the north close to Springvale Grassland areas The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area.

Agricultural Land Classification: The classification is Grade 3

## WBR024

### Land South Of Wootton Train station.

**Landscape Impact:** It is outside the settlement boundary on the outskirts of the area where the land is more rural and agricultural. Green field which slopes down to the railway line to the east. Southern boundary is marked by a Public Bridleway and there is a wider network off-site to the south and east. The site forms part of the setting of the steam railway, popular with tourists and is adjacent to Wootton Steam railway station. Station Road is a long tail of development sperating out from the main body of Wootton Bridge, primarily characterised by ribbon development, although development has also taken place set back from the frontage. Development here would further exacerbate the inconsietent settlement form, be remote from services and further erode rural character. Landscape value and sensitivity is medium.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation but is covered by an area TPO. There are mature trees and south and east boundaries and a couple within the site. Wootton Common ancient woodland is 100m to the west.

**Biodiversity Net Gain Scope:**

#### Flood Risk

**Flood Risk (including Surface Water):** No risks identified.

#### Proximity to Key Services

**Access to Public Transport:** There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

**Access to Pedestrian Cycle Links:** This dismantled railway which is the cycle track and footpath to Newport is located to the west.

**Access to Services and Facilities:** Wootton has a number of local facilities in line with it being classified as a rural service centre. However, this site is half a mile form the neatest convenience shop - beyond a typical walking distance.

**Access to Open Space and Recreation:** Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relvance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future.  
The site is beyond the walking access standard for all open space types except acessible natural greenspace.

#### Highways Factors

**Highway Access:** The submitted plan appears to show pedestrian access to Station Road and a potential highway access via the recent permission. The clearest access point to the north-west tip of the site has changed ownership and availability is no longer guaranteed.  
Packsfield Lane to the south is effectively a single width track that would need significant upgrading although widening does not appear to be achievable without 3rd paty land/curtilages.

## SHLAA Conclusion

Currently not suitable. The site forms part of the setting of the steam railway, popular with tourists and is adjacent to Wootton Steam railway station. Station Road is a long tail of development sperating out from the main body of Wootton Bridge, primarily characterised by ribbon development, although development has also taken place set back from the frontage. Development here would further exacerbate the inconsietent settlement form, be remote from services and further erode rural character. The site forms part of the setting of the steam railway, popular with tourists and is adjacent to Wootton Steam railway station.

**Status** Currently not suitable

**WEL001**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

**WEL001**

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

Agricultural Land Classification:

The classification is Grade 3

Landscape

This is an irregular field typical of the Thorley and Wellow Open Farmland.

Impact:

It is located in the village but with no development to the south. The land slopes down from south to north towards the roadside. However there are still long views southwards to/from the AONB, even from the south of the site. There appears to be some heritage/archeological value and there is a Public Right of Way running down the west side near the boundary. Development would extend the village envelope further south than any previous development of scale. Value and sensitivity is medium.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area and there are no listed buildings close by. Numerous archaeological sites nearby. Consult IWCAHES at earliest opportunity

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. It has hedgerows (S41 priority habitat) at boundaries.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

Band of surface water flow along west boundary, which connects off-site to a tertiary water course 160m north.

### Proximity to Key Services

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 Links:

There are network of public rights of way within and adjacent to the area including one running north to south along the west of the site (S18). There are no dedicated cycle paths in close proximity.

Access to Services and Facilities:

Wellow does not have many services, although the café does sell some limited produce.

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Millennium Field recreation area is located immediately to the east.

### Highways Factors

Highway Access:

The site can be accessed from the Main Road in Wellow. However this lacks pedestrian footways and is slightly below non-standard width.

## SHLAA Conclusion

Currently not suitable

The site is rural in context, far removed from a development boundary. Wellow lacks some basic infrastructure. The adjacent Main Road lacks pedestrian footways and development here would inevitably be highly car dependent. Access would result in loss of hedgerow (S41 habitat). There are also landscape and possible heritage impacts in this rural location.

Status

Currently not suitable

**WEL002**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:  The site is not located in an AONB

Landscape Character Area Key Factors:   
Key Characteristics  
• Gently rolling landscape underlain by Hamstead Beds Clay, Silt and Sand geology  
• Undulating topography gives varied views with glimpses of the sea and the downs  
• Peaceful, highly rural, pastoral landscape of irregular medium scale fields  
• Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, ambience and providing important corridors for wildlife such as red squirrels and dormice  
• Network of copses and woodland including ancient woodland (some maintained as coppice with standards) and wood pasture of high ecological interest  
• Isolated areas of acid and unimproved neutral grassland, lowland heath and scrub of high biodiversity value  
• Presence of water bodies including streams, springs and drainage ditches  
• Fairly sparse network of roads and rural lanes, with little access to some sections, a dismantled railway track traverses the area

**WEL002**

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

- Settlement pattern of scattered farmsteads and a few nucleated settlements with some more recent holiday camps, and linear suburban settlement along unmade roads
- Historic settlements include the abandoned medieval town of Newtown
- Building styles vary from traditional stone dwellings in village centres through more modern brick dwellings to bungalow and chalets
- Long history of woodland land cover and traditional management
- High survival of historic features such as estate boundaries, medieval woodlands and historic parkland for instance at Westover and Swainston

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact:

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. There is a stream valley that runs across the site affecting the topography and ecological value of the site. There is scattered development south of the site

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

The site is not located in a conservation area but there is a listed building to the north-west. Should the site be acceptable, consideration will need to be given to the setting of the listed building and any special character features. Ring ditches and burial mounds etc nearby. Early consultation with IWCAHES recommended.

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders within the site, although the east boundary is tree lined with trees, and there are further trees at the southern boundary. 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.

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water):

Band of FZ2/3 crosses diagonally across the site.

### Proximity to Key Services

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 Links:

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 and Facilities:

Wellow does not have many services, although the café does sell some limited produce.

Access to Open Space and Recreation:

West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Millennium Field recreation area is located to the west.

### Highways Factors

Highway Access:

Access to the site may require hedgerow removal. The road alongside narrows to a single lane before opening up again. It also lacks pedestrian footways.

## SHLAA Conclusion

Currently not suitable

The site is rural in context, far removed from a development boundary. Wellow lacks some basic infrastructure. The adjacent Main Road lacks pedestrian footways and development here would inevitably be highly car dependent. Access would result in loss of hedgerow (S41 habitat). The site is severed by a stream valley and associated flood zone 2/3, and has likely associated ecological value.

Status

Currently not suitable

**WEL003**

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

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification:

**WEL003**

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

**Landscape Impact:** A relatively featureless field located at the edge of the village where the land is more rural and agricultural. The site is very large in scale relative to the host settlement, extending significantly beyond the current development form. Land rises to the south. It is exposed to/from long views to the east. Southern section of the site are also exposed to long views to/from the north. Value is low/medium, but sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There is a listed building opposite. Should the site be acceptable, consideration will need to be given to the special character features of the asset as well as the setting of the building.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders although the west boundary is tree lined and there are sporadic hedgerows around the site boundaries.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Band of surface water flow touches upon NE corner, which connects off-site to a tertiary water course to the north

### Proximity to Key Services

**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 Links:** There are network of public rights of way within and adjacent to the area including one running north to south through the site (S20). There are no dedicated cycle paths in close proximity.

**Access to Services and Facilities:** Wellow does not have many services, although the café does sell some limited produce.

**Access to Open Space and Recreation:** West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Millennium Field recreation area is located to the west.

### Highways Factors

**Highway Access:** The site can be access from Wellow Top road or Main Road. However this lacks pedestrian footways and is slightly below non-standard width.

## SHLAA Conclusion

Currently not suitable  
As the site is more open to the wider rural area, there are concerns about the landscape visual impact, as well as access. Wellow lacks many basic services and infrastructure and this site does not relate particularly well to the existing village form.

**Status** Currently not suitable

**WEL004**

Land south of Wellow Top Road

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources: **Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification:

**Landscape Impact:** A relatively featureless greenfield is located on the edge of the village where the land is more agricultural to the south. Even in the context of the rural settlement of Wellow the site feels of separate rural character. Parts of the site are exposed to long-views to/from the east and south-east. Value is low/medium, but sensitivity is medium/high.

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by, although there are along the approach road through which there would be increased traffic in the event of development.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are sporadic hedgerows around the site boundaries.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No on-site flood risks identified. However the access road to the east is FZ2/3.

**Proximity to Key Services**

**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 Links:** 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 and Facilities:** Wellow does not have many services, although the café does sell some limited produce.

**Access to Open Space and Recreation:** West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Millennium Field recreation area is located to the north west.

**Highways Factors**

**Highway Access:** The site can be accessed off Wellow Top Road, this will require some earthwork removal due to the height of the earth bank. Wellow Top road lacks pedestrian footways which would encourage car dependency.

**SHLAA Conclusion**

Currently not suitable  
 Rural in context and with wider landscape sensitivity, as well as levels/access concerns  
 The site can be accessed off Wellow Top Road, this will require some earthwork removal due to the height of the earth bank. Wellow Top Road is below standard width and also lacks pedestrian footways which would encourage car dependency.  
 Wellow lacks some basic infrastructure.

**Status** Currently not suitable

**WEL005**

Land south-west of Wellow Top Road.

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**WEL005**

## Land south-west of Wellow Top Road.

**Landscape Impact:** A relatively featureless greenfield is located on the edge of the village where the land is generally more agricultural. Typical features of Thorley and Wellow Open Farmland LCA. Value is low/medium, but sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by, although there are along the approach road through which there would be increased traffic in the event of development.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. There are sporadic hedgerows around the site boundaries.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No on-site flood risks identified.

### Proximity to Key Services

**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 Links:** 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 and Facilities:** Wellow does not have many services, although the café does sell some limited produce.

**Access to Open Space and Recreation:** West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens.

### Highways Factors

**Highway Access:** Currently accessed via a farmtrack NE of the field. However a lengthy new access is proposed via the NW corner of the field to the Main Road. The Main Road lacks pedestrian footways and is slightly below non-standard width.

## SHLAA Conclusion

Currently not suitable  
Rural in context and with wider landscape sensitivity, as well as access concerns. Wellow lacks many basic services and infrastructure and this site does not relate particularly well to the existing village form. The site relies on access to the Main Road which lacks pedestrian footways, and development here would inevitably be highly car dependent.

**Status** Currently not suitable

**WHB001**

Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**  Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Enclosed pastoral landscape in close proximity to valley floor and arable areas  
 Ancient woodland areas  
 Hedgerows and some hedgerow trees  
 Historic farmsteads dispersed throughout the areas"/>

Agricultural Land Classification:

Landscape Impact:

**WHB001**

Land at rear of Fowlsdown Farm Canteen Road, Whiteley Bank

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: The greenfield site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site, but there are hedgerows at boundaries. There are records of protected species in the nearby vicinity, including associated with the adjacent stream valley.

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): No on-site flood risk, but there is a stream valley adjacent to the west.

**Proximity to Key Services**

Access to Public Transport: There is a bus stop to the south east of the site along the main road. This is Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde and runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes. Route 2 also serves this area.

Access to Pedestrian Cycle Links: There is a public right of way to the west and south of the site. There are no dedicated cycle paths in close proximity or pavements to roads.

Access to Services and 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 Space and Recreation: There are no public open space facilities but the site has access to the wider countryside

**Highways Factors**

Highway Access: There is a right of access to the site. This would need opening up as narrow and onto a busy main road (A230). Likely to require some hedge removal. Owners states "Vehicular access confirmed in deeds over land at the rear of the site onto Sandford Road" (December 2021)

**SHLAA Conclusion**

Currently not suitable. The site is in an unsustainable location where there is no access to services or facilities. Furthermore, there is concern over the landscape visual impact, impacts upon rural character and the lack of confirmed access.

Conclusion 2022:

Status: Currently not suitable

**WHT001**

Land rear of High Street, Whitwell

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**WHT001**

## Land rear of High Street, Whitwell

**Landscape Impact:** The boundaries to the site are varied mix of hedges, post and wire fencing, scrubby trees and a stream. Part of the site used to be a village green. If development is considered appropriate consideration will need to be given to the adjacent residential uses and proximity in terms of views/privacy etc. Although the site borders the AONB, it is partially screened from the east by topography and vegetation.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. Unknown archaeological potential due to proximity of medieval settlement and cultivation features. Early consultation with IWCAHES recommended.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site. There are trees at eastern and southern boundaries and a band that separates the site into a larger and smaller field. There is a stream that cuts across the site and there may be some biodiversity related impacts.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** There is a band of flood zone 2/3 that cuts across the site, and also covers the offsite northern access road. It is associated with a secondary river.

### Proximity to Key Services

**Access to Public Transport:** There are bus stops to the along the high Street north of the site.

**Access to Pedestrian Cycle Links:** There is a public footpath (N14) across the southern edge of the site through one of the potential vehicular accesses. There are no defined cycle links close by

**Access to Services and Facilities:** Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).

**Access to Open Space and Recreation:** In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

### Highways Factors

**Highway Access:** The site has two narrow and non-standard width accesses off the High Street that are located between existing houses. It may necessitate a one-way system of access. There is a stream that runs across the site and any access road would need to cross this stream and associated FZ2/3. There could be access to the north, but potential for a ransom strip and probably no interest from affordable providers.

## SHLAA Conclusion

Currently not suitable.  
Concerns regarding vehicular access onto the High Street, between existing residences and sub-standard widths. The larger part of the site would require crossing and culverting of a secondary watercourse, with associated FZ2/3 and detrimental ecological impacts (noting that rivers and streams are S41 Priority Habitats). The site is adjacent to the ANB with associated setting issues.

**Status** Currently not suitable

**WHT002**

**The Coach House, Nettlecombe Lane**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):  Whitwell does not currently have a settlement boundary but does have some services and is located close to Niton a RSC. Niton and Whitwell have a Parish Plan SPD (2014) which in relation to housing sets out that infill is preferred as opposed to multi-unit schemes.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:  The site is located outside the AONB and is screened by development on two sides.

Landscape Character Area Key Factors:  Southern Downland Edge Pasture Land  
Key Characteristics  
 Sloping, rolling pastoral landscape  
 Hedgerows, hedgerow trees and copses  
 Ancient woodland  
 Historic farmsteads dispersed through the area  
 The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown  
 The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification:  The classification is Grade 3

**WHT002**

## The Coach House, Nettlecombe Lane

**Landscape Impact:** it is partially screened from the east by topography and vegetation It has likley biodiversity value, particularly via the stream, as well as areas of serious flood risk (FZ3). It fits in reasonably well with the existing development form. Value and senitivity is medium.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. Although not directly adjacent, there are a number of listed buildings in the vicinity, including along site access routes. The grade II Old Chapel House is located along an existing driveway access off Nettlecombe Lane.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders, but there are some smaller trees and planting associated with a larger garden. There is a river along the western boundary, with adjacent vegetation and likely biodiversity value.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** Flood zone 2/3 across west boundary. It is not possible to access the wider highway network without negotiating FZ2/3 zones.

### Proximity to Key Services

**Access to Public Transport:** There is a bus stop at the junction of Nettlecombe Lane with High Street. The bus stop is part of Route 7 that runs - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor - Mon - Sat 5 journeys | Sundays 3 journeys

**Access to Pedestrian Cycle Links:** Public right of way (NT9) runs to the north east of the site. There are some roads with footpaths in Whitwell.

**Access to Services and Facilities:** Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC).

**Access to Open Space and Recreation:** In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

There are only small areas of recreation/open space within Whitwell.

### Highways Factors

**Highway Access:** The site can be accessed from the existing driveway to the coach house that is off Nettlecombe Lane. However, this is below standard width.

## SHLAA Conclusion

Currently not suitable.

The site can be accessed from the existing driveway to the coach house that is off Nettlecombe Lane. However, this is below standard width. The location of the coach house is such that the proximity of this to any road required and increase of traffic will be problematic passing principal windows. It is not possible to access the wider highway network without negotiating FZ2/3 zones.

**Status** Currently not suitable

**WHT003**

Stockbridge Nuttery, Land off Slay Lane, Whitwell, PO38 2QF

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

**WHT003**

**Stockbridge Nuttery, Land off Slay Lane, Whitwell, PO38 2QF**

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders on the site but there are a number of trees individually and in groups. Furthermore, the area to the north tip is very scrubby. There is also a water course to the west of the site just on the boundary. The boundary to the east and Slay Lane is a high bank interspersed with trees. Relevant biodiversity studies are likely to be required. There is a river on the west boundary.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** Flood zone 2/3 across west boundary.

**Proximity to Key Services**

**Access to Public Transport:** There is a bus stop close by. This is along Route 7 that runs - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor - Mon - Sat 5 journeys | Sundays 3 journeys

**Access to Pedestrian Cycle Links:** There is a public right of way to the west (within the site (NT101)) and south adjacent to the site (NT120) and a bridleway and track (NT100) to the east of the site.

**Access to Services and Facilities:** Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)

**Access to Open Space and Recreation:** In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

**Highways Factors**

**Highway Access:** The site is currently accessed off Slay Lane which is a narrow bridleway and track, and well below standard width. This exits onto Bannock Road.

**SHLAA Conclusion**

Currently not suitable. The site has no direct access to the nearby road and is located down a bridleway, which would be difficult to upgrade given land ownerships, as well as having a negative impact on rural character. The site is visually prominent from the north approaches and is a challenging shape when taking account of the existing settlement pattern. The site also slopes towards Stockbridge and there are further concerns about the visual impact on the character of this area.

**Status** Currently not suitable

**WHT004**

Land south of Kemming Road Whitwell

**Key Details**

Settlement: Whitwell Settlement Tier: 4 Parish: Niton and Whitwell Site Area (1.56 2018 SHLAA\_Ref\_No: IPS388 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a field to the edge of Whitwell on the road towards Niton. The land is slightly sloping to the south west and has hedgerow boundaries, the site has far reaching views towards the north east and Niton to the west.

Planning History: No recent planning history.

**Suitability Assessment**  Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: Whilst there is some residential in the area, the site is on the edge where the area is more rural in context.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and is located in the wider rural area. 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.

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

**Landscape Impacts**

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Southern Downland Edge Pasture Land Key Characteristics  Sloping, rolling pastoral landscape  Hedgerows, hedgerow trees and copses  Ancient woodland  Historic farmsteads dispersed through the area  The C18th landscape at Appuldurcombe Park designed by Lancelot 'Capability' Brown  The designed landscapes at Wydcombe and the Hermitage

Agricultural Land Classification: The classification is Grade 3

**WHT004**

## Land south of Kemming Road Whitwell

**Landscape Impact:** It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site slopes down to the north west, and is quite prominent visually exposed in the wider landscape to the north and west, including from public footpath vantage points. Development here would expand the settlement in a slightly inconsistent way from Whitwell's core.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There is a grade II listed water hydrant 40m west of the site.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders. Boundaries are marked by hedges and scattered trees.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No flood risks identified.

### Proximity to Key Services

**Access to Public Transport:** There is a bus stop close by. This is along Route 7 that runs - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor - Mon - Sat 5 journeys | Sundays 3 journeys

**Access to Pedestrian Cycle Links:** There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.

**Access to Services and Facilities:** Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)

**Access to Open Space and Recreation:** In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

### Highways Factors

**Highway Access:** Access to the site is off an unmade private track to the eastern boundary. This is a narrow road with access gate and potential for limited visibility on bend. Access would require widening and visibility splays. Other potential access points are problematic. The site meets the highway at the north-west, but at the point where visibility splays, levels and vegetation all may be problematic.

## SHLAA Conclusion

Currently not suitable.  
Access and landscape concerns.

**Status** Currently not suitable

# WHT005 Land to the north of Kemming Road, Whitwell, Ventnor, Isle of Wight, PO38 2QU (formerly part of

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Enclosed pastoral landscape in close proximity to valley floor and arable areas  
 Ancient woodland areas  
 Hedgerows and some hedgerow trees  
 Historic farmsteads dispersed throughout the areas"/>

Agricultural Land Classification:

# WHT005 Land to the north of Kemming Road, Whitwell, Ventnor, Isle of Wight, PO38 2QU (formerly part of

**Landscape Impact:** It is outside the settlement boundary in the wider rural area and is more rural and agricultural in context and feel. The site gently slopes down from the north and down to the south-west corner. The site forms the entrance and part of the setting to the Strathwell Park estate and has consequential heritage value. It also has recreational value due to the Public Right of Way passing through the site.

## Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. Strathwell Manor North and South Grade II listed building is to the north. As the site affects or is 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.

## Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There is an area TPO across the full extent of the site (TPO/1950/3). Following a site visit there are 2 or 3 large trees on the site and a few to the boundary hedge. There is a tertiary river running not far from the west boundary.

**Biodiversity Net Gain Scope:**

## Flood Risk

**Flood Risk (including Surface Water):** Flood zone 2/3 touches west boundary.

## Proximity to Key Services

**Access to Public Transport:** There is a bus stop close by. This is along Route 7 that runs - Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor - Mon - Sat 5 journeys | Sundays 3 journeys

**Access to Pedestrian Cycle Links:** There is a footpath cutting across the south west corner of the site (NT100). There are no dedicated cycle path and the roads do not have pavement.

**Access to Services and Facilities:** Whitwell is not recognised as a rural service centre but does have some limited services including a pub, village hall and garage. Service and facilities are joined with nearby Niton (a RSC)

**Access to Open Space and Recreation:** In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

## Highways Factors

**Highway Access:** No direct access onto Kemming Road, currently utilises the existing entrance into the park estate. There are no pedestrian footways along the frontage section of Kemming Road, which may encourage car dependency.

## SHLAA Conclusion

Currently not suitable  
There are concerns over the impact on the setting of the estate and approach to Strathwell Manor listed building by having development to the entrance. The protected tree also forms part of the landscape setting of the estate and requires sufficient space to protect it and the wider setting. There are also access concerns - the lack of pedestrian access and the ability to access onto Kemming Road through the estate.

**Status** Currently not suitable

**WHT009**

**LAND SOUTH OF 8 UPPER ASH DRIVE, VENTNOR ROAD,**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:  Enclosed pastoral landscape in close proximity to valley floor and arable areas  
 Ancient woodland areas  
 Hedgerows and some hedgerow trees  
 Historic farmsteads dispersed throughout the areas"/>

Agricultural Land Classification:

Landscape Impact:

**WHT009**

LAND SOUTH OF 8 UPPER ASH DRIVE, VENTNOR ROAD,

*Heritage Impacts*

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area. There is a grade II listed building, Ash Farmhouse just 25 north of the site.

*Biodiversity / Ecological Impacts*

Impact on Biodiversity: This greenfield site has a hedge (S41 habitat) on the eastern, western and southern boundaries. There are protected species records in the vicinity.

Biodiversity Net Gain Scope:

*Flood Risk*

Flood Risk (including Surface Water): No flood risks identified.

*Proximity to Key Services*

Access to Public Transport: The site is within walking distance of routes 6 and 7.

Access to Pedestrian Cycle Links: There are no pedestrian footpaths, public rights of way or cycle links close by.

Access to Services and Facilities: The nearest RSC is at Niton, Whitwell does have a public house, village hall and garage sales court.

Access to Open Space and Recreation: In terms of qualitative analysis, Whitwell falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. There are only small areas of recreation/open space within Whitwell.

*Highways Factors*

Highway Access: The site fronts onto Ventnor Road and the speed limit changes to 30mph along the site frontage. There is an existing access at the northern end of the site. It appears site lines could be achieved subject to hedge cutting. There are no pedestrian footways and it seems likely that this site would be car dependent if developed.

**SHLAA Conclusion**

Currently not suitable. Landscape concerns with this rural AONB site. Development here would constitute ribbon development that is inconsistent with the existing settlement form. There are no pedestrian footways which would be likely to lead to increased car dependency.

Status: Currently not suitable

WIN001

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

Key Details

Settlement: Winford Settlement Tier: 5 Parish: Newchurch Site Area (4.9 2018 SHLAA\_Ref\_No: IPS115 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: 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.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 0.43ha to the north and north east are within an ancient woodland and SINC buffer. The remainder of the site is not located within any environmental designations including, ancient woodland, LNR, marine conservation zone, NNR, RAMSAR, SAC, SINC, SPA, SSSI, scheduled ancient monument or RIGG.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: 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.

Local Policy Context (Including Neighbourhood Plan: The site is located outside the settlement boundary and in the wider rural area

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.

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: East Yar Pasture Land Key Characteristics Enclosed pastoral landscape in close proximity to valley floor and arable areas Ancient woodland areas Hedgerows and some hedgerow trees Historic farmsteads dispersed throughout the areas

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: 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.

**WIN001**

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

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: Borthwood Copse Ancient woodland abuts the site to the north. Borthwood Copse SINC abuts the site to the east (Lowland Mixed Deciduous Woodland). 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.

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): Small patch of surface water flood risk in SE corner of the site.

**Proximity to Key Services**

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 Links: There is a public right of way to the north of the site (NC40) and one to the south (NC21)

Access to Services and Facilities: Winford has no services. Apse Heath has a local shop with post office.

Access to Open Space and Recreation: In terms of qualitative analysis, Winford falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. 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.

**Highways Factors**

Highway Access: 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. Hedgerows (S41 Priority Habitat) may need to be removed to achieve visibility splays. Adjacent Alverstone Road lacks pedestrian footways on the same side of the road as the site.

**SHLAA Conclusion**

Currently not suitable.  
Winford is not a sustainable settlement, lacking most basic services. This site is ecologically sensitive and buffers SINC and ancient woodland.  
The caveat to this conclusion is that if a development providing essential services including a village shop, amenity open space and children's play area were to come forward then some enabling residential development may be acceptable.

Status: Currently not suitable

**WRO001**

**Former Worsley Inn, High Street Wroxall**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

## WRO001 Former Worsley Inn, High Street Wroxall

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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.

Biodiversity Net Gain Scope:

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified.

### Proximity to Key Services

**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 Links:** 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 and Facilities:** Wroxall has a number of local facilities in line with it being classified as a rural service centre

**Access to Open Space and Recreation:** In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

### Highways Factors

**Highway Access:** The site has access onto the main road. The site is on a bend and consideration will need to be given to visibility displays, which are of questionable suitability for a development of more intensive scale.

### SHLAA Conclusion

Site cannot currently be considered to be suitable. The loss of building most recently used as a public house would need to satisfy the requirements of emerging IPS policy C114 and Adopted Core Strategy Policy DM10 which have safeguards regarding the loss of social and community infrastructure facilities.

In addition this site would need to satisfy the highways authority that there is sufficient visibility splays to ensure safety of access to/from a more intensive development of the site.

Finally the above factors also have a bearing on the potential achievable capacity in light of the SHLAA minimum threshold.

**Status** Currently not suitable

**WRO003**

Land at St John's Road, Wroxall

**Key Details**Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref: Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Location in Relation to Settlement Boundary 2018: Brownfield or Greenfield:  Brownfield Register (If applicable): Site Description: Planning History: **Suitability Assessment** Site suitable if ticked**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Envonmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**Character and Compatibility of the Surrounding Area: Local Policy Context (Including Neighbourhood Plan): Mineral Resources:  There is an area to the north west within the site that is located within the minerals safeguarding area.**Landscape Impacts**Impact upon and Relationship to the AONB: Landscape Character Area Key Factors: Agricultural Land Classification: Landscape Impact: **Heritage Impacts**Impact on Historic Environment and Heritage Assets: **Biodiversity / Ecological Impacts**

**WRO003**

## Land at St John's Road, Wroxall

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders but there are some larger trees within the site, and a number of shrubs. Water Vole and other protected species inhabit the adjacent river valley.

**Biodiversity Net Gain Scope:**

### *Flood Risk*

**Flood Risk (including Surface Water):** No flood risk identified on-site, although there is a river adjacent to the west which has associated flood risk.

### *Proximity to Key Services*

**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 | 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 Links:** There is a public right of way to the north of the site but there are no dedicated cycle routes.

**Access to Services and Facilities:** Wroxall has access to a number of services and facilities associated with it being a rural service centre

**Access to Open Space and Recreation:** In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

### *Highways Factors*

**Highway Access:** No current access from the road onto the site but could be achievable along the main road.

## **SHLAA Conclusion**

Currently not suitable. Whilst there is development on the opposite side of the road, this is the legacy of ribbon development which relates poorly to the village core. The site is reads as part of the wider countryside and river valley beyond the settlement area. The site is visible from the AONB and has an impact upon it's setting, including from public footpath vantage points. This is a key consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000. There is a a Public Right of Way across northern boundary, which continues west up the opposite valley side into the AONB, giving this site some recreational value. There are records of several protected species in the valley. Landscape considerations mean this site cannot be considered suitable..

**Status** Currently not suitable

**WRO005**

St Martins Road Car Park, Wroxall

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**  Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

Impact on Biodiversity:

**WRO005**

## St Martins Road Car Park, Wroxall

Biodiversity Net Gain Scope:

Green roof would reduce visual impact upon the wider AONB countryside, as well as having ecological value. Boxes for House Sparrows, Swifts and House Martins. Pond as part of multi-functional SuDs.

### Flood Risk

Flood Risk (including Surface Water):

### Proximity to Key Services

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 | 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 Links:

There are network of public rights of way within and adjacent to the village and the local roads have footpaths.

Access to Services and Facilities:

Wroxall has a number of local facilities in line with it being classified as a rural service centre.

Access to Open Space and Recreation:

In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

### Highways Factors

Highway Access:

The site has vehicular access onto St Martins Road.

## SHLAA Conclusion

Currently not suitable. The loss of a community car parking facility would not be beneficial, given the lack of parking in the village and the proximity of the site to the school, doctors and other services. Furthermore, there is concern over the shape of the site in relation to nearby properties to incorporate residential development to the first floor if parking retained at ground level.

Status

Currently not suitable

**WRO007**

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

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Site suitable if ticked

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

**WRO007**

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

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** 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 may house bats. Appropriate surveys may be required.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified.

**Proximity to Key Services**

**Access to Public Transport:** The site is located along Route 3, this serves Newport | Rookley | Godshell | 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 Links:** 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 and Facilities:** Wroxall has a number of local facilities in line with it being classified as a rural service centre

**Access to Open Space and Recreation:** In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

**Highways Factors**

**Highway Access:** There is an access track connecting via the south, although this is single track, poor condition and the ownership/access rights are unclear. The same track runs alongside the site and also potentially connects to the highway network to the north, albeit via a longer route.

**SHLAA Conclusion**

Currently not suitable in isolation.

The loss of employment land and uses is not generally favoured by current planning policies and would need to be justified against Adopted Core Strategy Policy DM8, and emerging IPS Policy E2.

There is an access track connecting via the south, although this is single track, poor condition and the ownership/access rights are unclear. There is further potential to be accessed via adjacent site WRO002, although the certainty of delivery cannot be guaranteed.

Furthermore, there are concerns relating to the shape of the site being too narrow to accommodate residential development taking account of gardens and parking, although this concern may be overcome if combined with the adjacent site WR002.

**Status** Currently not suitable

WTC001

Thompson House, Sandy Lane, Newport.

Key Details

Settlement: Whitecroft Settlement Tier: 5 Parish: Newport Site Area (0.96 2018 SHLAA\_Ref\_No: IPS379 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within or adjacent a lower tier settlement that does not have a settlement boundary

Location in Relation to Settlement Boundary 2018: The site is located outside the settlement boundary and is located in the wider rural area

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: The site is a large block of council offices and comprises both single and two storey elements with associated parking and entrances. There are a number of trees throughout the site and it is bounded by a mix of hedges and fencing. The site is level although it slopes down from the road.

Planning History: No recent planning history.

Suitability Assessment

Site suitable if ticked

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is located in the wider rural area where there is no direct access to services and facilities

Local Policy Context (Including Neighbourhood Plan): The site is located outside the settlement boundary and in the wider rural area. It is a brownfield site

Mineral Resources: The site is not located in a mineral or mineral safeguarding area

Landscape Impacts

Impact upon and Relationship to the AONB: The site is not located in an AONB but is immediately adjacent to it. The impact upon it's setting is a consideration in accordance with the Duty of Regard set out at Section 85 of the Countryside and Rights of Way Act 2000.

Landscape Character Area Key Factors: Intensive agricultural land.

Agricultural Land Classification: The classification is Grade 3

Landscape Impact: It is outside the settlement boundary in the wider rural area where the land is rural and more agricultural. It is the adjacent to the AONB. The site already contains offices, so re-use of existing buildings would have no landscape impact, other than considerations of vehicle movements and compatible usage. The site is relatively well screened by vegetation and wider visual impacts, although in a location that doesn not relate well to any existing settlement form.

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is immediately adjacent to a conservation area as such any development will need to consider the impact upon the setting of the conservation area. There is also 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.

**WTC001**

**Thompson House, Sandy Lane, Newport.**

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in an environmental designation. There is a single TPO tree to the east and a group TPO across the site. The site is located adjacent to wooded areas and may require relevant studies to be undertaken.

**Biodiversity Net Gain Scope:**

**Flood Risk**

**Flood Risk (including Surface Water):**

**Proximity to Key Services**

**Access to Public Transport:** The nearest bus stop is on the main road approximately 500m away. This is Route 6 -Newport | Chillerton | Chale | Blackgang Chine | Niton | Whitwell | Ventnor and runs Mon - Sat 5 journeys | Sundays 3 journeys

**Access to Pedestrian Cycle Links:** 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 Services and Facilities:** The wider area has access to public rights of way but there are no dedicated cycle links or pavements to the roads.

**Access to Open Space and Recreation:** In terms of qualitative analysis, Whitecroft falls within the much larger sub-area 'Newport', so quantity standards need careful consideration in that context. In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking access threshold for children's & young persons provision, allotments, accessible natural greenspace and outdoor sport. There are no public open space facilities but the site has access to the countryside

**Highways Factors**

**Highway Access:** The site has two accesses on to Sandy Lane, one wider and one narrower with restricted visibility.

**SHLAA Conclusion**

Currently not suitable.  
Not a sustainable location, lacking access to basic services.  
Site/building may be better suited to a re-use for a non-residential purpose.

**Status** Currently not suitable

**YAV001**

Land to north of Culver Way and accessed from Yaverland Road, Sandown

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in Relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Site suitable if ticked

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 1.4 ha of the site is located in FZ 2 and 3 and has been discounted from the site.  
 The remainder of the site (6.86ha) is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and Relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**YAV001**

## Land to north of Culver Way and accessed from Yaverland Road, Sandown

**Landscape Impact:** There are long views to/from the Downs to the west from this Grade 3 agricultural land that is mostly within 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. It is of a significant scale relative to the host settlement of Yaverland and intrudes onto the gap with Brading. Strategic Gap. Value and sensitivity is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. It is essentially a featureless field with trees and hedges at boundaries, and a smaller area of woodland at the eastern end. There are no tree preservation orders within the site, although there are four TPO groups/areas off-site near the eastern boundary. The north-western end of the site overlaps with a much larger area of S41 habitat 'Coastal Floodplain & Grazing Marsh'

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** There is a small area of FZ2/3 at the north-west corner which continues off-site forming a much larger area of risk to the west.

### Proximity to Key Services

**Access to Public Transport:** There is a bus stop located close by. This is along Route 8 serving Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde and runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle Links:** There is a public right of way to the south west boundary (SS44), there are no dedicated cycle links close by and the roads do not have pavements.

**Access to Services and Facilities:** The site is outside of Sandown where there is access to a number of facilities and services.

**Access to Open Space and Recreation:** Yaverland Meadow is opposite the site and the site has access to the open countryside via the public rights of way.

### Highways Factors

**Highway Access:** There is no current access to the site but access could be achieved through the boundary onto Yaverland Road (B3395). This would require some hedgerow/tree removal. It is also notable that the B3395 lacks any pedestrian footways. There are concerns whether access can be achieved due to the topography of the road and the need to remove trees to facilitate any access and the resultant impact to the character and context of the area.

## SHLAA Conclusion

Currently not suitable.

Landscape concerns: this is an AONB site with long views to/from the Downs to the west. It is Grade 3 agricultural land. 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. It is of a significant scale relative to the host settlement of Yaverland and intrudes onto the Strategic Gap. With Brading.

Access would require some hedgerow/tree removal. There are concerns whether access can be achieved due to the topography of the road and the need to remove trees to facilitate any access and the resultant impact to the character and context of the area. It is also notable that the B3395 lacks any pedestrian footways which would lead to car dependency, exacerbated by the fact that Yaverland lacks many key services.

**Status** Currently not suitable

**YAV001**

Land to north of Culver Way and accessed from Yaverland Road, Sandown

# APPENDIX 4: SUITABLE BUT NOT CURRENTLY DEVELOPABLE SITES

**COW032** Land East of Arctic Road Cowes

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

## Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

## Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

## Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

## Heritage Impacts

Impact on Historic Environment and Heritage Assets:

# COW032 Land East of Arctic Road Cowes

## Biodiversity / Ecological Impacts

Impact on Biodiversity: A short distance (37m) from the SPA and intertidal mudflats 9priority habitats). TPO groip off-site in SW corner and two TPO trees to south.

Biodiversity Net Gain Scope: Green roof potential.

## Flood Risk

Flood Risk (including Surface Water): No on-site flood issues identified.

## Proximity to Key Services

Access to Public Transport:

Access to Pedestrian Cycle Links: Adjacent to Cowes strategic cycling route.

Access to Services and Facilities: Centrally located in Cowes.

Access to open space recreation: Poor access. Site is only within the walking threshold for accessible naturak greenspace, not any other open spacxe typoligies.

## Highways Factors

Highway Access: The site has direct vehicle access to Arctic Road.

## Availability Assessment Available

Availability: No

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

Put forward for: Yes

Potential for a Mix of Uses: Yes

Loss of Employment Site: Possible loss of informal open storage and informal parking serving employment areas (information derived from owner inquiry). But site was not utilised for these purposes at time of visit.

Potential for Consideration as a Rural exception? N/a

Need for new Open Space and/or Recreation: The area is in deficit of most types of open space, but this site offers little coipe to provide given its location and size.

## Achievability Assessment Achievable

Indicative Yield: 11

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number\_of\_landowners: Not being actively promoted. Possible tenancy issues.

Infrastructure capacity:

Council\_owned:

## SHLAA Conclusion

Conclusion 2022: Suitable site for employment or residential, but not being actively marketed or promoted. Currently used for occasional storage and parking by tenants on site so avialbility is unclear and my be dependent on tenancy agreements.

Status: Currently not developable



# COW033 Land between Wyatt's Close and Wyatt's Lane

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  
 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.

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  
 The site is not located within any environmental designations including heritage coast, historic park or garden.

Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

# COW033 Land between Wyatt's Close and Wyatt's Lane

**Biodiversity Net Gain Scope:** Enhanced and reinforced boundary planting on west side. Green roofs. Ideally would be developed alongside HA025 and net gain could be focused upon the southern tail of HA025 and ancient woodland buffers. Enhanced ancient woodland buffer habitat complementing Western Woods Local ecological Network. GI on southern tail may have added benefit as an educational resource for the adjacent school. Barn Owl (schedule 1) and Starling (red list) box installation - two locally recorded species. Bat box installation. Pond to provide ambibian habitat and for bat feeding. Planting of priority flora species.

## Flood Risk

**Flood Risk (including Surface Water):** No on-site flood issues identified.

## Proximity to Key Services

**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 Links:** Wyatts Lane has a pedestrian footway along the east side.

**Access to Services and Facilities:** Northwood has some facilities and Cowes further to the north has a range of services and facilities

**Access to open space recreation:** The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. This site has walkable access to a Park and play area on nearby Verner Avenue. It is within the walking threshold for amenity greenspace, children's/young persons provision. The site is beyond the walking access threshold for allotments - indeed there are no recorded allotments in Northwood. It is also beyond the walking threshold for accessible natural greenspace, outdoor sport and parks/gardens.

## Highways Factors

**Highway Access:** Would need to be accessed via allocation HA025 (Site COW002) to the south.

## Availability Assessment Available

**Availability:**  
**Availability\_Timeframe:**

## Suitability and Requirements for Other Forms of Development

**Put forward for:** Unknown  
**Potential for a Mix of Uses:** No  
**Loss of Employment Site:** No  
**Potential for Consideration as a Rural exception?** Unknown  
**Need for new Open Space and/or Recreation:** Contributions should be sought to meet identified deficits, or delivered alongside developmet of adjacent land to the south.

## Achievability Assessment Achievable

**Indicative Yield:**   
**Trajectory 23/24 to 27/28:**   
**Trajectory Plan Period:**   
**Trajectory Post-Plan Period:**

**Constraints to delivery / number\_of\_landowners:** Yes. Four landowners haven't expressed willingness to develop.  
**Infrastructure capacity:** The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services  
**Council\_owned:**

## SHLAA Conclusion

**COW033**

Land between Wyatt's Close and Wyatt's Lane

Conclusion 2022: Suitable, but not currently developable in the absence of a commitment/willingness from the landowners to develop.

Status: Currently not developable

**FRE007**

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

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

**FRE007**

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

- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

**Agricultural Land Classification:** The site is classified as urban, there is a small tip to the north east corner that is classified as Grade 3.

**Landscape Impact:** The site is contained on three sides by residential areas. The west and north sides of the site do have long views to the east and south east across the AONB but the view from the AONB would be against the context of a pre-existing residential backdrop. The site is a featureless arable field, with hedgerows at boundaries and some mature trees on boundaries, particularly the south. There is a footpath down the east boundary. Landscape value is medium and sensitivity is low/medium so capacity for change is medium/high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** 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.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or significant trees within the site. The site is adjacent to the 'Western Yar' Local Ecological Network to the east

**Biodiversity Net Gain Scope:** Net gain improvements should aim to compliment the aims of 'Western Yar' Local Ecological Network which is adjacent to the east. The east boundary of the site would benefit from tree planting to improve connectivity of local ecological networks as well as improve landscape screening. Bat boxes adjacent to woodland at south-east of the site.

### Flood Risk

**Flood Risk (including Surface Water):**

### Proximity to Key Services

**Access to Public Transport:** There are bus stops at the end of the lane on Copse Lane

**Access to Pedestrian Cycle Links:** 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 and Facilities:** Freshwater has a good access to a number of services and facilities. However this site is relatively remote from them - car dependency may be a problem, and congestion may be further exacerbated by the poor quality of local highways and lack of pedestrian footways.

**Access to open space recreation:** In quantity terms, West Wight is reasonably well served by open spaces but does exhibit shortages of allotments and parks and gardens. The open space audit shows All Saints Church grounds as open space (Typology: Cemeteries and Churchyards). Golden Hill Fort and local nature reserves are to the north west of the site. However, the site is outside the access walking threshold of all types of open space except outdoor sport and natural greenspace. The main open space facilities are half a mile away to the south-west at Stroud Recreational Park.

### Highways Factors

**Highway Access:** Access is a difficulty. The lane to the north lacks footways, is bound by hedgerows and single vehicle passing only - it may not be sufficient standard to serve a development site of this scale in isolation. There is a potential to consider joining an access road to Ronstan Gardens, although this would increase congestion on what is a quiet residential street and entail a lengthy looping detour to access the site. The preferable option would be a new access SW of the site via an existing residential curtilage onto Copse lane, which would impact on the viability.

### Availability Assessment

Available

**Availability:** No. As of April 2022 the promoter has indicated the site is no longer available (source: J Brewer).

**Availability\_Timeframe:**

### Suitability and Requirements for Other Forms of Development

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

**Potential for a Mix of Uses:** No

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** Not applicable

**Need for new Open Space and/or Recreation:** There is a strong case that the site should provide amenity open space, children's play and allotments to serve the area. However the lack of site permeability for pedestrians is problematic as direct access is currently difficult.

**FRE007**

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

**Achievability Assessment**

Achievable

Indicative Yield: 25

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 25

Trajectory Post-Plan Period: 0

Constraints to delivery / number\_of\_landowners:

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

Infrastructure capacity:

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

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022:

Access, both vehicular and pedestrian, is problematic for this site. The directly connecting northern lane appears inadequate for a development of any significant scale. It lacks footways, is bound by hedgerows and single vehicle passing only. There is a potential to consider joining an access road to Ronstan Gardens, although this would increase congestion on what is a quiet residential street and entail a lengthy looping detour to access the site. The preferable option for both safe and direct vehicle access and direct pedestrian access to local services would be a new access SW of the site via an existing residential curtilage onto Copse Lane. This would significantly improve the site's potential sustainability and permeability and reduce car dependency, although it would impact on the site's viability and prospects of an immediate delivery. Other issues to consider are a lack of accessible open space in the area. There is a strong case that the site should provide amenity open space, children's play and allotments to serve the area. However the lack of site permeability for pedestrians is problematic as direct access is currently difficult. In this respect a new direct access onto Copse Lane would also be beneficial. Impacts upon the settings of both the Conservation Area to the South and the AONB to the east are a consideration, as well as the need to provide landscape screening/ecological connection along the eastern boundary. For all the above reasons, the site is likely to be suitable for a much reduced residential capacity than the 1.8ha site are suggests, and the proposed yield reflects this. It seems unlikely that the site could be delivered early in the plan period, but it is a reasonable assumption that the site can be developed in accordance with the above principles. As of April 2022 the promoter has indicated that the site is no longer available.

Status

Currently not developable

**FRE014**

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

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

# FRE014

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

- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

**Agricultural Land Classification:** The classification is urban

**Landscape Impact:** A pasture field enclosed by hedges and gently sloping down to the south-east. The built up settlement imposes on the north boundary and there is lower density development at the east and west boundaries. There are long views to/from the AONB hills to the south, although any impacts upon setting would be minimal due to the form of existing development and the site effectively being enclosed by the residential development which already extends further south on both the east and west sides. Strategic Gap. Landscape quality and sensitivity are low/medium.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation, but hedgerows at all boundaries. 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 east boundary just beyond the site.

**Biodiversity Net Gain Scope:** Multifunctional SuDS to reduce flood risks and benefit biodiversity - pond, wetland, swale, bioretention area, green roof. Wildflower, green corridor pedestrian route along north boundary. Strengthen treebelt improving network connectivity along east boundary.

### Flood Risk

**Flood Risk (including Surface Water):** SE corner overlaps FZ2/3. South boundary overlaps surface water flood risk.

### Proximity to Key Services

**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 Links:** 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 and Facilities:** Freshwater has access to a good range of services and facilities.

**Access to open space recreation:** West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Stroud playing fields are located in close proximity. It is within the walking distance threshold of all open space types except formal parks/gardens and allotments. However only the east half is within the access threshold for children's young peoples provision.

### Highways Factors

**Highway Access:** 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. Both roads would require upgrading.

### Availability Assessment Available

**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.

**Availability\_Timeframe:**

### Suitability and Requirements for Other Forms of Development

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

**Potential for a Mix of Uses:** TBC

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** No

**Need for new Open Space and/or Recreation:** Given the proximity to the town centre the site lends itself to a more formal park/garden. A children's play area would also be beneficial, particularly located on the western side where pre-existing walking access to this type of facility is already poor. Allotments would also be beneficial. although perhaps preferable on adjacent sites further south. further from the town centre.

### Achievability Assessment Achievable

**FRE014**

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

Indicative Yield: 50-60

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery /  
number\_of\_landowners:

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

Infrastructure capacity:

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

Council\_owned:

**SHLAA Conclusion**

**Conclusion 2022:** Suitable, but access issues would need to be resolved for it to be considered developable or deliverable. Access issues may require fairly significant highways works/upgrading and careful consideration of impacts upon local character and amenities would be required. Ideally hedgerows (a S41 priority habitat) should be retained. Given the proximity to the town centre the site is better placed to provide needed residential development than other options in Freshwater and Totland. For the same reason it may also be a good opportunity to provide a park/garden for the settlement. A children's play area would also be beneficial, particularly located on the western side where pre-existing walking access to this type of facility is already poor. Allotments would also be beneficial, although perhaps preferable on adjacent sites further south, further from the town centre. 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.

**Status** Currently not developable

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):  The site is located outside but immediately adjacent to the current settlement boundary which is along the south 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

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

**Landscape Impacts**

Impact upon and relationship to the AONB:  The site is not located in an AONB.

Landscape Character Area Key Factors:  Settled Farmland (Freshwater Isle)  
Key Characteristics

- Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone
- Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape
- Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement
- Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area
- Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater
- Intricate network of rural lanes, some sunken with fewer roads to the north and western margins
- Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north
- The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas
- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers

**FRE023**

# Heathfield Meadows, Freshwater

- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification:

The classification is Grade 3

Landscape Impact: Given the location of the site, among other housing, surrounded by trees, any wider visual impact on landscape character will be minimal.

## Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by

## Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in any environmental designations. There are a significant number of trees with TPOs across the site. Relevant surveys are likely to be required.

Biodiversity Net Gain Scope:

## Flood Risk

Flood Risk (including Surface Water): No flood risk identified.

## Proximity to Key Services

Access to Public Transport: There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.

Access to Pedestrian Cycle Links: There are network of public rights of way close to the site but there are no dedicated cycle paths in close proximity and the road does not have a pavement.

Access to Services and Facilities: Freshwater has a wide range of services and facilities.

Access to open space recreation: West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort and recreation area is just to the east.

## Highways Factors

Highway Access: The site has an existing access onto Heathfield Road.

## Availability Assessment

Available

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

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

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

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? Not applicable.

Need for new Open Space and/or Recreation:

## Achievability Assessment

Achievable

Indicative Yield: 0

Trajectory 23/24 to 27/28:

Constraints to delivery / number\_of\_landowners:

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

**FRE023**

Heathfield Meadows, Freshwater

Trajectory Plan Period:

Infrastructure capacity:

Trajectory Post-Plan Period:

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022:

Status:

# NEW006 Former Trafalgar Steet Sawmill, 26 Trafalgar Street, 25 West Street, and Building at Corner of

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):  
Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:   
Area Key Factors:

Agricultural Land Classification:  
Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

# NEW006 Former Trafalgar Steet Sawmill, 26 Trafalgar Street, 25 West Street, and Building at Corner of

Biodiversity Net Gain Scope: Increased planting of trees and shrubs within a garden area. Green roof potential.  
Boxes for red/amber list species favouring urban habitats - House Sparrow, Starling, Swift and House Martin.

## Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

## Proximity to Key Services

Access to Public Transport: There is a bus route on Trafalgar Road.

Access to Pedestrian Cycle Links: Connects to adjacent streets with footways and a public footpath on the west boundary.

Access to Services and Facilities: Located with Newport - a top tier settlement, which has a full range of services and facilities.

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
The site is within the walking accessibility threshold of all open space types except amenity open space.

## Highways Factors

Highway Access: Direct access to the adjacent streets.

## Availability Assessment Available

Availability:

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

Put forward for: TBC

Potential for a Mix of Uses: Yes

Loss of Employment Site: Although a legacy of employment the site appears vacant at the present time.

Potential for Consideration as a Rural exception?

Need for new Open Space and/or Recreation: The site is not suited or of the scale for public open space, but may include its own private gardens/amenity open space to serve residents.

## Achievability Assessment Achievable

Indicative Yield: 26

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number\_of\_landowners: TBC

Infrastructure capacity:

Council\_owned:

## SHLAA Conclusion

Conclusion 2022: Site that appears to be suitable for redevelopment to flats, mixed use or commercial development. Estimate 26 units could be achievable in a mix of 2 and 3 storey development.

Status: Currently not developable

**NEW006**

Former Trafalgar Steet Sawmill, 26 Trafalgar Street, 25 West Street, and Building at Corner of

**NEW016**

Land behind 87 Gunville Road, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

# NEW016

## Land behind 87 Gunville Road, Newport

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. Furthermore, the boundary to the north is heavily treed TPO protected woodland. Given the amount of trees, relevant tree and biodiversity studies are likely to be required.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:** Woodland buffer, wildflower meadow planting. Ponds. Green roofs.

### Flood Risk

**Flood Risk (including Surface Water):** East edge boundary touches upon an area of surface water flood risk.

### Proximity to Key Services

**Access to Public Transport:** There is a bus stop near by. This serves Routes 7 and 38. 38 serves Newport | Gunville | Carisbrooke | Whitepit Lane | Newport and runs Mon to Sat up to every 30 mins | Sundays up to every 30 mins

**Access to Pedestrian Cycle Links:** There is a public right of way to the north (N38) and cycle links in the wider area. The pavement runs along the north east side of Gunville Road and not the site side.

**Access to Services and Facilities:** Gunville has a number of services and facilities but the site is also on the outskirts of Newport.

**Access to open space recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking access threshold for outdoor sport and natural and semi-natural greenspace. It is not located particularly close to any recognised open/recreation space but has access to the wider countryside via a network of public rights of way.

### Highways Factors

**Highway Access:** Part of the site has an existing vehicular access, this though is on a steep incline. Visibility to the south is limited by parked cars but to the north it is not hampered by on road parking due to Gunville Lane. The submission advises that the property can be demolished to facilitate access.

### Availability Assessment Available

**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

**Availability\_Timeframe:**

### Suitability and Requirements for Other Forms of Development

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

**Potential for a Mix of Uses:** Not applicable

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** Not applicable

**Need for new Open Space and/or Recreation:** The site lacks pedestrian permeability so is not an ideal location for public open space, but may have scope for amenity open space and smaller scale children's play alongside development.

### Achievability Assessment Achievable

**Indicative Yield:** 15

**Trajectory 23/24 to 27/28:**

**Trajectory Plan Period:**

**Trajectory Post-Plan Period:**

**Constraints to delivery / number\_of\_landowners:** There is more one landowner but there are no known covenants or legal issues.

**Infrastructure capacity:** The site is within the settlement boundary where adjoining properties benefit from connections to utility services

**Council\_owned:**

### SHLAA Conclusion

**NEW016****Land behind 87 Gunville Road, Newport**

Conclusion 2022:	Currently not developable. The site is suitable and was even subject of a previous residential outline permission. However it cannot be considered developable or deliverable at this stage. Issues to be overcome include multiple land ownerships, access and viability.
Status	Currently not developable

# NEW020b Land at New Fairlee Farm (NW field), Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

# NEW020b Land at New Fairlee Farm (NW field), Newport

**Impact on Biodiversity:** There is a small area to the south boundary that is adjacent to a SINC (St Pauls Cemetery), where the 5m is on the site boundary. TPOs along south boundary and one or two within the site. There are hedgerows at field boundaries. A tertiary river forms a small section of the south boundary. An Phase 1 Habitat survey has been submitted that indicates no direct impacts. CHECKED JUNE 2022

**Biodiversity Net Gain Scope:** Wildflower, natural grassland buffers to west and south boundary trees. Enhanced wetland habitat along tertiary watercourse and near SINC. Green roofs.

## Flood Risk

**Flood Risk (including Surface Water):** Surface water flood risk along west boundary.

## Proximity to Key Services

**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 Links:** 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 and Facilities:** Newport has a full range of services and facilities.

**Access to open space recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is adjacent to, and even partially within, Coplins Bridge Green Corridor. The site is within the walking distance threshold for outdoor sport, natural and semi-natural greenspace and parks/gardens. The site is beyond the walking distance threshold for amenity greenspace, children's play, allotments,

## Highways Factors

**Highway Access:** The most realistic highway access would be via site NEW068 to the north, which has a track to the main road network. The track would require upgrading. Trees/vegetation may require removal to connect to site NEW068.

## Availability Assessment Available

**Availability:**  
**Availability\_Timeframe:**

## Suitability and Requirements for Other Forms of Development

**Put forward for:** The site has been put forward for general housing/ mixed development - housing led.

**Potential for a Mix of Uses:** Potential for supporting open space.

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** No

**Need for new Open Space and/or Recreation:** The site offers scope for amenity open space and children's play in an area of deficit, which should be located adjacent to the green corridor to maximise accessibility by walking and cycling. Adjacent land on NEW002a offers scope to provide allotments to meet identified need.

## Achievability Assessment Achievable

**Indicative Yield:**

**Trajectory 23/24 to 27/28:**

**Trajectory Plan Period:**

**Trajectory Post-Plan Period:**

**Constraints to delivery / number\_of\_landowners:** There is one landowner and there are no known covenants or legal issues.

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

**Council\_owned:**

## SHLAA Conclusion

**NEW020b** Land at New Fairlee Farm (NW field), Newport

**Conclusion** Suitable, but currently cannot be considered developable as reliant on NEW068 coming forward, so cannot be considered achievable at this stage.  
**2022:** The adjacent green corridor has cycle links to and from Newport.  
Adjacent land on NEW002a offers scope to provide allotments to meet identified need.

**Status** Currently not developable

**NEW068**

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

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

## NEW068

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

**Impact on Biodiversity:** 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 southern and eastern boundaries, and a small woodland at the west 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.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:** Wildflower, natural grassland buffers to west and south boundary trees. Green roofs.

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified.

### Proximity to Key Services

**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 Links:** 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 and Facilities:** Newport has a full range of access and facilities

**Access to open space recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby including the Medina Leisure Centre.

### Highways Factors

**Highway Access:** 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.

## Availability Assessment

Available

**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.

**Availability\_Timeframe:**

### Suitability and Requirements for Other Forms of Development

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

**Potential for a Mix of Uses:** If development is considered appropriate there is a potential for a mix of uses if considered with the adjacent site.

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** No

**Need for new Open Space and/or Recreation:**

## Achievability Assessment

Achievable

**Indicative Yield:** 44

**Trajectory 23/24 to 27/28:**

**Trajectory Plan Period:**

**Trajectory Post-Plan Period:**

**Constraints to delivery / number\_of\_landowners:**

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

**Infrastructure capacity:**

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.

**Council\_owned:**

## SHLAA Conclusion

**Conclusion 2022:** Suitable, but currently cannot be considered developable as subject to access being upgraded to a suitable standard.

Would be suitable in connection with IPS359. Access to the site would need to ensure that it didn't prohibit or impact on the cycle track and old railway. Strategic Gap.

**NEW068**

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

Status

Currently not developable

**NEW071**

Land East of Prison (North field)

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**NEW071**

## Land East of Prison (North field)

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site, though there are a number of mature deciduous trees to the eastern boundary and scattered within the site particularly the north half. There are bats recorded in the vicinity.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:** Wildflower verges. Pond as part of park or garden provision. Bat boxes.

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified.

### Proximity to Key Services

**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 Links:** The site is adjacent to a pedestrian footway - which would benefit from widening and/or incorporation of a cycle track.

**Access to Services and Facilities:** Newport being the county town has access to a full range of services and facilities.

**Access to open space recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Surprisingly, for such an urban site, the area falls outside the walking access threshold of several key open space typologies - children/young people's provision, parks/gardens, outdoor sport, and allotments. It is within the walking access threshold of amenity greenspace and accessible natural greenspace.

### Highways Factors

**Highway Access:** Fronts onto the A2030.  
May either share the prison access or create a new access.

### Availability Assessment Available

**Availability:** No

**Availability\_Timeframe:** Unknown

### Suitability and Requirements for Other Forms of Development

**Put forward for:** Potentially.

**Potential for a Mix of Uses:** Yes - open space, business, commercial or community uses all may be equally appropriate.

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** Not applicable

**Need for new Open Space and/or Recreation:** The site represents a good opportunity to provide a park/garden to address an area of deficit. The presence of existing mature trees would add value to this use.

### Achievability Assessment Achievable

**Indicative Yield:** 0 - Subject to a more comprehensive consideration of the site

**Trajectory 23/24 to 27/28:** 0

**Trajectory Plan Period:** 0

**Trajectory Post-Plan Period:** 0

**Constraints to delivery / number\_of\_landowners:**

**Infrastructure capacity:**

**Council\_owned:** No

### SHLAA Conclusion

**NEW071**

Land East of Prison (North field)

Conclusion 2022:	Currently not developable Suitable but availability requires confirmation. Mature trees will need to be retained with appropriate root protection areas. Given that there is significant development planned elsewhere in the vicinity, this site requires comprehensive consideration as part of a wider masterplan. In that light, at this stage it seems that this site represents a good opportunity to provide a park/garden to address a pre-existing area of deficit in the community, as well as addressing the needs of proposed new development. The presence of existing mature trees would add value to this use.
Status	Currently not developable

**NEW072**

Land North of Little London Quay, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

Impact on Biodiversity:

Biodiversity Net Gain Scope:

**NEW072**

Land North of Little London Quay, Newport

**Flood Risk**

Flood Risk (including Surface Water): None on site. Area of risk (FZ2/3) stops about 10m short of site boundary to SE

**Proximity to Key Services**

Access to Public Transport:

Access to Pedestrian Cycle Links:

Access to Services and Facilities:

Access to open space recreation:

**Highways Factors**

Highway Access: Not ideal. Most likely option appears to be from south via Little London and by The Bargeman's Rest, although this lacks pedestrian footways, widening would require digging into the bank supportin the elevated Medina Way. The electricy sub-station represents a possible obstacle at this point. Other options exist further north along Little London althoiugh these would appear to require negotaiting third party accesses that may impact viability.

**Availability Assessment**

Available

Availability:

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

Put forward for: TBC

Potential for a Mix of Uses:

Loss of Employment Site:

Potential for Consideration as a Rural exception?

Need for new Open Space and/or Recreation:

**Achievability Assessment**

Achievable

Indicative Yield:

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners:

Infrastructure capacity:

Council\_owned:

Three owners. Vehicular access. Heritage constraint of local listed structure.

**SHLAA Conclusion**

Conclusion 2022: Suitable, biut needs to demoinstrate achievability and availability (owners contacted). Achievability dependent on several facors that may impact upon viability - three owners, vehicular access, heritage constraint of local listed structure. Existing locally listed structure should ideally be retained and converted.

Status: Currently not developable



**NEW074**

# Land East of Prision (South field)

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

**NEW074**

## Land East of Prision (South field)

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site, though there are a number of mature deciduous trees to the eastern boundary particularly the SE section. There are bats recorded in the vicinity.  
CHECKED JUNE 2022

**Biodiversity Net Gain Scope:** Wildflower verges. Pond as part of park or garden provision. Bat boxes.

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified.

### Proximity to Key Services

**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 Links:** The site is adjacent to a pedestrian footway - which woul dbenefit from widening and/or incorporation of a cycle track.

**Access to Services and Facilities:** Newport being the county town has access to a full range of services and facilities.

**Access to open space recreation:** In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. Surprisingly, for such an urban site, the area falls outside the walking access threshold of several key open space typologies - children/young people's provision, parks/gardens,outdoor sport, and allotments. It is within the walking access threshold of amenity greenspace and accessible natural greenspace.

### Highways Factors

**Highway Access:** Fronts onto the A2030.  
May either share the prison access or create a new access.

### Availability Assessment Available

**Availability:** No

**Availability\_Timeframe:** Unknown

### Suitability and Requirements for Other Forms of Development

**Put forward for:** Potentially.

**Potential for a Mix of Uses:** Yes - open space, business, commercial or coimmunity uses all may be equally appropriate.

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** Not applicable

**Need for new Open Space and/or Recreation:** Several open space typologies are needed in the area (children/young people's provision, parks/gardens,outdoor sport, and allotments). Provision should be planned comprehensively alongside other sites in the area - NEW002, NEW071 and others.

### Achievability Assessment Achievable

**Indicative Yield:**

**Trajectory 23/24 to 27/28:**

**Trajectory Plan Period:**

**Trajectory Post-Plan Period:**

**Constraints to delivery / number\_of\_landowners:**

**Infrastructure capacity:**

**Council\_owned:**

### SHLAA Conclusion

**NEW074**

**Land East of Prision (South field)**

**Conclusion** Currently not developable.  
**2022:** Suitable but availability requires re-confirmation.  
Availability could have been assumed in the past, by virtue of a previous outline permission for residential development (P/00926/00).  
Given that there is significant development planned elsewhere in the vicinity, this site requires comprehensive consideration as part of a wider masterplan. In that light, as this stage it seems that this site represents a good opportunity to provide several potential uses - including residential, community, commercial.

**Status** Currently not developable

**NEW087**

# Centre of Newport Public Sector Land

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

## NEW087

# Centre of Newport Public Sector Land

**Biodiversity Net Gain Scope:** The adjacent river has been subject to ecologically unsympathetic culverting. A wider development scheme offers some scope to improve and naturalise the river and its banks - although the Quay Wall is listed which places some limitations, as does the need to reduce flood risk. Buildings could be enhanced by green roofs and walls.

### Flood Risk

**Flood Risk (including Surface Water):** The majority of the site, including all eastern sections are in flood zone 2/3.

### Proximity to Key Services

**Access to Public Transport:** Town centre location has good bus access.

**Access to Pedestrian Cycle Links:** Connections to multiple strategic cycling routes.

**Access to Services and Facilities:** Town centre location with mutiple services in close proximity.

**Access to open space recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is outside the accessibility walking threshold of all open space types except children/young people.

### Highways Factors

**Highway Access:** There are multiple highway connections and also scope for highway works as part of any redevelopment.

## Availability Assessment

Available

Availability:

Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

Put forward for:

**Potential for a Mix of Uses:** Yes - site would ideally contain a mix of civic, commercial, emplyment, retail, services and residential.

**Loss of Employment Site:** The site includes employment, although this could be replaced, or even increased, within a new scheme.

Potential for Consideration as a Rural exception?

**Need for new Open Space and/or Recreation:** Not a site suited to large scale open space provision, but there may be scope for discreet small scale children's play in an urban street-furniture context.

## Achievability Assessment

Achievable

Indicative Yield:

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

**Constraints to delivery / number\_of\_landowners:** Multiple landowners on site.

Infrastructure capacity:

Council\_owned:

## SHLAA Conclusion

**Conclusion 2022:** The site would benefit from a comprehensive masterplan which would need to consider the relocation/redevelopment of current community services as well as the socio-economic benefits and impacts of doing so. However, the SHLAA is solely concerned with residential potential and capacity. Any redevelopment would be subject to consideration of main constraints - namely flood risk and heritage constraints. Significant parts of the site are Conservation Area, and would require detailed Heritage Assessment prior to development. Even in the absense of a comprehensive scheme/masteplan, the area has potential residential capacity. Two discrete areas that stand out as having most potential. It should be noted that both sub-areas of the wider site may equally be suited to community services, business or commercial - or a mixed use site. The north car park in particular arguably lends itself more to community/civic/business redevelopment given its prominent 'landmark' location adjacent to busy roads. This would be a matter for the masterplan to recommend, but for the purposes of the SHLAA

theoretical capacities have been estimated assuming a residential/replacement car-parking development.

The North car park could potentially be redeveloped. In light of the flood risk, living accommodations would preferably be on upper floors. A redevelopment incorporating ground floor parking and residential or commercial on upper floors would potentially produce 100 apartments if residential. This assumes 5 storeys on the south-east side of the site and 3 storeys on the north-west side - with the lower storeys located on the NW side in light of heritage constraints.

The second area with clear discrete potential is the south corner of the site. Here 5 storeys may be achievable on the southern section, with a 2 storey terrace on the north frontage. Again, living accommodations would preferably be on upper floors in light of flood risk. Ground floor may be commercial or parking. This area could potentially accommodate an estimated 78 apartments.

The SHLAA has also considered a theoretical redevelopment of the whole site. Building heights and layouts would be governed by consideration of heritage concerns and the setting of listed buildings and the Conservation Area. Ground and basement storeys would necessarily be limited to non-residential uses that are less vulnerable to flood risk. Subject to the above considerations and assuming community/civic uses were to be relocated elsewhere in Newport, it is estimated there may be residential capacity for approximately 340-350 apartments in the area.

Intentions of landowners would require confirmation before site(s) can be considered developable or deliverable, as well as an assessment of economic viability.

Status

Currently not developable

**NIT006**

Land at Puckwell Farm, adjacent to Niton Primary School, Niton.

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:  Open landscape often with an exposed feel  
 Long distance panoramic views across the Island's landscape and out to the English Channel  
 A chalk landscape largely grazed on the downlands and with large arable fields in the south of the area at the base of the Week Down and above the inland cliff top  
 Important historic parkland at Appuldurcombe with prominent outer park wall skirting the base of the main downland slope below Appuldurcombe Down and rising up over the downland ridge  
 Landmark features of Freemantle Gate and the Worsley Obelisk on Appuldurcombe Down  
 Large stone wall enclosing the outer park at Appuldurcombe  
 Hanger woodlands on the eastern downland slope some of which are ancient woodland  
 Important chalk grassland areas in close proximity to acidic grasslands on drift geology gravel and clay with flint deposits  
 Hedgerows are present off of the downland but tend to be small except where demarcating tracks  
The overall condition of the features of this character area is judged to be good and the character of the area is judged to be good."/>

**NIT006**

# Land at Puckwell Farm, adjacent to Niton Primary School, Niton.

Agricultural Land Classification:

The classification is Grade 4

Landscape Impact:

The site about the AONB and is abutted to both NE and south boundaries by public footpaths. It forms a transition between village and countryside and is overlooked by the Downland AONB to the east. The site itself is rough grasland and scattered trees with a redundant barn. The value, sensitivity and capacity for change is moderate.

## Heritage Impacts

Impact on Historic Environment and Heritage Assets:

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

## Biodiversity / Ecological Impacts

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders on the site, although there are some larger trees within the site.

Biodiversity Net Gain Scope:

Pond (S71 NERC Act Priority Habitat) off-site to north. Newt surveys would be required. Site may benefit from amphibian habitat creation. Enhanced hedgerows and buffers at boundaries.

## Flood Risk

Flood Risk (including Surface Water):

No identified flood risk

## Proximity to Key Services

Access to Public Transport:

There are bus stops within the village of Niton.

Access to Pedestrian Cycle Links:

There are public rights of way to the north, east (NT21) and south (NT24) of the site that extend into the wider countryside and AONB.

Access to Services and Facilities:

Niton has a range of facilities in line with it being a RSC.

Access to open space recreation:

There are some open space provisions within Niton and there is access to the wider countryside.

## Highways Factors

Highway Access:

Access can be achieved through the new housing development at Puckwell Farm that accesses onto the High Street. However, the access lack pedestrian footways, appear to have been designed for a limited on-site development and highways adoption status requires confirmation. Ransom strip would impact viability.

## Availability Assessment

Available

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 0-5 years

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing.

Potential for a Mix of Uses:

No

Loss of Employment Site:

No

Potential for Consideration as a Rural exception?

No

Need for new Open Space and/or Recreation:

The Bay area has quantitative shortages of allotments (- 4.37ha) and Children and young people (-0.73ha).

## Achievability Assessment

Achievable

Indicative Yield:

0

Trajectory 23/24 to 27/28:

Constraints to delivery / number\_of\_landowners:

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

**NIT006**

Land at Puckwell Farm, adjacent to Niton Primary School, Niton.

Trajectory Plan Period:

Infrastructure capacity:

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

Trajectory Post-Plan Period:

Council\_owned:

### SHLAA Conclusion

Conclusion 2022: Small discrete scheme may be possible subject to careful consideration of impact within AONB countryside, access and impact upon on-site habitats.

2022: However the site appears to be inaccessible and isolated with potentially two separate ransom strips, making achievability and viability highly questionable.

Status

Currently not developable

**RYD005**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

The majority of site is located in FZ 2 and 3

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.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

The site is not class 1 or 2 agricultural land.

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**RYD005**

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

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.

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: 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.

Biodiversity Net Gain Scope: Green roofs. Bird boxes (House Sparrow, Starling, Swift, House Martin).

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified. FZ2/3 just off-site to the north-east.

**Proximity to Key Services**

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 Links: 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 and Facilities: The site is in the settlement boundary of Ryde where there are a range of services and facilities

Access to open space recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. There are a number of public open space facilities nearby

**Highways Factors**

Highway Access: The site is accessed off George Street.

**Availability Assessment**  Available

Availability: The site is not immediately available for development but will be in years 6-10. Once commenced could be achieved within 1 year.

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

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

Potential for a Mix of Uses: No

Loss of Employment Site: Yes

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: The site is not a suitable scale or location for the provision of public open space.

**Achievability Assessment**  Achievable

Indicative Yield: 14 - as per historic permission.

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners: 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: The site is within the settlement boundary where adjoining properties benefit from connections to utility services.

Council\_owned:

**SHLAA Conclusion**

**RYD005**

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

Conclusion Suitable and available.

2022: But lack of certainty over delivery to class the site as deliverable. Previous permission P/01315/03(14) granted but never implemented,

Status Currently not developable

**RYD006**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

Impact on Biodiversity:

Biodiversity Net Gain Scope:

**RYD006**

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

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified on site or access route. Surface water risk just off-site to the north.

**Proximity to Key Services**

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 Links: 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 and Facilities: Ryde has a full range of services and facilities

Access to open space recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment.

**Highways Factors**

Highway Access: The site can be accessed from the High Street.

**Availability Assessment**  Available

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

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

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

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: The site is not a suitable scale or location for the provision of public open space.

**Achievability Assessment**  Achievable

Indicative Yield: 8

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners: There is one landowner and there are no known covenants or legal issues.

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

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Suitable and available. But lack of certainty over delivery to class as deliverable. 2 previous permissions P/02204/02 (Outline for 7 houses) and P/00516/12 (outline for 8 dwellings) both granted but never implemented, contamination issues on site.

Status: Currently not developable

**RYD006**

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

**RYD017**

Land at Haylands Manor, Corbett Road, Ryde

**Key Details**

Settlement: Ryde Settlement Tier: 1 Parish: Ryde Site Area (2.09 2018 SHLAA\_Ref\_No: IPS203 2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Bisects the Settlement Boundary

Location in relation to Settlement Boundary 2018: The site is part in and part outside the settlement boundary. The house is within and the amenity ground is adjacent and to the south west.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

Site Description: The site is a larger site on the edge of Ryde and comprises of residential and amenity land. The site is bounded by feather boarded fences to Corbet Road and hedges and trees to the other boundaries.

**Suitability Assessment**  Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i) The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is part in and part outside the settlement boundary. Strategic Gap.

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

**Landscape Impacts**

Impact upon and relationship to the AONB: The is not located in the AONB.

Landscape Character Northern Clay Pasture Land Area Key Factors: Key Characteristics Rolling pastoral landscape with small copses, hedgerows and hedgerow trees Field trees are a feature of the east of the area around Hardingshute, Nunwell and Upton Historic farmsteads are located throughout the area The designed landscape and historic buildings at Nunwell contribute strongly to the character of that part of the area Ancient woodland areas Nature conservation value of woodland and grassland areas within the area and wetland areas on its edges Scheduled monuments a number of which are currently at risk

Agricultural Land Classification: The classification is Urban.

Landscape Impact: The site is fairly flat on the edge of Ryde with development to the north. There is also development to the east beyond the neighbouring amenity grounds and to the south beyond the site's amenity grounds. The site is on raised topography relative to the undeveloped countryside to the west where the land slopes away. The site is generally enclosed by development and would appear on the face of it to form a logical extension subject to other considerations. There is no public access currently, limiting the sites recreation value, but there the tree and vegetation coverage give some ecological value. Strategic Gap.Value is medium and sensitivity is low/medium.

**Heritage Impacts**

# RYD017

## Land at Haylands Manor, Corbett Road, Ryde

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There is a listed building (Haylands Manor) directly adjacent to the site to the east. If development is considered appropriate any design and layout should consider the impact and setting on the listed building.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. The sites 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. Appropriate biodiversity studies are likely to be required including consideration of the site's proximity within the 3km radius of Briddlesford Copse. There is an area TPO off the western boundary, another off the north boundary, and another abutting the SE corner, and a series of individual TPO trees to the southern boundary.

**Biodiversity Net Gain Scope:**

### Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified on-site.

### Proximity to Key Services

**Access to Public Transport:** Ryde has a number of bus services to and from Newport. There is a bus stop in walking distance to the site.

**Access to Pedestrian Cycle Links:** 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 and Facilities:** Ryde has access to a range of services and facilities.

**Access to open space recreation:** Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is within the walking access threshold for allotments, accessible natural greenspace, parks/gardens and outdoor sport. but outside it for amenity greenspace, and children/young people (Unless pedestrian access could be secured to the east/south-east - in which case childrens/young people's provision would be within the access threshold.

### Highways Factors

**Highway Access:** The site is accessed from Corbett Road which is unmade with lots of deep potholes. The submitter has advised that he owns the freehold to the access and verges. Grove Road is another potential access coming off Corbett Road, but it is also unmade as well as being narrow and non-standard width.

### Availability Assessment Available

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

**Availability\_Timeframe:**

### Suitability and Requirements for Other Forms of Development

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

**Potential for a Mix of Uses:** No

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** No

**Need for new Open Space and/or Recreation:** The lack of pedestrian permeability to the surrounding area, together with the relatively small scale of the site mean it is not well suited to larger scale open space provision, although there may be scope for some smaller scale amenity greenspace.

### Achievability Assessment Achievable

**Indicative Yield:** 0

**Trajectory 23/24 to 27/28:**

**Trajectory Plan Period:**

**Constraints to delivery / number\_of\_landowners:** There is one landowner, there may be rights of access covenants and/ or legal aspects with regards to the access in.

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

**RYD017**

Land at Haylands Manor, Corbett Road, Ryde

Trajectory Post-Plan Period:

Council\_owned:

**SHLAA Conclusion**

Conclusion Currently not developable.

2022: Whilst it is acknowledged that the submitter may own the access, there is concern over achieving a suitable access to the site for increased development. Concerns over viability and cost of upgrading access. Strategic Gap. The site is also heavily treed and may reduce the developable area. Could consider combining sites.

Status Currently not developable.

**RYD038**

Smallbrook Farm North, Smallbrook Lane, Ryde

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

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

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character

Area Key Factors:

- Use for formal sporting and leisure activities
- Mosaic of habitats of potential benefit to wildlife (particularly the golf courses)
- Smallbrook stadium sees occasional activities with high noise and traffic having temporary impact on the tranquillity of the area

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

## RYD038

## Smallbrook Farm North, Smallbrook Lane, Ryde

### Impact on Biodiversity:

There is a large pond (S41 priority habitat) to the north and hedgerows with scattered trees at boundaries and at field boundaries within the site. There are no TPOs. It is within the North Eastern Woods Local Ecological Network. Ancient woodland is located off-site to the east and south-east, as well as to the west.

### Biodiversity Net Gain Scope:

Ancient woodland buffers, wildflower meadow habitat. Enhancements in line with the aims of the North Eastern Woods Local Ecological Network.

### Flood Risk

### Flood Risk (including Surface Water):

FZ2/3 in NE corner and along east access road.

### Proximity to Key Services

### Access to Public Transport:

It is very close to Smallbrook Junction railway station, where bus stops for routes 2, 24, 25 are also located.

### Access to Pedestrian Cycle Links:

Smallbrook Lane has no pedestrian footways. Potential scope to connect to adjacent permissions and pedestrian routes therein.

### Access to Services and Facilities:

Ryde is a tier 1 settlement with a good range of services.

### Access to open space recreation:

Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. The site is within the walking access threshold for outdoor sport, but beyond it for all other open space typologies except accessible natural greenspace which is partially accessible. Implementation of adjacent permissions will update this position.

### Highways Factors

Highway Access: Via Smallbrook Lane to the north. Other access routes to the south and west may have potential for upgrading to also serve adjacent planning permission P/01456/14 and 20/02159/ARM.

## Availability Assessment

Available

### Availability:

### Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

### Put forward for:

### Potential for a Mix of Uses:

Yes - open space

### Loss of Employment Site:

No

### Potential for Consideration as a Rural exception?

### Need for new Open Space and/or Recreation:

Current need for most open space types will require re-analysis and re-consideration upon implementation of neighbouring permissions. P/01218/16 already includes allotments, children's play and accessible natural greenspace. Permission to the east already includes children's play including a MUGA, one NEAP, two LEAPs and several LEAPs.

## Achievability Assessment

Achievable

### Indicative Yield:

80

### Trajectory 23/24 to 27/28:

0

### Trajectory Plan Period:

0

### Trajectory Post-Plan Period:

0

### Constraints to delivery / number\_of\_landowners:

### Infrastructure capacity:

### Council\_owned:

## SHLAA Conclusion

**RYD038**

Smallbrook Farm North, Smallbrook Lane, Ryde

Conclusion 2022:	Potentially suitable location to be considered alongside adjacent permissions. It will need to demonstrated permeability, connectivity and access for pedestrians and cyclists via and through adjacent permissions. Open space requirements in line with adopted local standards will require similar consideration alongside adjacent permissions. Heritage setting issues will requite further specialist consideration which will impact upon capacity estimate. Pond to north of site could be retained and enhance as biodiversity net gain habitat.
Status	Currently not developable

**SHK012**

Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

**Key Details**

Settlement: The Bay (Shanklin) Settlement Tier: 1 Parish: Shanklin Site Area (0.16 2018 SHLAA\_Ref\_No: IPS393 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary

Location in relation to Settlement Boundary 2018: The site is located in the settlement boundary

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

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.

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan: The site is located in the settlement boundary.

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

**Landscape Impacts**

Impact upon and relationship to the AONB: 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.

Landscape Character: Settlement

Area Key Factors:

Agricultural Land Classification: The classification is urban

Landscape Impact: Minimal landscape impact from site within settlement, although impact upon neighbouring amenities is an obvious consideration.

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close y.

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: 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.

Biodiversity Net Gain Scope:

**SHK012**

Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified.

**Proximity to Key Services**

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 Links: 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 and Facilities: Shanklin has a wide range of services and facilities

Access to open space recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

**Highways Factors**

Highway Access: The site has access onto Priory Road.

**Availability Assessment**

Available

Availability: Insufficient evidence of availability.

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

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

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation:

**Achievability Assessment**

Achievable

Indicative Yield: 10

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners:

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:

The site has the benefit of existing utilities.

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Currently not developable

Redevelopment in line with previous permission should be acceptable. However, the previous permission did not come forward and there has been a change of owners, so achievability and deliverability of a net gain is highly questionable.

Status: Currently not developable

**SHK012**

Fairfield Lodge, Priory Road, Shanklin. PO37 6SA

**VEN012**

Land between St Boniface Road and High Street, Ventnor

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character   
Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**VEN012**

# Land between St Boniface Road and High Street, Ventnor

Impact on Biodiversity: No environmental designations. The south-facing vegetated slope habitat may host protected species/possible reptile habitat.

Biodiversity Net Gain Scope: Preservation and enhancement of rear slope. Hedgerows at boundaries. Bird/bat boxes.

## Flood Risk

Flood Risk (including Surface Water): No flood risk identified

## Proximity to Key Services

Access to Public Transport: There are bus routes/stops along both St Boniface Road to the north and the High Street to the south.

Access to Pedestrian Cycle Links: There is a pedestrian link the length of the east boundary which connects to footways to the north and south.

Access to Services and Facilities: Ventnor has a number of services and facilities. There is a convenience shop directly opposite the site on the High Street.

Access to open space recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. In terms of access, the site is within the walking threshold for all open space typologies except parks and gardens.

## Highways Factors

Highway Access: Only possible to access by vehicle from the High Street. A steep pedestrian path runs down the east boundary. A drastic steep change in levels prevents vehicular access from the north.

## Availability Assessment Available

Availability: No

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

Put forward for: Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? N/a

Need for new Open Space and/or Recreation: No real scope to provide any significant public open space on site.

## Achievability Assessment Achievable

Indicative Yield: 10

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number\_of\_landowners: Four landowners. A letter to the the owner (as identified by the Land Registry) of the largest section (which is also the access) was bounced back in March 2022.

Infrastructure capacity:

Council\_owned:

## SHLAA Conclusion

Conclusion 2022: Suitable for a small scale residential development accessed from the High Street. Layout will have to be sensitive to neighbouring amenities, gradients and possible contamination or land stability issues but the size threshold should be achievable. However the site cannot be considered either available or achievable since it has not been possible to contact the landowner of the access point.

Status: Currently not developable

**VEN012**

Land between St Boniface Road and High Street, Ventnor

# WRO002 Castle Works, Castle Road, Wroxall, Isle of Wight, PO38 3ED

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B(i)  
 The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii):

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character  
Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

**WRO002**

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

Impact on Biodiversity: 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.

Biodiversity Net Gain Scope:

**Flood Risk**

Flood Risk (including Surface Water): Area of surface water flood risk on south-east side and close to the access.

**Proximity to Key Services**

Access to Public Transport: The site is located along Route 3, this serves Newport | Rookley | Godshell | 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 Links: 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 and Facilities: Wroxall has a number of local facilities in line with it being classified as a rural service centre

Access to open space recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision. However, given that Wroxall is a comparatively small settlement within a much larger area for analysis purposes, results need to be treated with caution.

**Highways Factors**

Highway Access: The site has an existing access onto the adjacent road to the south.

**Availability Assessment**  Available

Availability: TBC

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

Put forward for: TBC

Potential for a Mix of Uses: This will need to be determined

Loss of Employment Site: The site has a commercial use that may be lost as a result of any redevelopment.

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation:

**Achievability Assessment**  Achievable

Indicative Yield: 10

Trajectory 23/24 to 27/28:

Constraints to delivery / number\_of\_landowners: 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.

Trajectory Plan Period:

Infrastructure capacity: The site has some utilities and adjoining properties appear to benefit from connections to utility services.

Trajectory Post-Plan Period:

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Currently not suitable in isolation. The loss of employment land and uses is not generally favoured by current planning policies and would need to be justified against Adopted Core Strategy Policy DM8, and emerging IPS Policy E2.

**WRO002**

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

Status

Currently not developable

**WRO002**

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

# APPENDIX 5: DEVELOPABLE SITES

**COW020** Land rear of Harry Cheek Gardens, Northwood

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  
 Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  
 Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  
 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  
 Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

**COW020**

# Land rear of Harry Cheek Gardens, Northwood

**Landscape Impact:** The land gently slopes from east to the west of the site. There are residential properties to the north and east of the site but the site is on the edge of the settlement with a semi-rural feel having lots of trees and greenery in the vicinity.

## Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. If the site is to be accessed via or near the public right of way, there is a listed building adjacent to it that will need to be considered as appropriate.

## Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation but is located in a Local Ecological Network (North Western Woods). There are a row of TPO trees to the eastern boundary and hedges to the west and east. The hedgerow to the north is interspersed with trees. Relevant studies may be required.

**Biodiversity Net Gain Scope:** In line with North Western Woods local ecological network.

## Flood Risk

**Flood Risk (including Surface Water):** No flood risk identified

## Proximity to Key Services

**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 links:** There is a public right of way through the site to the south (CS14), there are no nearby cycle links but there are links in the wider area.

**Access to Services and Facilities:** Northwood has some facilities and Cowes further to the north has a range of services and facilities

**Access to Open Space and Recreation:** The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. The site is beyond the accessibility standard to most types of open space. The site is adjacent to a village green/common land (Part of the site but discounted as open space)

## Highways Factors

**Highway Access:** The

## Availability Assessment

Available

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

**Availability\_Timeframe:**

## Suitability and Requirements for Other Forms of Development

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

**Potential for a Mix of Uses:** No

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** Not applicable

**Need for new Open Space and/or Recreation:** Site offers an opportunity to address open space deficits in landscaped setting.

## Achievability Assessment

Achievable

**Indicative Yield:** 28

**Trajectory 23/24 to 27/28:** 28

**Constraints to delivery / number\_of\_landowners:**

There is one landowner and there are no known covenants or legal issues. There is a sewer line crossing the middle of the original allocation site HA026 site east to west and a another sewer line that runs from the east to the centre of the site before running north. Access is unclear and consequently could be a constraint.

**COW020**

Land rear of Harry Cheek Gardens, Northwood

Trajectory Plan Period:

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

Trajectory Post-Plan Period:

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Developable - Deliverable subject to access confirmation.  
Public footpath provides pedestrian acces to the NW, scope for vehicular access to east will require confirmation.  
Open space to meet deficits required. Ecological enhancements required in line with ecological improvement area and to secure net gain.

Status:

ECW005

123 Victoria Grove, East Cowes, PO32 6JQ

Key Details

Settlement: East Cowes Settlement Tier: 1 Parish: East Cowes Site Area (0.09 2018 SHLAA\_Ref\_No: IPS339 2nd Reg18 ISP Housing Allocation Ref: N/a

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018: The site is located in the settlement boundary

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

Site Description: The site is an existing residential dwelling and garden. There is a hedge to the west with the roadside boundary to the south.

Planning History: No apparent planning history.

Suitability Assessment

Suitable [checked]

Discounting Factors

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

[ ] Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

[ ] Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i) Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

[ ] Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

[ ] Discounted by a Factor in Stage B(ii)

Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is in a residential area. Consideration on the density and impact on nearby properties will need to be considered.

Local Policy Context (Including Neighbourhood Plan: The site is within the settlement boundary

Mineral Resources: The site is not located in a mineral or mineral safeguarding area

Landscape Impacts

Impact upon and relationship to the AONB: 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. There could be the potential for impact on neighbouring properties with an increased density of the site.

Landscape Character Area Key Factors: Urban context site

Agricultural Land Classification: The classification is urban

Landscape Impact: Urban context site

Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

Biodiversity / Ecological Impacts

**ECW005**

123 Victoria Grove, East Cowes, PO32 6JQ

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

Biodiversity Net Gain Scope: Scope for increased planting, pond, green roof, bird boxes.

**Flood Risk**

Flood Risk (including Surface Water): No risk identified

**Proximity to Key Services**

Access to Public Transport: The bus stop is located on the main road to the east about 500m 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 links: 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 and Facilities: The site is in the settlement boundary of East Cowes where there are a range of services and facilities.

Access to Open Space and Recreation: There are a number of public open space facilities nearby.

**Highways Factors**

Highway Access: Access is currently on to Victoria Grove

**Availability Assessment** Available

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 2-3 years

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

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

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation:

**Achievability Assessment** Achievable

Indicative Yield: 0

Trajectory 23/24 to 27/28:

Constraints to delivery / number\_of\_landowners: There is one landowner and there are no known covenants or legal issues.

Trajectory Plan Period:

Infrastructure capacity: The existing dwelling benefits from utilities

Trajectory Post-Plan Period:

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Suitable and available for redevelopment and net gain in residential units. Although it is borderline that the site would achieve the SHLAA size threshold. May be able to demonstrate a flat/apartment scheme which respects neighbouring amenities via the development management process.

Status: Developable

**ECW005**

123 Victoria Grove, East Cowes, PO32 6JQ

**FRE013**

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

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

History:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Environmental Discounts\_Stage B(i)  Discounted by a Factor in Stage B

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

**FRE013**

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

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

Agricultural Land Classification: The land is classified as urban.

Landscape Impact: The site is an arable field that 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. However it enclosed to the north, east and south by development and the open countryside to the west is on a well treed rising gradient which limits longer distance visual impacts and impacts upon the AONB. There are no public rights of way across the site. The value is low/medium and sensitivity is medium. Overall capacity for change is medium/high.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Unknown archeological potential but medieval finds in field. Early consultation with IWCAHES recommended.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders but there are trees and hedges at the boundaries.

Biodiversity Net Gain Scope:

- Enhanced connectivity of hedgerows and tree lines. Retention of mature boundary trees and hedgerows.
- Wild flower/meadow buffers.
- Design development sensitive to Hedgehogs (local Section41 species): Fence tunnels and gates.
- Provide boxes for local Section41 and Local Priority bird species: House Sparrow, Starling, Swift and House Martin.
- Wetland habitat as part of multifunction SuDS, particularly on northern side where surface water risks identified.

### Flood Risk

Flood Risk (including Surface Water): Flood zone 1. Surface water risk on northern boundary and access road.

### Proximity to Key Services

Access to Public Transport: There are bus stops just outside the site.

Access to Pedestrian Cycle links: There are no public rights of way on site or at the boundaries

Access to Services and Facilities: Freshwater has access to a good range of services and facilities within about half a mile to the north..

Access to Open Space and Recreation: West Wight exhibits surpluses of all open space types except Parks & Gardens and Allotments. Open Space (Outdoor Sports Facilities) to west of the site and marshes to the east

### Highways Factors

Highway Access: Access is onto Camp Road and is just over 400m from the strategic road network. At least one further access to the south of the site would be needed to ensure development permeability.

### Availability Assessment

Available

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

Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing / mixed development - housing led.

Potential for a Mix of Uses: Possibly

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

**FRE013**

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

Need for new Open Space and/or Recreation:

Amenity green space and children's playspace desirable on east side to serve site and wider area. Allotments provision would be beneficial given access and quantity deficits in the area.

**Achievability Assessment**

Achievable

Indicative Yield: 100

Trajectory 23/24 to 27/28: 100

Trajectory Plan Period: 100

Trajectory Post-Plan Period: 0

Constraints to delivery / number\_of\_landowners: There is one landowner and there are no known covenants or legal issues.

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

Council\_owned: No

**SHLAA Conclusion**

Conclusion 2022: Developable. In addition to the access via Camp Road, at least one further access to the south of the site would be needed to ensure development permeability. Amenity green space and children's playspace desirable on east side to serve site and wider area. Allotments provision would be beneficial given access and quantity deficits in the area. Footways and rights of way offsite in neighbouring vicinity require enhancements to improve connections to local shops and services and avoid car dependency.

Status: Developable

# NEW008 Former Library HQ, Land Adjacent St Mary's Hospital Parkhurst, Newport Road Newport.

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

## NEW008

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

### Impact on Biodiversity:

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.

### Biodiversity Net Gain Scope:

Given the current nature of the site, achieving net gain will be extremely difficult, so offsetting may be necessary. Green roofs potential. Pond potential. Preservation of more mature trees. Maintenance of ecological networks across site by vegetation/hedgerows at boundaries. Dwellings would benefit from boxes for House Sparrow (Red list) which have been recorded in the area. Bat boxes on buildings would also be beneficial - as several species have been identified locally.

### Flood Risk

Flood Risk (including Surface Water): No flood risks identified.

### Proximity to Key Services

#### 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 links:

There are public rights of way and cycle links in the wider area. The road adjacent has a pavement

#### Access to Services and Facilities:

Newport has a full range of services and facilities

### Access to Open Space and Recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is outside the accessibility walking threshold of all types of open space, except amenity greenspace and accessible natural greenspace. Children's play sees a particularly notable deficit given the density of nearby housing.

### Highways Factors

Highway Access: The site has a single track green lane onto Parkhurst Road with restricted visibility splays, this would need to be improved - if indeed this access is utilised. Alternative access could be provided via Hewitt Crescent through third party land, or via the hospital as suggested by the panel.

### Availability Assessment

Available

#### 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.

#### Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

#### Put forward for:

The site has been put forward for general housing.

#### Potential for a Mix of Uses:

This will need to be determined.

#### Loss of Employment Site:

Not applicable

#### Potential for Consideration as a Rural exception?

Not applicable

#### Need for new Open Space and/or Recreation:

As this is a comparatively small allocation, it is difficult to divorce consideration of open spaces provision from the much larger allocations in the vicinity - where centrally accessible facilities and services could more readily be located. In addition, the site abuts pre-existing amenity open space which is well overlooked and could be improved and/or potentially locate children's play.

### Achievability Assessment

Achievable

#### Indicative Yield:

25

#### Trajectory 23/24 to 27/28:

0

#### Constraints to delivery / number\_of\_landowners:

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.

#### Trajectory Plan Period:

25

#### Infrastructure capacity:

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

#### Trajectory Post-Plan Period:

0

#### Council\_owned:

Yes

### SHLAA Conclusion

**NEW008**

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

Conclusion 2022: Developable.

This is suitable site, although there are constraints that require further consideration - notably access and trees/biodiversity, which relate to each other. There appear to be three reasonable options for vehicular access, at least one of which will require confirmation for the site to be considered deliverable. Highways input/advice is therefore required.

1) Access via the submitted access onto Parkhurst Road. This has the advantage of being in the same ownership. However it is insufficient width (i.e. single vehicle) for a 60m stretch. This seems likely to be problematic unless to serve a very small number of dwellings. Therefore widening, or at the very least installation of passing points, is likely to be necessary -which will require third party land and loss of trees. In addition the access appears to have restricted visibility splays to the south which require further investigation.

2) Alternative access could be provided via Hewitt Crescent through third party land. This option will also likely necessitate loss of trees and also require some loss of public amenity land.

3) Access via the hospital may also be feasible, particularly if the site was used to house key workers from the hospital.

If option 1 is not the preferred vehicle access, it should be utilised as a pedestrian/cycle access.

Lends itself to Cul-De-Sac layout, possibly with parking at western sections. Layout will be dictated partly by preferred access and any retained trees. Scope for improving quality and range of open space provision on adjacent amenity open space.

Status

Developable

**NEW069**

Land at Fairlee Road, Hillside, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

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.

Planning History:

**Suitability Assessment**

Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

## NEW069

# Land at Fairlee Road, Hillside, Newport

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. Limited likelihood of impacts given urban context.

**Biodiversity Net Gain Scope:** Increased planting of trees and shrubs within a garden area. Green roof potential.  
Boxes for red/amber list species favouring urban habitats - House Sparrow, Starling, Swift and House Martin.

### Flood Risk

**Flood Risk (including Surface Water):** No flood risks identified.

### Proximity to Key Services

**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 links:** 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. Fairlee Road has footways. There are pedestrian connections to Newport town centre via seaclose and the Harbour.

**Access to Services and Facilities:** Located within Newport - a top tier settlement, which has a full range of services and facilities.

**Access to Open Space and Recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace.  
The site is within the accessibility walking threshold for children's and young peoples provision, allotments, accessible natural greenspace and outdoor sport.  
The site is outside the accessibility walking threshold of amenity open space and parks & gardens.

### Highways Factors

**Highway Access:** The site has road access onto Hillside and there is pedestrian access onto Fairlee Road.

### Availability Assessment

Available

**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.

**Availability\_Timeframe:**

### Suitability and Requirements for Other Forms of Development

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

**Potential for a Mix of Uses:** This would need to be determined

**Loss of Employment Site:** The site is not an allocated employment site but redevelopment may result in the loss of a facility but could be relocated

**Potential for Consideration as a Rural exception?** Not applicable

**Need for new Open Space and/or Recreation:** Given the contained urban nature of the site, it does not lend itself to open space provision other than private garden/amenity space.

### Achievability Assessment

Achievable

**Indicative Yield:** 12

**Trajectory 23/24 to 27/28:**

**Trajectory Plan Period:**

**Trajectory Post-Plan Period:**

**Constraints to delivery / number\_of\_landowners:** There is one landowner and there are no known covenants or legal issues.

**Infrastructure capacity:** The site has some utilities but may require extensions to be factored in.

**Council\_owned:** Yes

### SHLAA Conclusion

**Conclusion 2022:** Identified in emerging Newport Harbour SPD and in Brownfield Register. Suitable and achievable site subject to Council aspirations as landowner. May lend itself to two-storey flatted development, upon which the yield estimate is based. Heritage is a key consideration in view of the proximity of listed buildings.

**Status:** Developable

**NEW069**

Land at Fairlee Road, Hillside, Newport

**NEW076**

Seaclose (East End), Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Approximately half the site to the west falls within the currently areas zoned as open space. However, the main road frontages on Fairlee Road and the petrol station to the south are not classed as open space according to current Council mapping.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**NEW076****Seaclose (East End), Newport****Biodiversity / Ecological Impacts**

Impact on Biodiversity: The site is not located in an environmental designation. It has scattered trees and hedges at some boundaries and ornamental rockery planting at the road frontage.

Biodiversity Net Gain Scope: Improved hedgerow connectivity. Green roofs.

**Flood Risk**

Flood Risk (including Surface Water): No flood zone 2/3 on site. However southern boundary sections around the petrol station/car dealership are marked as surface water risk.

**Proximity to Key Services**

Access to Public Transport: There are bus routes along Fairlee Road.

Access to Pedestrian Cycle links: Fairlee Road has footways. There are pedestrian connections to Newport town centre via Seaclose and the Harbour.

Access to Services and Facilities: Located with Newport - a top tier settlement, which has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. Parts of the site are within Seaclose Park, classed as outdoor sport in the evidence - but in practice this site is more typically classed amenity open space. The area is within the walking threshold of all types of open spaces - although on the outer fringes of the threshold for parks &amp; gardens and accessible natural greenspace.

**Highways Factors**

Highway Access: Direct access to the adjacent streets.

**Availability Assessment**Available 

Availability:

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

Put forward for: Potential for other uses - commercial, employment, recreation, open space.

Potential for a Mix of Uses:

Loss of Employment Site: Petrol station and car dealership have some employment.

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: Loss of open space could be compensated to some extent by improvements and enhancements to existing adjacent areas.

**Achievability Assessment**Achievable 

Indicative Yield: 250

Trajectory 23/24 to 27/28: 0

Constraints to delivery / number\_of\_landowners: Single owner

Trajectory Plan Period: 0

Infrastructure capacity:

Trajectory Post-Plan Period: 0

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Identified in emerging Newport Harbour SPD. Suitable and achievable site subject to Council aspirations as landowner. Loss of amenity open space is a consideration, albeit one that may be partially offset by qualitative improvements to existing open space. Scope for flattened development. Estimated yield equates to approximately 30 per hectare. Strategic Gap.

Status: Developable



**NEW078**

London Quay, Newport.

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  
 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.

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts Stage B(i)  Discounted by a Factor in Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  
 The site primarily located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):  
Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character:   
Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**NEW078**

London Quay, Newport.

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: Limited likelihood of direct impacts given urban context, although run-off into harbour SPA and inter-tidal mudflats (23m away) is a consideration.

Biodiversity Net Gain Scope: Increased planting of trees and shrubs within a garden area. Green roof potential.  
Boxes for red/amber list species favouring urban habitats - House Sparrow, Starling, Swift and House Martin.

**Flood Risk**

Flood Risk (including Surface Water): Partial overlap with FZ2/3 at SE frontage.

**Proximity to Key Services**

Access to Public Transport: There is a bus route along adjacent London Quay.

Access to Pedestrian Cycle links: It would be necessary to create a footway of sufficient width as part any development. The site fronts a Ctcling Strategy strategic route so may also benefit from a cycle path frontage.

Access to Services and Facilities: Located with Newport - a top tier settlement, which has a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace.  
The site is within the accessibility walking threshold for all types of open space except childrens/young people (due to the severance factor of the River Medina) and parks & gardens.

**Highways Factors**

Highway Access: Direct access to London Quay.

**Availability Assessment**

Available

Availability:

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

Put forward for: Potential for other uses - particularly employment, leisure or marine related.

Potential for a Mix of Uses: Yes

Loss of Employment Site: Yes - loss of warehouse and garage containing businesses.

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: On-site provisiuon may be problematic on a smalll scale brownfieldsd site, although depending on the nature of development some small scale children's play may be possible to incorporate.

**Achievability Assessment**

Achievable

Indicative Yield: 90 (5 storeys - bottom storey parking/storage)

Trajectory 23/24 to 27/28: 0

Constraints to delivery / number\_of\_landowners: TBC

Trajectory Plan Period: 0

Infrastructure capacity:

Trajectory Post-Plan Period: 0

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Identified in emerging Newport Harbour SPD.  
Scope for mixed use regeneration. Appears to be scope for high density, perhap 5 storeys together with employment and parking for boat yard.  
Estimate 80 may be achievable based on a 5 storey development mirroring the apartment style development to the south-east albeit across higher storeys. Thi swiould still potentially leave a large portion of the site available fo rmixed use.  
Flood risk at SE section, ground storeys may need to be parking/storage.  
Footway creation for London Quay required alongside development.

**NEW078**

London Quay, Newport.

Status

Developable

**NEW080**

118 Gunvile Road

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (  ) 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**NEW080**

118 Gunvile Road

Impact on Biodiversity: The site is not located in an environmental designation. The site is overgrown.

Biodiversity Net Gain Scope: Green roof potential.

**Flood Risk**

Flood Risk (including Surface Water): No risks identified

**Proximity to Key Services**

Access to Public Transport:

Access to Pedestrian Cycle links:

Access to Services and Facilities:

Access to Open

Space and

Recreation:

**Highways Factors**

Highway Access: Direct access to Gunville Road.

**Availability Assessment**

Available

Availability:

Availability\_Timeframe: Unknown

**Suitability and Requirements for Other Forms of Development**

Put forward for:

Potential for a Mix of Uses:

Loss of Employment Site:

Potential for Consideration as a Rural exception? N/a

Need for new Open Space and/or Recreation:

**Achievability Assessment**

Achievable

Indicative Yield:

6

Trajectory 23/24 to 27/28:

0

Trajectory Plan Period:

6

Trajectory Post-Plan Period:

0

Constraints to delivery / number\_of\_landowners:

Infrastructure capacity:

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Suitable urban site with outline for 6 dwellings. Unclear why it hasn't come forward but no obvious obstacles to development.

Status

Developable

**NEW080**

118 Gunvile Road

**NEW084**

Fairview Residential Care Home 37 Clatterford Road Newport Isle Of Wight PO30 1PA

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:   
Proposed alterations to include partial demolition and conversion of former care home to form 5 residential dwellings; construction of car port; formation of vehicular access; landscaping, including new front boundary wall and parking/turning area.  
Pending  
(Checked June 2022 - Case officer contacted July 2022)

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  
 Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  
 Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  
 Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management  
 Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

### Heritage Impacts

## NEW084

# Fairview Residential Care Home 37 Clatterford Road Newport Isle Of Wight PO30 1PA

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.  
CHECKED JUNE 2022

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is not located in an environmental designation. There are no tree preservation orders within the site. Carisbrooke Caste SINC is 110m off site to the south-east, which is also Wet Woodland (S41 Priority Habitat).  
CHECKED JUNE 2022

Biodiversity Net Gain Scope:

### Flood Risk

Flood Risk (including Surface Water): Surface water flood risk across west corner.

### Proximity to Key Services

Access to Public Transport: Clatterford Road has bus stops and is served by route 12. Nearby Calbourne Road is served by route 7 to Newbridge, Yarmouth and Alum Bay.

Access to Pedestrian Cycle links: Clatterford Road has pedestrian footways on both sides of the road, albeit below standard width in places.

Access to Services and Facilities: Newport being the county town has access to a full range of services and facilities.

Access to Open Space and Recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. There are a number of public open space facilities nearby. The site is within the walking access threshold for amenity greenspace, allotments, children/young people, natural and semi natural greenspace and outdoor sports. The only open space typology that is beyond the walking distance threshold is parks/gardens.

### Highways Factors

Highway Access: Direct access to Clatterford Road.

### Availability Assessment

Available

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

Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

Put forward for:

Potential for a Mix of Uses: Possibly

Loss of Employment Site: No, although the previous occupier (care home) would have been an employer

Potential for Consideration as a Rural exception? Not applicable

Need for new Open Space and/or Recreation: Not a site of sufficient scale to provide public open space.

### Achievability Assessment

Achievable

Indicative Yield: 5

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number\_of\_landowners:

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

Council\_owned:

### SHLAA Conclusion

Conclusion 2022: Developable  
Pending application.  
Seems likely to be suitable and developable subject to overcoming tree/highway issues.

**NEW084**

Fairview Residential Care Home 37 Clatterford Road Newport Isle Of Wight PO30 1PA

Status

Developable

**RKY001**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:  Enclosed pastoral landscape in close proximity to valley floor and arable areas  
 Ancient woodland areas  
 Hedgerows and some hedgerow trees  
 Historic farmsteads dispersed throughout the areas  
The overall condition of the features of this character area is judged to be good and the character of the area is judged to be good."/>

Agricultural Land Classification:

**RKY001**

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

**Landscape Impact:** 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.  
The site is in semi-intensive agricultural uses. There are some local historic association via the adjacent locally-listed meeting hall. There is no public access or recreation value. It is generally well contained and inward looking and is only visually exposed to any significant degree to the ENE. The presence of existing structures on the site would limit the impact of redevelopment and the site is relatively consistent with the existing built form, particularly since the

**Heritage Impacts**

**Impact on Historic Environment and Heritage Assets:** 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.

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** The site is not located in any environmental designations, although Bunkers Copse SINC is situated to the west and there is connecting woodland almost to the site boundary. On-site there is a tree with a TPO to the south and also to the north west corner and a number of trees off site to the north-west. Appropriate biodiversity/tree studies may be required.

**Biodiversity Net Gain Scope:** Enhanced tree/hedge buffers, particularly to western edge creating a coherent and resilient network of habitat to Bunkers Copse SINC. Green roofs would soften the transition from village to rural countryside at this location, as well as enhancing biodiversity. A pond would provide net gain as well as being a feature to any amenity open space.

**Flood Risk**

**Flood Risk (including Surface Water):** No flood risk identified

**Proximity to Key Services**

**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 links:** 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 and Facilities:** Rookley has access to a number of services and facilities associated with it being a rural service centre

**Access to Open Space and Recreation:** Rookley is within 'East Medina' Sub-Area for Open Space Analysis, although effectively the village exists as an independent unit, so walking accessibility analysis is arguably of more relevance. Natural and Semi natural Greenspace has the largest coverage in East Medina (194.07 ha) and provision for Children and Young People has the smallest coverage (0.52 ha).  
When the proposed standards are applied to the following typologies a deficiency has been identified:  
Allotments (current deficiency of 1.92 ha and future deficiency of 2.32 ha);  
Amenity Greenspace (current deficiency of 3.27 ha and future deficiency of 4.21 ha);

**Highways Factors**

**Highway Access:** 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.

**Availability Assessment** Available

**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

**Availability\_Timeframe:**

**Suitability and Requirements for Other Forms of Development**

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

**Potential for a Mix of Uses:** To be determined

**Loss of Employment Site:** No

**Potential for Consideration as a Rural exception?** No

**Need for new Open Space and/or Recreation:** Northern areas of Rookley village are served by the village green and the sports pitches by the village hall. Children's play provision appears to be a particular need, but Rookley would arguably benefit from further provision of all open space types, or enhancement, diversification and improvement of existing spaces.

**Achievability Assessment** Achievable

**RKY001**

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

Indicative Yield: 10

Trajectory 23/24 to 27/28:

Constraints to delivery / number\_of\_landowners: There is one landowner and there are no known covenants or legal issues

Trajectory Plan Period:

Infrastructure capacity: The site has some utilities and adjoining properties appear to benefit from connections to utility services.

Trajectory Post-Plan Period:

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Subject to appropriate landscape buffers, biodiversity net gain and heritage considerations this could potentially be considered a suitable site. The significant and resilient band of trees on the northern half of the site need to be retained, and a strong buffer enhanced on the western (AONB) boundary, for this site to be considered suitable, since they provide a buffer to wider landscape impacts. It may also be appropriate to set development back from the frontage and immediate setting of the locally listed meeting hall, with public open space forming part of the setting of the heritage asset.

Status: Developable

**RYD011**

Land to west of Quarry Road, Ryde

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

**RYD011**

# Land to west of Quarry Road, Ryde

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by. Currently no known archaeological implications

## Biodiversity / Ecological Impacts

Impact on Biodiversity: There is a SINC adjacent to the south. Lowland meadows priority habitat located adjacent off-site to the west and south. 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 (S41 habitat) to the north east of the site. There is a stream to the east beyond the site boundary.

Biodiversity Net Gain Scope: Opportunity to connect adjacent habitats (S41 priority habitat) across the south-west of the site. This will in turn connect to the railway line green buffer and hence the wider ecological network. Retention of trees and enhancement of trees and pond with appropriate buffers and amphibian habitats. Planting of locally priority flora species. Green roofs.

## Flood Risk

Flood Risk (including Surface Water): Surface water flow bath running across the site on a west to east trajectory, connecting with rover off-sitre to the east.

## Proximity to Key Services

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 links: 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 and Facilities: Ryde town centre is within walking distance.

Access to Open Space and Recreation: Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. 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. The site is within the accessibility walking threshold of allotments, outdoor sport and natural & semi-natural greenspace. However, it is outside the access threshold for children and young people due to the severance factor of the railway line preventing direct access to Oakfield Park to the east. It is also in an area that lacks access to amenity greenspace and parks& gardens.

## Highways Factors

Highway Access: 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.

## Availability Assessment

Available

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

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

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

Potential for a Mix of Uses: No

Loss of Employment Site: No

Potential for Consideration as a Rural exception? No

Need for new Open Space and/or Recreation: Amenity greenspace and children's play is the most pressing need given the accessibility deficit.

## Achievability Assessment

Achievable

Indicative Yield: 24

Trajectory 23/24 to 27/28: 24

Trajectory Plan Period: 24

Trajectory Post-Plan Period: 0

Constraints to delivery / number\_of\_landowners: There are 2 landowners for which the agent is acting on behalf of. There are no known covenants or legal issues.

Infrastructure capacity: The site is close to the settlement boundary where adjoining properties appear to benefit from connections to utility services.

Council\_owned:

**RYD011**

Land to west of Quarry Road, Ryde

**SHLAA Conclusion**

Conclusion 2022:	<p>Developable.</p> <p>Vehicle access requires further clarification for this site to be considered deliverable. The proposed vehicle access from Quarry Lane is unmade, non-standard width 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 of standard width. This may require negotiation with a third party landowner, so the site cannot currently be considered deliverable. 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.</p> <p>A further access (for pedestrians/cyclists at minimum) will need to be secured access to the west to connect to the Public Bridleway and provide a direct route to the centre of Ryde for residents.</p> <p>Amenity open space and a children's play area should be incorporated into the site as the wider area is in deficit of these types of open space.</p> <p>Opportunity to connect adjacent habitats (S41 priority habitat) across the south-west of the site. This will in turn connect to the railway line green buffer and hence. Further biodiversity measure could include Retention of trees and enhancement of trees and pond with appropriate buffers and amphibian habitats.</p>
Status	Developable

**SHK013**

Off Beartrice Avenue, Shanklin.

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area () 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

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

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character   
Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:  The site is not located in a conservation area and there are no listed buildings close y.

**SHK013**

Off Beartrice Avenue, Shanklin.

**Biodiversity / Ecological Impacts**

Impact on Biodiversity: The site is not located in an environmental designation but there is an area TPO covering the site. There are a number of large trees at north and west boundaries that need to be considered. The nearby coastal cliffs to the east are a SIN (Lake Cliffs, South) and a S41 Priority Habitat (Maritime Cliffs and Slope)

Biodiversity Net Gain Scope: Enhancements, extension and management of nearby priority habitat.

**Flood Risk**

Flood Risk (including Surface Water): No flood risk identified.

**Proximity to Key Services**

Access to Public Transport: Bus stops in close proximity (route 11)

Access to Pedestrian Cycle links: Bordered on three sides by Public Right of Way

Access to Services and Facilities: Shanklin has a wide range of services and facilities

Access to Open Space and Recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards.

**Highways Factors**

Highway Access: The site has access onto a side road of Beartrice Avenue.

**Availability Assessment** Available

Availability:   
 Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

Put forward for:   
 Potential for a Mix of Uses:   
 Loss of Employment Site:   
 Potential for Consideration as a Rural exception? N/a   
 Need for new Open Space and/or Recreation: Site not suited to the provision of public open space.

**Achievability Assessment** Achievable

Indicative Yield: 15   
 Trajectory 23/24 to 27/28: 0   
 Trajectory Plan Period: 0   
 Trajectory Post-Plan Period: 0   
 Constraints to delivery / number\_of\_landowners:   
 Infrastructure capacity: The site has the benefit of existing utilities.   
 Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Developable.   
 Achieved permission for 15 in 2014. Deliverability unclear at this point.

Status: Developable

**SHK013**

Off Beartrice Avenue, Shanklin.

**VEN011**

La Veness, Esplanade.

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

Planning History:

**Suitability Assessment**

Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B(i)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

The site is located in FZ1 and is not class 1 or 2 agricultural land, and appears to be potentially capable of accommodating 5 dwellings or more.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan:

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character:

Area Key Factors:

Agricultural Land Classification:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**VEN011**

La Veness, Esplanade.

Impact on Biodiversity: The site is not located in an environmental designation. However the beach opposite is priority habitat 'coastal sand dunes'.

Biodiversity Net Gain Scope: Green roof.

**Flood Risk**

Flood Risk (including Surface Water): No risks identified. Flood zones 2/3 are 20m south on the beach.

**Proximity to Key Services**

Access to Public Transport: Bus routes through Ventnor town centre. Coastal path to south.

Access to Pedestrian Cycle links: Coastal path to south. Esplanade has footways.

Access to Services and Facilities: Ventnor has a good range of services

Access to Open Space and Recreation: In terms of qualitative analysis, Ventnor falls within the much larger sub-area 'The Bay', so quantity standards need careful consideration in that context. The Bay shows surpluses of all types of open space except allotments, and a very small deficit of children's and young people's provision.

**Highways Factors**

Highway Access: Direct access to the Esplanade to the south. Access also appear feasible from the north, subject to consideration of change of levels.

**Availability Assessment** Available

Availability:

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

Put forward for:

Potential for a Mix of Uses: Yes - suitable for services, leisure and seafront tourism uses.

Loss of Employment Site:

Potential for Consideration as a Rural exception?

Need for new Open Space and/or Recreation: No real scope to provide any significant public open space on site.

**Achievability Assessment** Achievable

Indicative Yield: 5

Trajectory 23/24 to 27/28: 5

Trajectory Plan Period: 0

Trajectory Post-Plan Period: 0

Constraints to delivery / number\_of\_landowners:

Infrastructure capacity:

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Deliverable brownfield infill site. Suitable for residential or residential/retail/leisure/tourism mix. Conservation Area and impact upon seascape and neighbouring amenities is a key consideration in terms of design principles. SHLAA minimum size threshold should be achievable.

Status: Developable

**VEN011**

La Veness, Esplanade.

**VEN011**

La Veness, Esplanade.

# DELIVERABLE SITES

**BEM001**

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

## Key Details

Settlement: Bembridge Settlement Tier: 2 Parish: Bembridge Site Area (6.14 2018 SHLAA\_Ref\_No: IPS183 2nd Reg18 ISP Housing Allocation Ref: HA064

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Immediatly adjacent to the Settlement Boundary

Location in relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the north eastern boundary.

Brownfield or Greenfield: Greenfield Brownfield Register (If applicable):

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.

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): 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.

Mineral Resources: The western corner of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

### Landscape Impacts

Impact upon and relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Part of the Bembridge Isle Historic Landscape Character Area. Now classeds as Bembridge Pasture Land, the key characteristics of which are:

- ☒ Ancient woodland, hedgerows and small copses
- ☒ Nature conservation value of wetlands, woodland and grassland areas
- ☒ Historic buildings throughout the area including the last standing windmill on the Isle of Wight
- ☒ Public access including the promoted Bembridge Trail

## BEM001

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

**Landscape Impact:** It is outside the settlement boundary on the outskirts of the area where the land is more agricultural. There will inevitably be a negative impact on the prevailing rural character and there are long-distance views in from the south and south-west. However the site is screened to the north-wst by trees and existing development lies to the north-east, east and south-east. Value and sensitivity is medium. Landscape impact on the western boundary, as well as ecological network connectivity, would benefit from enhanced tree planting and retention of the hedgerow along the south-west boundary.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** 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. Unknown archaeological potential. Early consultation with IWCAHES recommended.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** 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.  
'Habitat potential for many protected species including seven species of bat, dormicem red squirrels, badgers and amphibians' ( Source: Build a Better Bembridge planning app comments)  
Additional biodiversity studies may be required.

**Biodiversity Net Gain Scope:** This site offers an opprtunity to provide a more substantial area of accessible natural greenspace, semi-natural greenspace. Wildflower, ecological corridors as buffer to existing hedgerows and TPOs/oak trees. Potential for riparian tree planting according to the EA WWNP Floodplain Woodland Planting Potential Map. Multifunctional SUDs -ponds, natural wetland habitats. These areas could be focused on the south-west boundary to function as landscape screening as well as improving connectivity of the surrounding ecological network. Flora planting should include priority species.  
Buildings would benefit from House Sparrow and Starling (Red list), Swift and House Martin (Amber list) boxes - species which have been recorded in the area.

#### Flood Risk

**Flood Risk (including surface water):** None identified

#### Proximity to Key Services

**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 links:** 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 and facilities:** Bembridge has a number of local facilities in line with it being classified as a secondary centre.

**Access to open space recreation:** Bembridge sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitive shortages of amenity greenspace and parks and gardens and a small defieny in allotment space.  
The site is within the walking threshold for outdoor sport, amenity greenspace and childrens play (east side only, west side is beyond walking threshold for both). Only the NW tip is within the defined walking threshold for accessible natural and semi-natural greenspace.  
It is wholly outside the walking threshold for parks and gardens.

#### Highways Factors

**Highway Access:** The site has a current field access on to Mill Road. This would need improving to provide suitable visibility splays.  
The site would benefit from a further vehicle access point onto the High Street.

#### Availability Assessment

Available

**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

**Availability\_Timeframe:**

#### Suitability and Requirements for Other Forms of Development

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

**Potential for a mix of uses:** No

**BEM001**

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

Loss_of_employment_site:	No
Potential for consideration as a Rural exception?	Not applicable
Need for new open space and/or recreation:	No allotments in Bembridge, possible opportunity to provide on site. Site may benefit from a park/garden type provision, with contributions towards other open space types in deficit.

**Achievability Assessment**

Achievable

Indicative yield: 80

Constraints to delivery / number\_of\_landowners:

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

Trajectory 23/24 to 27/28: 80

Infrastructure capacity:

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

Trajectory Plan Period: 80

Council\_owned:

Trajectory Post-Plan Period: 0

**SHLAA Conclusion**

**Conclusion 2022:** Deliverable allocation. The challenges for this site will be to successfully integrate it into the existing settlement with sustainable pedestrian connections, this ensuring the site's permeability and reducing car dependency; together with safe vehicular access points onto a surrounding rural network without unduly diminishing the surrounding rural character. An access for pedestrians to the north west would ensure a continual safe footway connection into Bembridge, while vehicle access to the north-west would also provide a similar direct route reducing the need to navigate the rural Mill Road.

The east side is more problematic, blocked by existing residential curtilages - as a minimum a pedestrian route through an existing curtilage will need to be achieved to facilitate a direct walking route to the primary school, services and open spaces located due east of the site. Relying on the existing Mill Road for pedestrian access would be problematic since it is not only an indirect route, but raises safety concerns as it lacks pedestrian footways or scope to provide them.

The south-west boundary would benefit from being enhanced as a landscape buffer/ecological corridors to retain the tranquil edge to Bembridge, provide an area of passive recreation for residents, boost the connectivity of the surrounding ecological network and acknowledge the setting of the listed Bembridge Windmill. Allotment provision would also be beneficial in light of the shortfall identified in the evidence.

Status: Deliverable

**BRA001**

The Builder's Yard, Yarbridge, Brading, Morton Road.

### Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

### Suitability Assessment

Suitable

#### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).  
 Discounted by a Factor in Stage A (No Buffer)  
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.

Environmental Discounts (Stage A No buffer):  Discounted by a Factor in Stage B  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation  
 Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Environmental Discounts\_Stage B  Discounted by a Factor in Stage B(ii)  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:  
The site is located in FZ1 and is not class 1 or 2 agricultural land.

#### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):  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.

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

#### Landscape Impacts

Impact upon and relationship to the AONB:  The site is located in the AONB

Landscape Character Area Key Factors:

Landscape Impact:

#### Heritage Impacts

**BRA001**

# The Builder's Yard, Yarbridge, Brading, Morton Road.

Impact on Historic Environment and Heritage Assets: 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. Currently no known archaeological implications. Possible setting issues with Morton Manor & gardens.

## Biodiversity / Ecological Impacts

Impact on Biodiversity: 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 connects off-site to a much larger area of continuous trees including TPO, SINC and Local Nature Reserve to the west, and forms part of a bridge across Brading connecting to priority habitats to the east. Therefore it represents a key point in the ecological network.

Biodiversity Net Gain Scope: Given the current heavily vegetated nature of the site it would be difficult to achieve a net gain on site alongside development.

## Flood Risk

Flood Risk (including surface water):

## Proximity to Key Services

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 links: 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 and facilities: Brading has a number of local facilities in line with it being classified as a rural service centre.

Access to open space recreation: Brading has a number of public open space choices including the Roman Villa and Brading Down. For quantitative standard analysis, Brading forms part of the much larger Ryde sub-area, so results need to be treated with caution. Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. In terms of accessibility standards, the site falls beyond the walking threshold of all open space types except natural greenspace. However it is also right on the edge of the walking access for allotments.

## Highways Factors

Highway Access: 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

## Availability Assessment

Available

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

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: No

Loss\_of\_employment\_site: No, the site has been disused for some time

Potential for consideration as a Rural exception? This will need to be determined

Need for new open space and/or recreation: As per shortages identified.

## Achievability Assessment

Achievable

Indicative yield: 4

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners: There is one landowner and there are no known covenants or legal issues.

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

Council\_owned:

**BRA001**

The Builder's Yard, Yarbridge, Brading, Morton Road.

**SHLAA Conclusion**

**Conclusion 2022:** The site is suitable, but given the extent of tree cover it may be difficult to achieve any significant number. It will be important for the integrity of the wider ecological network to maintain a continual green link on an east west axis the length of the site. This will need to be of sufficient width to facilitate species translocation. Conservation Area and heritage considerations are also key as this site forms part of the gateway setting to Morton Manor and a listed wall and the site lies adjacent to HER 3582, the landscape gardens at Morton Manor. There are listed buildings in the vicinity adding to the sense of a sensitive location.

Status Deliverable

# COW001a Green Gate Industrial Estate, Thetis Road, Cowes PO31 7DJ

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

# COW001a Green Gate Industrial Estate, Thetis Road, Cowes PO31 7DJ

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

Biodiversity Net Gain Scope: Urban site. Green roofs possibility.  
House Sparrow (red list), Starling (red list), House Martin (Amber list) and Swift (amber list) boxes feasible. All four species have been recorded in the vicinity.

## Flood Risk

Flood Risk (including surface water): The eastern half of the site is with flood zone 2 and 3.

## Proximity to Key Services

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 links: The site is close to the footpath and cycle link to Newport.

Access to services and facilities: Cowes has a wide range of services and facilities

Access to open space recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. There is an existing small scale children's play area adjacent to the site to the north, fulfilling access standard criteria. Arctic Park AGS is within walking distance to the west. The site is on the fringes of walking accesseibility to natural green space and allotments, but beyond the standard for outdoor sport. However, Allocation HA20 generally represents a preferable location to meet open space needs.

## Highways Factors

Highway Access: Access is onto Thetis Road. There is visibility but the high walls may reduce pedestrian visibility. Also may be accessible via adjacent site COW001 to the east and south.

## Availability Assessment Available

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.

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

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.

Potential for a mix of uses: TBC

Loss\_of\_employment\_site: The site is currently vacant (although formerly employment).

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: Contributions should be sought to meet identified deficits. Physical AGS and play provision should be sought at southern end of site COW001 (on or off site) to meet access deficits.

## Achievability Assessment Achievable

Indicative yield: 25

Trajectory 23/24 to 27/28: 0

Constraints to delivery / number\_of\_landowners:

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.

Trajectory Plan Period: 25

Infrastructure capacity:

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

Trajectory Post-Plan Period: 0

Council\_owned:

## SHLAA Conclusion

**COW001a** Green Gate Industrial Estate, Thetis Road, Cowes PO31 7DJ

**Conclusion 2022:** Deliverable. Brownfield site. Effectively part of wider larger site COW001 and could be developed and considered alongside it, although COW001 now has permisison. east side in Flood zone 3 so building design mitigation measures advisable. Possible contamination - surveys necessary.  
A matter to be investigated further at application stage is what storey heights will be feasible across the site. The adjacent permission has 7 storey residential buildings proposed just off site to the east. The opposite side of Thetis Road is 2 storey terrace. The proposed yield of 34 is an estimate based on a flatted development of 3 to 4 storeys including ground/basement floor (3 storeys on frontage to Thetis road, rising in height to 4 storeys to the rear - with basement parking and storage).

**Status** Deliverable

# COW002 Land to the rear of 84 Wyatts Lane, Northwood.

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 The site is adjacent to Ancient Woodland/SINC, but not within it (other than a small overlap in the SW corner).

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

## COW002

### Land to the rear of 84 Wyatts Lane, Northwood.

#### Biodiversity Net Gain Scope:

Net gain could be focused upon the southern tail and ancient woodland buffers. Enhanced ancient woodland buffer habitat complementing Western Woods Local ecological Network. GI on southern tail may have added benefit as an educational resource for the adjacent school. Barn Owl (schedule 1) and Starling (red list) box installation - two locally recorded species. Bat box installation. Pond to provide amphibian habitat and for bat feeding. Planting of priority flora species.

#### Flood Risk

Flood Risk (including surface water): No identified flood risk on site.

#### Proximity to Key Services

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 links: Wyatts Lane has a pedestrian footway along the east side.

Access to services and facilities: Northwood has some facilities and Cowes further to the north has a range of services and facilities

#### Access to open space recreation:

The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. This site has walkable access to a Park and play area on nearby Verner Avenue. It is within the walking threshold for amenity greenspace, children's/young persons provision. The site is beyond the walking access threshold for allotments - indeed there are no recorded allotments in Northwood. It is also beyond the walking threshold for accessible natural greenspace, outdoor sport and parks/gardens.

#### Highways Factors

Highway Access: 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

#### Availability Assessment

Available

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

Availability\_Timeframe:

#### Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: No

Loss\_of\_employment\_site: No

Potential for consideration as a Rural exception? Potentially

Need for new open space and/or recreation: Southern tail if left for green infrastructure/accessible natural greenspace could also have scope for allotment provision. Contributions should be sought to meet other identified deficits.

#### Achievability Assessment

Achievable

Indicative yield: 20

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners:

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

Infrastructure capacity:

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

Council\_owned:

#### SHLAA Conclusion

Conclusion 2022: Application of appropriate buffers to the nearby ancient woodland reduces the site area significantly. The southern section, and particularly its narrow access point, is impacted to the extent that it may be better designated for biodiversity net gain/accessible natural greenspace to serve the surrounding area, perhaps including an area of allotments (both open space types are access deficiencies in the area). This could beneficially serve as an educational resource for the adjacent primary school. The remaining developable northern section may achieve 20 (perhaps less if there was closer adherence to prevailing adjacent densities).

**COW002**

Land to the rear of 84 Wyatts Lane, Northwood.

Status

Deliverable

**COW008**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

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

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

# COW008 Former Somerton Reservoir, Newport Road, Cowes, PO31 7ER

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The site is a former reservoir that does on occasion fill up and may have biodiversity interests. Deciduous woodland (priority habitat inventory) covers the east of the site. National and local priority butterfly species have been recorded in adjacent Northwood Cemetery (Silver-Washed Fritillary and Small Heath), as well as Sing Thrush (Red list).

**Biodiversity Net Gain Scope:** Biodiversity net gain required - Existing reservoir should be partially retained and re-engineered as a wildlife pond with associated amphibian habitats, which may also serve as multi-functional SuDS. Deciduous woodland (priority habitat inventory) covers the east of the site and should be retained/enhanced and incorporated within open space layouts. Planting to support important butterfly species recorded in Northwood Cemetery.

## Flood Risk

**Flood Risk (including surface water):** Surface water risk identified but associated with existing features.

## Proximity to Key Services

**Access to Public Transport:** The site is served by Route 1 Cowes to Newport.

**Access to Pedestrian Cycle links:** Public rights of way to north, the area is served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.

**Access to services and facilities:** Cowes is well served by local facilities

**Access to open space recreation:** The open space assessment identifies quative shortages of all type of open space in the West Medina area.The site is beyond the accessibility standard to most types of open space.

## Highways Factors

**Highway Access:** The site is accessed off Newport Road. Pedestrian Crossing desirable.

## Availability Assessment Available

**Availability:** The site is immediately available and is owned by developers with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 4-5 years.

**Availability\_Timeframe:**

## Suitability and Requirements for Other Forms of Development

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

**Potential for a mix of uses:** No

**Loss\_of\_employment\_site:** No

**Potential for consideration as a Rural exception?** No

**Need for new open space and/or recreation:** The site is beyond the accessibility standard to most types of open space and therefore allocation HA20 generally represents a preferable location to meet open space needs.Perfect location to meet OS deficits in line with IPS EV6. Children's play area and Amenity Green Space required (AGS preferable to Park&Garden givn proximity of cemetery).

## Achievability Assessment Achievable

**Indicative yield:** Approx 50 if OS needs are met.

**Trajectory 23/24 to 27/28:** 146

**Trajectory Plan Period:** 146

**Trajectory Post-Plan Period:** 0

**Constraints to delivery / number\_of\_landowners:** There is one landowner and there are no known covenants or legal issues.

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

**Council\_owned:**

## SHLAA Conclusion

**COW008**

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

**Conclusion 2022:** Deliverable. Perfect location to meet open space deficits in line with IPS EV6. Children's play area and Amenity Green Space required (AGS preferable to Park&Garden given proximity of cemetery). Capacity would be affected by the need to provide a children's play area and park/garden.  
Biodiversity net gain required - Existing reservoir should be partially retained and re-engineered as a wildlife pond with associated amphibian habitats, which may also serve as multi-functional SuDS.  
Deciduous woodland (priority habitat inventory) covers the east of the site and should be retained/enhanced and incorporated within open space layouts. Planting to support important butterfly species recorded in Northwood Cemetery.  
Pedestrian crossing desirable on Newport Road.  
Yield will depend on application outcome.

**Status** Deliverable

# COW010 Somerton Farm, Newport Road, Cowes

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

# COW010 Somerton Farm, Newport Road, Cowes

## Impact on Biodiversity:

The site is not located in an environmental designation but is adjacent to a number of SINC's and ancient woodlands to the south and north. Simmington Copse SINC is adjacent to the south and Cowes Cemetery and Woods Bottom Copse SINC is adjacent to the NE. Parts of the site are located within the buffers of these designations. There are no TPOs on the site but there are a number of large trees individual and groupings that need to be considered. There is a watercourse that runs through the site to the north. Biodiversity studies will be required. The site is also in a biodiversity opportunity area. Most of the site area (south, north and east) is part of the Local Ecological Network (Medina Estuary). National and local priority butterfly species have been recorded nearby (Silver-Washed Fritillary, Large Skipper and Small Heath).

## Biodiversity Net Gain Scope:

Most of the site area (south, north and east) is part of the Local Ecological Network (Medina Estuary) so net gain enhancements will be an important component of these areas. There appears to be scope for increased connectivity of tree lines and hedgerows within the site. This will aid one of the targets of the Medina Estuary BOA which is woodland management for mammals. Planting to support important butterfly species. There is also scope for SANG on adjacent land which was submitted at the same time.

## Flood Risk

Flood Risk (including surface water): Flood zone 1, northern boundary is a stream valley which has associated surface water flood risk.

## Proximity to Key Services

Access to Public Transport: There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle links: There is a public right of way running just beyond the southern boundary (CS33). There is a multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.

Access to services and facilities: Cowes to the north has a range of services and facilities, Northwood has some further facilities. There are several employment areas, and also a supermarket 200m north.

Access to open space recreation: The open space assessment identifies qualitative shortages of all type of open space in the West Medina area. Given the relative self containment of this allocation it currently lacks any access to open space, so at the very least some amenity open space will be necessary and a children's play area.

## Highways Factors

Highway Access: The site is accessed off Newport Road and would benefit from two access points at the NW and SW of the site boundary.

## Availability Assessment

Available

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 - 10 years.

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing, mixed development (housing led) and non-housing development. As well as part university, part golf course

Potential for a mix of uses: This would need to be determined.

Loss\_of\_employment\_site: No

Potential for consideration as a Rural exception? Not applicable

Need for new open space and/or recreation: Given the relative self containment of this allocation it will need to be self sufficient in open space. It also offers an opportunity to address deficits in accessible natural greenspace and outdoor sport for the wider area.

## Achievability Assessment

Achievable

Indicative yield: 130 (ISP 2021 figure)

Trajectory 23/24 to 27/28: 80

Trajectory Plan Period: 130

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners:

There is more than one landowner but there are no known covenants or legal issues.

Infrastructure capacity:

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

Council\_owned:

## SHLAA Conclusion

**COW010**

**Somerton Farm, Newport Road, Cowes**

Conclusion 2022: Deliverable.

Two highway access point at north and south and enhanced pedestrian and cycle connections across the vicinity would be beneficial. The latter will be particularly important given the relative isolation of the site and the lack of scale for it to be self-sufficient in terms of services. Therefore sustainable connections beyond the site (e.g; to to schools and shops) are key to the site's sustainability. The Local Ecological Network area offers the opportunity to provide accessible natural greenspace, biodiversity net gain and contribute towards network connectivity and enhancements of woodland and hedgerow habitats. A green infrastructure corridor connecting Simmington Copse SINC (adjacent to the south) and Cowes Cenmetery and Woods Bottom Copse SINC (adjacent to the NE) will be particularly important and beneficial ecologically, as well as providing landscaping for the site. 50m ecological buffers to SINCs and ancient woodland will also be beneficial. Planting to support important butterfly species. There is also scope for SANG on adjacent land which was submitted at the same time.

Status

Deliverable

# COW025 Parklands Centre Park Road Cowes

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

# COW025 Parklands Centre Park Road Cowes

Biodiversity Net Gain Scope:

## Flood Risk

Flood Risk (including surface water): No flood risk identified.

## Proximity to Key Services

Access to Public Transport: There is a bus stop close by, this is served by Route 1 - Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle links: There are network of public rights of way and cycle links to the wider area and the immediate roads have pavements.

Access to services and facilities: Cowes benefits from a wide range of services and facilities.

Access to open space recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area.

## Highways Factors

Highway Access: The site has a current vehicular access onto Park Road.

## Availability Assessment

Available

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.

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: This would need to be determined.

Loss\_of\_employment\_site: There is a current community use within the building. This will need to be relocated.

Potential for consideration as a Rural exception? Not applicable

Need for new open space and/or recreation:

## Achievability Assessment

Achievable

Indicative yield: 6-7

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners:

There is one landowner and there are no known covenants or legal issues. Any tenancies in relation to the existing use will need to be determined.

Infrastructure capacity:

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

Council\_owned:

Yes

## SHLAA Conclusion

Conclusion 2022: Deliverable, subject to the requirements emerging planning policy (C14 Providing Social and Community Infrastructure) which may require provision of a suitable alternative facility. Given the existing use and residential character of the area, there are not other major issues, although any development will need to take account of the impact on neighbours and the TPO trees. The stone wall running down the road is the original wall for Northwood and should remain. Consideration could be given to alternative access for the school. It also remains to be seen whether the SHLAA minimum scale (5) is actually achievable which would seem unlikely with a whole sale redevelopment given the proximity and density of adjacent development. The retainment and conversion of the existing building to flats would provide a higher yield which may meet the SHLAA threshold.

Status: Deliverable



# COW028 Somerton Farm ( Parcel of Land to the NW) Newport Road, Cowes

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  Discounted by a Factor in Stage A (5m buffer)  
  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Environmental Discounts (Stage A No buffer)  Discounted by a Factor in Stage A (No Buffer)  
  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Environmental Discounts\_Stage B  Discounted by a Factor in Stage B  
  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Environmental Discounts Stage B(ii)  Discounted by a Factor in Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

Impact on Biodiversity:

# COW028 Somerton Farm ( Parcel of Land to the NW) Newport Road, Cowes

There is scope for SANG to support any development that takes place on adjacent land.

Biodiversity Net Gain Scope: There is scope for SANG to support any development that takes place on adjacent land.

## Flood Risk

Flood Risk (including surface water): Surface water flow path along south-east boundary.

## Proximity to Key Services

Access to Public Transport: There is a bus stop close by, this is Route 1 serving Newport | St Mary's Hospital | Parkhurst | Northwood | Park & Ride | Cowes and runs Mon - Sat up to every 7 minutes | Sundays up to every 10 minutes

Access to Pedestrian Cycle links: There is a public right of way running just beyond the southern boundary (CS33). There is a multi-user track to the east linking Cowes to Newport. The main road has a pavement on the site side.

Access to services and facilities: There are a number of facilities close by and Northwood has some further facilities and Cowes to the north has a range of services and facilities.

Access to open space recreation: The open space assessment identifies quatitive shortages of all type of open space in the West Medina area. The site is outside the walking access threshold of all open space types except accessible natural greenspace.

## Highways Factors

Highway Access: The site is accessed off Newport Road

## Availability Assessment Available

Availability: The site is immediately available with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 1 - 10 years

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

Put forward for: The site has been put forward for general housing, mixed development (housing led) and non-housing development. As well as part university, part golf course

Potential for a mix of uses: This would need to be determined.

Loss\_of\_employment\_site: No

Potential for consideration as a Rural exception? Not applicable

Need for new open space and/or recreation: If it were to be considered for residential, opportunities to provide open space should be sought alongside adjacent housing allocation HA022.

## Achievability Assessment Achievable

Indicative yield: 0

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 0

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners:

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

Infrastructure capacity:

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

Council\_owned:

## SHLAA Conclusion

Conclusion 2022: A deliverable site. However, given the proximity to the adjacent Enterprise Way Business Park, it may be equally suited to employment.

Status: Deliverable

**COW028**

Somerton Farm ( Parcel of Land to the NW) Newport Road, Cowes

**ECW003**

Crossway, East Cowes, PO32 6HY

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

**ECW003**

**Crossway, East Cowes, PO32 6HY**

Impact on Biodiversity:

There may be some biodiversity potential within the existing hedgerows. These could mostly be incorporated into any potential development. There are no TPOs on the site. It has been advised that an ecological walkover survey has been undertaken and a masterplan developed.

Biodiversity Net Gain Scope:

Retention of hedgerows, wildflower meadow buffer strips. Planting with priority species.  
Multi-functional SuDS - ponds, swales, wetland habitats to benefit amphibians.  
Buildings would benefit from House Sparrow (Red list) boxes as the species has been recorded in the area.

**Flood Risk**

Flood Risk (including surface water):

Flood zone 1, no flood risks identified.

**Proximity to Key Services**

Access to Public Transport:

There are bus stops along the strategic road network, offering regular service to Newport and Ryde.

Access to Pedestrian Cycle links:

There is a cycle path to the main road to the east of the site the (SRN)

Access to services and facilities:

East Cowes has access to a number of services and facilities with the site being in close proximity to a school and employment.

Access to open space recreation:

East Medina exhibits quantitative deficits of all types of open space, except natural greenspace.  
Within walking threshold for allotments and outdoor sports, but beyond it for other types of open space including childrens and young people, amenity green space (except NW corner), parks, natural greenspace.  
There is a multi use games area to the south as well as playing fields connected to the school.

**Highways Factors**

Highway Access:

The site is located along the strategic road network. There is a footpath to Beatrice Avenue. Access could be achieved along the main road. This though would need some hedgerow removal. Equally the site could be accessed from Beatrice Avenue and could have more than one access.

**Availability Assessment**

Available

Availability:

The site is immediately available and is under option, with a reasonable prospect of development taking place within 5 years.

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

Put forward for:

It has been put forward for housing

Potential for a mix of uses:

This will need to be determined.

Loss\_of\_employment\_site:

No

Potential for consideration as a Rural exception?

No

Need for new open space and/or recreation:

Given density of housing in this part of East Cowes, sufficient open space provision will be important.  
Suggested on-site provision should include childrens and young people, amenity green space/park&garden and accessible natural greenspace alongside net gain.

**Achievability Assessment**

Achievable

Indicative yield:

125 - higher density seems feasible at this site.

Constraints to delivery / number\_of\_landowners:

There is one landowner and there are no known covenants. The land is leased to local farmers. May need to consider possible contamination aspects.

Trajectory 23/24 to 27/28:

75

Trajectory Plan Period:

125

Infrastructure capacity:

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

Trajectory Post-Plan Period:

0

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022:

Although this site lends itself to slightly higher density housing given the character of the area, there are open space shortfalls to address.  
Given density of housing in this part of East Cowes, sufficient open space provision will be important.  
Suggested on-site provision should include childrens and young people, amenity green space/park&garden and accessible natural greenspace alongside net gain, hedgerow buffers and/or multi-functional SuDS.

**ECW003**

Crossway, East Cowes, PO32 6HY

Status

Deliverable

**FRE001**

Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

**Key Details**

Settlement: Freshwater Settlement Tier: 2 Parish: Freshwater Site Area (3.5 2018 SHLAA\_Ref\_No: IPS071 2nd Reg18 ISP Housing Allocation Ref: HA006

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary

Location in relation to Settlement Boundary 2018: The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary.

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

Site Description: The site is a large camping site located in Freshwater and accessed from Heathfield Road. The site is fairly level and areas are separated by hedges and trees. There is also a meadow within the site. It is within a wider area containing scattered suburban low density residential.

**Suitability Assessment** Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer) Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer) 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.

Environmental Discounts (Stage A No buffer): Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer) The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii): Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located outside but immediately adjacent to the current settlement boundary which is along the south boundary. There would be a loss of tourism should the site be developed for residential. Freshwater has an adopted neighbourhood plan. Whilst there is no specific policy on housing, their design policy sets out that; the design, location and layout of all development should be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles. It further sets out that development should encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

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

**Landscape Impacts**

Impact upon and relationship to the AONB: The site is not located in an AONB

Landscape Character Area Key Factors: Settled Farmland (Freshwater Isle) Key Characteristics  
• Gently rolling landscape underlain by Clay, Silt and Sand geology with some areas of Limestone  
• Undulating topography allows views within the area, to the downs to the south and to the sea giving variety to the landscape  
• Outside settlements a predominantly pastoral landscape of irregular medium scale fields with some larger arable fields to the north plus horse paddocks associated with settlement  
• Fields bounded by thick hedges with frequent hedgerow trees giving a semi-enclosed, wooded ambiance particularly to the central and southern sections of the area  
• Mature coniferous shelter belts and garden trees form a distinctive feature particularly to the south of Freshwater  
• Intricate network of rural lanes, some sunken with fewer roads to the north and western margins  
• Settlement pattern varies, based around farmsteads and hamlets to the south with suburban style dwellings spreading along the lanes, with more sparse scattered farms and nucleated villages to the north  
• The influence of the large village of Freshwater is muted due to the enclosed and rolling character of the area and the tree cover which continues into the settlement and helps to integrate it with the rural areas

**FRE001**

## Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

- Building styles vary from traditional stone dwellings and landmarks such as the Freshwater parish church, through 19th century red brick villas to more recent bungalows and large industrial buildings
- History of Freshwater as a holiday resort evident in the spacious Victorian villas and hotels and more recent developments of chalets on cliff top sites
- Remains of open arable fields and commons still evident today
- Cultural associations with Lord Tennyson and other writers
- Distinctive identity as Freshwater Isle, separated from the Isle of Wight by the River Yar

**Landscape Impact:** Given the location of the site, close to other housing and development any impact on landscape character will be reduced. Consideration will though need to be given to the nearby houses in regards to shading and overlooking. Visual impacts are limited due to surrounding housing and vegetation, as well as rising gradient to the east. The site reads as semi absorbed with the settlement due to the presence of residential on most boundaries. Value and sensitivity is low/medium and capacity for change is high.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by. However the setting of the Scheduled Monument 'Golden Hill Fort' needs to be considered.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no TPOs on the site but there are a number along the eastern boundary. There are though a number of large trees individual and groupings that need to be considered. There is also a meadow within the site but on the eastern boundary. Appropriate surveys are likely to be required.

**Biodiversity Net Gain Scope:** Meadow habitat enhancement and connectivity. Enhanced connectivity of tree belts and hedgerows. Records of Common Frogs in Norton Green so ponds would also be beneficial. Dwellings would benefit from boxes for House Sparrow and Starling (Red list) Swift and House Martin (Amber list) - all of which have been recorded in the area. Boundaries should have hedgehog gates, as the species has also recorded in the vicinity.

### Flood Risk

**Flood Risk (including surface water):** No flood risks identified

### Proximity to Key Services

**Access to Public Transport:** There are bus stops along Heathfield Road and the Freshwater to Newport bus service runs regularly.

**Access to Pedestrian Cycle links:** 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 and facilities:** Freshwater has a wide range of services and facilities.

**Access to open space recreation:** West Wight has sufficient supply of amenity greenspace, accessible natural greenspace and children's young peoples provision. However it has deficits of allotments and parks/gardens. Golden Hill Fort and recreation area is just to the east. Within walking distance access threshold of accessible natural greenspace, but beyond it for other types of open space.

### Highways Factors

**Highway Access:** The site can be accessed from the current camping access. The strategic road network is just to the north of the site.

### Availability Assessment

Available

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

**Availability\_Timeframe:**

### Suitability and Requirements for Other Forms of Development

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

**Potential for a mix of uses:** No

**Loss\_of\_employment\_site:** The camp site facility will be lost, although it is no longer operational.

**Potential for consideration as a Rural exception?** No

**FRE001**

Heathfield Campsite, Heathfield Rd, Freshwater, PO40 9SH

Need for new open space and/or recreation:

On-site childrens' play area and park required as this area falls well beyond the walking distace thresholds.

**Achievability Assessment**

Achievable

Indicative yield:

Constraints to delivery / number\_of\_landowners:

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

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Infrastructure capacity:

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

Trajectory Post-Plan Period:

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Deliverable. Site should be designed to be permeable to surrounding area to facilitate pedestrian access. On-site childrens' play area and park required as this area falls well beyond the walking distace thresholds. There are though a number of large trees individual and groupings that need to be considered, including TPOs at boundaries. There is also a meadow within the site but on the eastern boundary. Net gain could include Meadow habitat enhancement and connectivity. Enhanced connectivity of tree belts and hedgerows and pond creation to support local amphibian population.

Status: Deliverable

# FRE024 Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA

## Key Details

Settlement: Freshwater (Totland) Settlement Tier: 2 Parish: Totland Site Area (0.8) 2018 SHLAA\_Ref\_No: IPS082a 2nd Reg18 ISP Housing Allocation Ref: HA002

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary

Location in relation to Settlement Boundary 2018: The site is located in the settlement boundary.

Brownfield or Greenfield: Mix Brownfield Register (If applicable):

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.

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer)  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii)  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is situated within the settlement boundary and a confirmed brownfield site.

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

### Landscape Impacts

Impact upon and relationship to the AONB: 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.

Landscape Character Area Key Factors: Settlement area.

Landscape Impact: Not relevant in the urban context of this site.

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: 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. Historic building recording will be required prior to changes. As the building is a characterful building every effort should be made for it to be retained. There are no listed buildings close by.

### Biodiversity / Ecological Impacts

# FRE024 Land and School buildings at Weston Primary School, Weston Road, Totland Bay, PO39 0HA

**Impact on Biodiversity:** 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 and the entire opposite side of Church Hill is an Area TPO . 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.

**Biodiversity Net Gain Scope:** Difficult in a tightly contained urban context. Green roofs and House Sparrow/Starling boxes are all a possibility.

## Flood Risk

Flood Risk (including surface water):

## Proximity to Key Services

**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 links:** 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 and facilities:** Totland has a number of services in line with it being a smaller regeneration area.

**Access to open space recreation:** West Wight exhibits surpluses of all open space types except Parks & Gardens and Allotments. The site is within the walking threshold for amenity greenspace (Turvills Field) and natural greenspace.

## Highways Factors

**Highway Access:** To the west of the site there is an existing car park and access. Vehicular access is problematic on the eastern side as there is a change in levels between the site and the highway.

## Availability Assessment Available

**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

**Availability\_Timeframe:**

## Suitability and Requirements for Other Forms of Development

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

**Potential for a mix of uses:** This would need to be determined

**Loss\_of\_employment\_site:** The site is a former school

**Potential for consideration as a Rural exception?** Not applicable

**Need for new open space and/or recreation:** The site is along way from the nearest children's play area (750m) so an opportunity should be sought on-site. The outdoor sport use of the school playing fields should also be retained.

## Achievability Assessment Achievable

**Indicative yield:** 10

**Trajectory 23/24 to 27/28:** 0

**Constraints to delivery / number\_of\_landowners:** 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.

**Trajectory Plan Period:** 13

**Infrastructure capacity:** The site had some utilities but may require extensions to be factored in

**Trajectory Post-Plan Period:** 0

**Council\_owned:** Yes

## SHLAA Conclusion

**FRE024**

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

Conclusion 2022: Deliverable site.

Accessible from north-west (Church Hill). Residential development focused on east side and the conversion of the retained school building. Playing field to south-west should be retained as open space as there is a deficit in the area - ideally incorporating a small children's play area as well as outdoor sports/amenity greenspace.

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.

Status

Deliverable

**GOD001**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Envonmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  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.

Local Policy Context (Including Neighbourhood Plan):  The site is located outside but immediately adjacent to the settlement boundary of Godshill which is a RSC. Godshill Parish SPD (2015) sets out the need to demonstrate local need and/ or contribute to delivering wider community aspirations and preference for sites at Deacons Nursery, Scotland Farm, Minsley area.

Mineral Resources:  The west section of the site is located within a mineral safeguarding area. This will need to be considered further should the site be considered appropriate.

**Landscape Impacts**

Impact upon and relationship to the AONB:  The site is not located in an AONB.

Landscape Character Area Key Factors:  Mostly Urban, western fringes are Character Area AF5: Scotland and Bridgecort Arable  
Key Characteristics  
 Strong rural character  
 Open arable fields  
 Hedgerows mark field boundaries many of which are historic in character with some also containing hedgerow trees  
 A cultivated landscape that changes with the seasons  
The condition of the features of this character area is judged to be good and the character is judged to be moderate.

**GOD001**

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

**Landscape Impact:** The site consists of two fields outside the settlement boundary on the edge of the settlement. The larger northern field is pasture, together with some scrub in the south-east corner. The site feels semi-enclosed by development - dense development on the north and eastern boundaries, but also semi-enclosed from the south by development associated with Scotland. There are mid-distant views to the west, but the site's visual sensitivity is limited by its relationship with the existing built form. The landscape value and sensitivity are low-medium, so there is considered to be high capacity for development.

### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. There are no tree preservation orders within the site but there are some larger trees to the boundaries. Directly adj. to Eastern Yardley Valley Biodiversity Opportunity Area/Local Ecological Network. SINC and associated Priority habitats (Lowland fens, Wet woodland, Lowland mixed deciduous woodland) situated in the offsite valley 150m to the west.

**Biodiversity Net Gain Scope:** In line with aims of adjacent Eastern Yardley Valley Biodiversity Opportunity Area/Local Ecological Network. Scope for multi-functional SUDs/wetland habitat to avoid run off issues affecting nearby habitats, and to act as stepping stone habitats complementary to off-site wetland habitat to the west. This would benefit amphibians, dragonflies, bats, etc. Scope for enhance landscaped ecological planing down west boundary to improve habitat connectivity. Flora planting should include priority species. Buildings would benefit from House Martin and House Sparrow boxes - priority species recorded in the area.

### Flood Risk

**Flood Risk (including surface water):** Flood zone 1, with some minor surface water risk at SE entrance and at northern edges.

### Proximity to Key Services

**Access to Public Transport:** There is a bus stop close by. This is served by Route 2 - Newport | Merstone | Godshill | Shanklin | Sandown | Brading | Tesco | Ryde - Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes. Route 3 - Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde - Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes

**Access to Pedestrian Cycle links:** There is a public right of way along the south and south west boundary (GL). There are other rights of way close to the site and there is a cycle path link to Newport to the east. There are sporadic pavements in the area.

**Access to services and facilities:** Godshill has a number of local facilities in line with it being classified as a rural service centre

**Access to open space recreation:** Godshill is within 'The Bay' Sub-Area for Open Space Analysis, although effectively the village exists as an independent unit, so walking accessibility analysis is arguably of more relevance. Site is within the walking threshold of amenity greenspace, children's play, accessible natural greenspace. However there is no allotment, parks/gardens or outdoor sport provision in Godshill. The wider Bay has a deficit of allotments, and a small deficit of children's and young peoples provision; but surpluses of amenity green space, parks/gardens and accessible natural greenspace.

### Highways Factors

**Highway Access:** The strategic road network is to the east of the site. The site itself is accessed from a wide public right of way. The junction to the main road is on a bend and has restricted visibility when turning into the site. Junction improvements may be required.

### Availability Assessment

Available

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

**Availability\_Timeframe:**

### Suitability and Requirements for Other Forms of Development

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

**Potential for a mix of uses:** No

**Loss\_of\_employment\_site:** No

**Potential for consideration as a Rural exception?** Not applicable

**GOD001** Land adjoining Scotland Farm and Tresslewood Care Village, Scotland Corner, Godshill

Need for new open space and/or recreation: A case can be made for further open space provision to serve the needs of the site, to be situated on the south side, ideally with scope for outdoor sport use. Possible opportunity to provide allotments (subject to cross-reference with local waiting lists).

**Achievability Assessment** Achievable

Indicative yield: 100

Constraints to delivery / number\_of\_landowners: It is unclear as to the number of landowners, no known covenants or legal issues have been raised.

Trajectory 23/24 to 27/28: 100

Trajectory Plan Period: 100

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

Trajectory Post-Plan Period: 0

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Deliverable allocation. Vehicle access point at south-east requires careful consideration and possible road realignment/highways works but should be readily resolvable. Pedestrian access points at NE point, SW point and eastern edge need to be scouted connecting to public rights of way network and ensuring site permeability. Scope for enhance landscaped ecological planing down west boundary to improve habitat connectivity. Scope for multi-functional SUDs/wetland habitat to avoid run off issues affecting nearby habitats, and to act as stepping stone habitats complimentary to off-site wetland habitat to the west. A case can be made for further open space provision to serve the needs of the site, to be situated on the south side, ideally with scope for outdoor sport use. Possible opportunity to provide allotments (subject to cross-reference with local waiting lists).

Status: Deliverable.

**LAK001**

**Learning Centre, Berry Hill, Lake**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Envonmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**LAK001**

# Learning Centre, Berry Hill, Lake

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The valley of Scatchells Brook is off-site 120m to the north and north-west and is classed as S41 Priority Habitat (Coastal and Floodplain Grazing Marsh) and forms part of the Eastern Yar Local Ecological Network. There is TPO woodland 150m west.

Biodiversity Net Gain Scope:

The site may benefit from multi-functional SuDs such as a pond which benefits local ecology. Bolstering the western and northern boundary hedges with tree species would improve the connectivity of the ecological network. Green roofs would soften any landscape impacts. Buildings would benefit from House Sparrow and Swift boxes - priority species recorded in the area.

## Flood Risk

Flood Risk (including surface water):

No FZ2 or FZ3 on site, although there is a stream value and associated FZ2/3 off site 120m to the north and north-west. There is a small patch of surface water risk centrally on site.

## Proximity to Key Services

Access to Public Transport:

The school is located close to Route 3. Newport | Rookley | Godshill | Ventnor | Shanklin | Sandown | Brading | Tesco | Ryde. This service runs Mon - Sat up to every 30 minutes | Sundays up to every 30 minutes.

Access to Pedestrian Cycle links:

A public footpath on the south boundary connects to a network of public rights of way within the area. There are no dedicated cycle paths in close proximity.

Access to services and facilities:

There are a number of services and facilities in close proximity

Access to open space recreation:

The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking accessibility threshold for children and young people, parks and gardens, and allotments.

## Highways Factors

Highway Access:

The site can be accessed from Berry Hill. The junction to the main road is on a bend and has restricted visibility when turning into the site. Junction improvements may be required.

## Availability Assessment

Available

Availability:

The site is not immediately available for development. Likely to be available in years 6-10.

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing.

Potential for a mix of uses:

Unclear

Loss\_of\_employment\_site:

No

Potential for consideration as a Rural exception?

No

Need for new open space and/or recreation:

The site is reasonably well served for open space but may benefit from green buffers and a small amenity open space.

## Achievability Assessment

Achievable

Indicative yield:

30

Trajectory 23/24 to 27/28:

0

Trajectory Plan Period:

30

Trajectory Post-Plan Period:

0

Constraints to delivery / number\_of\_landowners:

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:

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

Council\_owned:

Yes

## SHLAA Conclusion

**LAK001**

## Learning Centre, Berry Hill, Lake

**Conclusion 2022:** Deliverable. Brownfield site. Could achieve 35 at 30dph. Would benefit from enhance tree planting at boundaries. Junction work at access may be necessary given increased volumes compared to previous uses, The site may benefit from multi-functional SuDs such as a pond which benefits local ecology. Bolstering the western and northern boundary hedges with tree species would improve the connectivity of the ecological network. Green roofs would soften any landscape impacts.  
Archeologist commented - Flint scatters, Roman cremation and coins found in vicinity. Early consultation with IWCAHES recommended.

**Status** Deliverable

**NET010**

Gibb Well Field (Southern part), off Seaview Lane, Seaview

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

## NET010

### Gibb Well Field (Southern part), off Seaview Lane, Seaview

**Landscape Impact:** It is outside a settlement boundary and assumes quite a prominent position in the settlement due to its location. It has far views to the west, albeit in the context of other surrounding development. The site is sloping from east to west, is raised above the B3330 to the west and separated by a stone wall. Strategic Gap.

#### Heritage Impacts

**Impact on Historic Environment and Heritage Assets:** The site is not located in a conservation area. There is a listed building 50m to the north-west, The Old Manor and due to the topography development, particularly on the west side of the site, may impact on its setting. As the site is near to a listed building any development must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, there are a row of character cottages to the west.

#### Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation. It is bounded by hedgerows (S41 priority habitat) on east west and southern sides.

**Biodiversity Net Gain Scope:**

#### Flood Risk

**Flood Risk (including surface water):** No on-site risks identified

#### Proximity to Key Services

**Access to Public Transport:** There are bus stops just outside the site. There are a number of buses that serve the wider Ryde area and Route 8 serves the Seaview area. The route being Newport | Robin Hill | Amazon World | Sandown | Bembridge | St Helens | Seaview | Ryde. This service runs Mon - Sat up to every 60 minutes | Sundays up to every 60 mins

**Access to Pedestrian Cycle links:** The lack of adjacent footways, as well as the stone wall and change in levels to the west, make this a slightly problematic site in terms of pedestrian access. There are network of public rights of way within and adjacent to the village. There are no dedicated cycle paths in close proximity.

**Access to services and facilities:** Nettlestone is not a rural service centre but does have a convenience store and a primary school.

**Access to open space recreation:** Nettlestone sits within the Ryde area for analysis in the Open Space assessment. The Ryde area shows quantitative shortages of amenity greenspace and parks and gardens and a small deficiency in allotment space. There is a small village green area just outside the site at the southern tip. The site only falls within the walking access standard for all open space types except children/young people and parks/gardens. Indeed Seaview lacks any children's play provision at all.

#### Highways Factors

**Highway Access:** The permission to the north has opened up the prospect of vehicular access via the adjacent development. This would be preferable, since creation of a new access will result in loss of hedgerow and/or stone wall - if indeed it is possible given the sight-lines and change in levels.

#### Availability Assessment

Available

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

**Availability\_Timeframe:**

#### Suitability and Requirements for Other Forms of Development

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

**Potential for a mix of uses:** No

**Loss\_of\_employment\_site:** No

**Potential for consideration as a Rural exception?** This would need to be determined

**Need for new open space and/or recreation:** The site (together with the west side of NET011) would benefit from a more formal park/garden along the west and southern side. This would compliment the heritage setting to the west. This should include a children's play area, and would have the additional benefit of providing a pleasing pedestrian route both east/west and north/south across the NET010 and NET011 sites - as an alternative to negotiating the surrounding highways.

#### Achievability Assessment

Achievable

**NET010**

Gibb Well Field (Southern part), off Seaview Lane, Seaview

Indicative yield: 10

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners:

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

Infrastructure capacity:

The site is adjacent to other properties which appear to benefit from connections to utility services

Council\_owned:

### SHLAA Conclusion

**Conclusion 2022:** Partially deliverable. The site forms a key part of the Strategic Gap between Nettlestone and Ryde. The west side not suitable due to impact on heritage and neighbouring amenities, particularly The Old Manor House grade II listed building.  
The site (together with the west side of NET011) would benefit from a more formal park/garden along the west and southern side. This would compliment the heritage setting to the west. It should also include the southern tip which is less suited to residential due to the presence of highways on both east and west as well as it's contribution to the setting of the settlement and village green. This should include a children's play area, and would have the additional benefit of providing a pleasing pedestrian route both east/west and north/south across the NET010 and NET011 sites - as an alternative to negotiating the surrounding highways.  
The form of any residential element of the site is governed by the layout of adjacent permission P/00496/18, but may approximately be capable of 10 dwellings in the north-east corner of NET010.

Status Deliverable

**NEW001**

Newport Harbour, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Discounted by a Factor in Stage B(ii)

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**NEW001**

# Newport Harbour, Newport

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. There are areas of potential archeological interest at the southern end of the Harbour. Partly within Newport Extensive Urban Survey Area of High Archaeological Potential. Numerous historic buildings. Potential for waterlogged archaeological remains of all periods. Early consultation with IWCAHES recommended.

## Biodiversity / Ecological Impacts

**Impact on Biodiversity:** The site is not located in an environmental designation but is immediately adjacent to an SPA along the River Medina, which contains intertidal mudflats priority habitats. Land to the east in the cemetery is classed as lowland meadows priority habitat. There are no tree preservation orders or larger trees within the site. There are bat records on-site, and records of Water Vole and Kingfisher in the adjacent River Medina. Given the proximity to designated areas biodiversity studies are likely to be required.

**Biodiversity Net Gain Scope:** Green roof/wall potential for this town centre flagship development to showcase sensitive ecological design techniques. Wider site buildings would benefit from House Sparrow and Starling (Red list), Swift and House Martin (Amber list) boxes - all species which have been recorded in the area. Buildings facing eastern cemetery may be suitable for bat boxes.

## Flood Risk

**Flood Risk (including surface water):** The majority of the site is with flood zones/2/3, only some sections of the east are FZ1.

## Proximity to Key Services

**Access to Public Transport:** The site is walking distance to the bus station and nearby routes to Cowes and Ryde.

**Access to Pedestrian Cycle links:** There are a number of public rights of way and cycle links close by and one through the site

**Access to services and facilities:** Newport has a full range of services and facilities

**Access to open space recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking access threshold for children's & young persons provision, allotments, accessible natural greenspace and outdoor sport. The site is largely outside the walking threshold for parks/gardens amenity greenspace, although in practice the presence of the adjacent Seaclose Park (classed as outdoor sports) fulfills this need.

## Highways Factors

**Highway Access:** The site has various options for access

## Availability Assessment Available

**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

**Availability\_Timeframe:**

## Suitability and Requirements for Other Forms of Development

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

**Potential for a mix of uses:** There is a potential for a mix of uses.

**Loss\_of\_employment\_site:** There are some employment uses within the site but these can be retained or re-provided elsewhere within the site

**Potential for consideration as a Rural exception?** Not applicable

**Need for new open space and/or recreation:** Improvements, creation and enhancement of open space typologies best met on adjacent Seaclose Park.

## Achievability Assessment Achievable

**Indicative yield:** 250

**Trajectory 23/24 to 27/28:** 60

**Trajectory Plan Period:** 474

**Constraints to delivery / number\_of\_landowners:**

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:**

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

**NEW001**

Newport Harbour, Newport

Trajectory Post-Plan Period:

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Deliverable for a mix of uses. Cross reference should be made to emerging Newport Harbour SPD.

Status

Deliverable

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

## Discounting Factors

Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Approximately 3.0ha of the site is located in an ancient woodland and SINC and has been discounted from the following assessment.

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

Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts Stage B

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

## Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

## Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

## Heritage Impacts

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**Impact on Biodiversity:** 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 the North Western Woods Local Ecological Network and there is a watercourse in the south west corner. The site is bordered on three sides by Parkhurst Forest, which is SSSI and large parts are ancient woodland

**Biodiversity Net Gain Scope:** Given the scale of the site it has potential for SANG, as well as BNG. The entire Parkhurst Forest would benefit from a buffer kept free from development and enhanced as a green ecological corridor with wildflower meadow and wetland habitats conducive to bat species, reptiles, amphibians, butterflies and insects. Provision of a public footpath route through the buffer, connecting to the Parkhurst Forest may contribute towards the aims of a SANG. Nearby properties may benefit from provision of bat boxes. Wider site buildings would benefit from House Sparrow and Starling (Red list), Swift and House Martin (Amber list) boxes - species which have been recorded in the area. Off-site areas would benefit from Barn Owl boxes and Hazel Dormouse nest boxes. Planting should benefit important local butterfly species (Grizzled Skipper, Large Skipper, Glanville Fritillary, Pearl-bordered Fritillary, Silver-washed Fritillary, White Admiral, Wall, Dingy Skipper, Small Heath, Orange Tip) and prioritise priority species already present in the Forest. SuDS should prioritise multifunctional wetland habitats prioritising pre-existing surface water pathways.

**Flood Risk**

**Flood Risk (including surface water):** No areas of FZ2 or 3. Some narrow bands of surface water flow/risk.

**Proximity to Key Services**

**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 links:** There are network of paths within Park Forest. Pedestrian/cycle connections both to the existing urban area, Newport and recreational routes to the Forest will require careful consideration. The wider area has cycle links to and from Newport.

**Access to services and facilities:** Newport has a full range of services and facilities

**Access to open space recreation:** In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The Playing Pitch Strategy identified an island wide need for 3G AGPs (need rising to six pitches required when factoring future demand). Accessibility catchments are less useful for a site of this scale simply because there is little existing development in the vicinity of most of the site's area. However it is notable that there are currently no nearby children's/youth play areas, allotments or parks/gardens to serve pre-existing populations in Parkhurst. There are however amenity open spaces in the area.

**Highways Factors**

**Highway Access:** There are a number of different access points including onto Forest Road and Horsebridge Hill/Parkhurst Road. Further work will be required to assess these options.

**Availability Assessment**Available 

**Availability:** This would need to be determined

**Availability\_Timeframe:**

**Suitability and Requirements for Other Forms of Development**

**Put forward for:** Yes - A development of this scale relatively far from Newport centre will need to be self-sufficient in services to a large extent - including employment, community/ retail services, open spaces, recreation and education facilities.

**Potential for a mix of uses:** Given the size of the site it is anticipated that the site, if appropriate, would be a mixed use scheme

**Loss\_of\_employment\_site:** The site includes former HMP service buildings and other residential areas. Private residential buildings are not included in the assessment

**Potential for consideration as a Rural exception?** Not applicable

**Need for new open space and/or recreation:** This site offers a significant opportunity to provide open space and recreation facilities both to serve its own need and pre-existing populations. The more visually sensitive northern section may best lend itself to green infrastructure/allotments, while play and park facilities will need to be located so as to be accessible by foot to the current and future populations. Given the scale of the site, there is a need for more than one play area, including one on the east side of the prison.

**Achievability Assessment**Achievable

**NEW002****Former HMP Camphill Site, Newport**Indicative yield: Trajectory 23/24 to 27/28: 

Constraints to delivery / number\_of\_landowners:

Trajectory Plan Period: 

Infrastructure capacity:

Trajectory Post-Plan Period: 

Council\_owned:

**SHLAA Conclusion**

**Conclusion 2022:** Deliverable site in central and eastern area. However, fringe sections cannot be considered suitable due to landscape impacts and the need for ecological buffers. A development of this scale relatively far from Newport centre will need to be self-sufficient in services to a large extent - including employment, community/health/retail services, open spaces, recreation (including AGP), education facilities, sustainable transport and renewable energy. Therefore it will benefit an accessible central service hub providing a community focus maximising potential for shared trips. Multi-user sustainable transport links from the site to the existing urban area will be key, prioritising routes for pedestrians, cyclist and bus services. The site offers an opportunity for a site wide district heating system to which all development will connect as part of a comprehensive scheme, with preference given to using heat from the Forest Road energy from waste facility, which will significantly reduce the carbon footprint. The landscape impact of development would be reduced by green roofs, particularly on more exposed sections to the north and on redundant prison land. This would also benefit insect populations the pre-existing ecosystems and potentially contribute to offsetting impact/biodiversity net gain. SuDS should prioritise multifunctional wetland habitats for the same reason, prioritising pre-existing surface water pathways. This site offers a significant opportunity to provide open space and recreation facilities both to serve its own need and pre-existing populations. The more visually sensitive northern section may best lend itself to green infrastructure/allotments, while play and park facilities will need to be located so as to be most accessible for the current and future populations. Parkhurst Forest will benefit from a buffer kept free from development and enhanced as a green ecological corridor with wildflower meadow and wetland habitats conducive to bat species, reptiles, amphibians, butterflies and insects. Provision of a public footpath route through the buffer, connecting to the Parkhurst Forest may contribute towards the aims of a SANG.

Status:

**NEW007**

Land off Broadwood Lane, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

Impact on Biodiversity:

## NEW007

# Land off Broadwood Lane, Newport

### Biodiversity Net Gain Scope:

The southern section of the site leads into a more ecologically diverse area off-site comprising mature woodlands and a small lake. The small woodland would benefit from an ecological buffer, particularly as this part of the site is on highest ground in the site and is visible from the surrounding countryside. An ecological planted tree corridor down the east boundary would improve ecological network connectivity, as well as benefitting the amenity of neighbouring residents who have quite short gardens. A pond serving as multifunctional SuDs could be placed at the point of surface water flood risk central on the east boundary. Similarly, the public footpath on the west could be enhanced as a green corridor with tree planting and a strip of adjacent wild flower meadow. Dwellings would benefit from boxes for House Sparrow (Red list), Swift and House Martin (Amber list) which have been recorded in the area. Planting should benefit important local butterfly species (Grizzled Skipper, Large Skipper). Bat boxes on buildings, particularly on the southern section of the site, would also be beneficial - as several species have been identified locally.

### Flood Risk

Flood Risk (including surface water): Small area of surface water flood risk centre east of the site.

### Proximity to Key Services

Access to Public Transport: There are bus stops along Gunville Road which are within walking distance.

Access to Pedestrian Cycle links: 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 and facilities: Gunville has access to a number of facilities and services and Newport town centre is accessible by bus

### Access to open space recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is outside the accessibility walking threshold of all types of open space, except natural greenspace. Indeed, unusually for a residential area of its scale, Gunville has no open space at all - which is at least partially the legacy of unplanned expansion. NEW007 and NEW081 both offer opportunities to address this situation.

### Highways Factors

Highway Access: The site can be accessed from Broadwood Lane at the Forest Hills section, and a second potential access is further south off Arthur Moody way. Pedestrian footpath links connect at the NW and the SW.

## Availability Assessment

Available

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.

Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: TBC

Loss of employment site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: This site offers an urgent opportunity to provide much needed open space for Gunville, prioritising children's provision, and amenity open space in particular. This should be provided on the east side of the site, near to access points so as to be utilised by the wider community. Other types of open space such as allotments, park/garden and teenagers provision (all of which have a larger walking catchment) may be better located on the more centrally located site NEW081 to the East.

## Achievability Assessment

Achievable

Indicative yield: 150

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 150

Trajectory Post-Plan Period: 0

Constraints to delivery / number of landowners:

There is one landowner and there are no known covenants or legal issues. The site is currently rented to farmers.

Infrastructure capacity:

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

Council owned:

## SHLAA Conclusion

**NEW007**

## Land off Broadwood Lane, Newport

**Conclusion 2022:** Deliverable site. There are two potential vehicle access points to the east that can be utilised, and footpath connections to the north and south. There are significant pre-existing open space deficits in Gunville and this site offers an opportunity to address these to benefit the community, prioritising childrens and young people's provision, and amenity open space in particular. This should be provided on the east side of the site, near to access points so as to be utilised by the wider community. The southern section of the site leads into a more ecologically diverse area off-site comprising mature woodlands and a small lake. The small woodland would benefit from an ecological buffer, particularly as this part of the site is on highest ground in the site and is visible from the surrounding countryside. An ecological planted tree corridor down the full length of the east boundary would improve ecological network connectivity, connect to the amenity open space/platy area as well as benefitting the amenity of neighbouring residents who have quite short gardens. A pond serving as multifunncional SuDs could be placed ast the point of surface water flood risk cental on the east boundary. Similarly, the public footpath on the west could be enhanced as a green corridor with adjacent tree planting. This provides pedestrian coinnections to the north, south and wider countryside.

**Status** Deliverable

**NEW009**

# Land South of Noke Common, Newport

## Key Details

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

## Suitability Assessment

Suitable

### Discounting Factors

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

### Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

### Landscape Impacts

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

### Heritage Impacts

Impact on Historic Environment and Heritage Assets:

### Biodiversity / Ecological Impacts

## Impact on Biodiversity:

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. The Noke Plantation SINC woodland is 50m off-site to the west. Land off site to the west also forms part of the Local Ecological Network - North Western Woods. Similarly land 140m to the east forms part of the Medina Valley Local Ecological Network. 460m to the NW is the Parkhurst Forest SSSI and Ancient Woodland. There are records of multiple species of bats in the vicinity of the site, including on Noke Common and Rooke Street. There is a strip of TPO trees along the east boundary.

## Biodiversity Net Gain Scope:

Although not in an area of formal designations, the site appears to have some importance for biodiversity. It forms part of a gap between two separate sections of the Local Ecological Network. There are records of several bat species in the vicinity which suggest the scattered trees and woodland fringe areas of the site may be important foraging habitat. The site would benefit from a pond to support bats and amphibians as well as providing multifunctional SuDS. Bat boxes could be installed alongside development. The tree belt connecting across the site at the south could be built up and enhanced by wild flower buffer planting. This would also serve as an area of accessible natural greenspace for the community. Similarly tree planting and buffers along the east boundary would be beneficial to the ecological network connectivity. Green roofs, particularly on the northern sections would also be beneficial ecologically, as well as softening landscape impacts. Dwellings would benefit from boxes for House Sparrow and Starling (Red list) as well as Swift and House Martin (Amber list) which have been recorded in the area. Neighbouring woodland could be enhanced by Barn Owl and Dormouse boxes - both species recorded locally.

## Flood Risk

Flood Risk (including surface water): No flood zone 2 or 3 on site. Tiny strip of surface water flood risk to south-east.

## Proximity to Key Services

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 links: 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 and facilities: Newport has a full range of services and facilities

Access to open space recreation: In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. In terms of access standards, the site is within the walking threshold for amenity greenspace and accessible natural greenspace - but well outside it for children's and young people, allotments, parks & gardens and outdoor sport.

## Highways Factors

Highway Access: The site has access onto Noke Common Road. Pedestrian access through to the south will also be key for the permeability of the site and to encourage trips by walking and cycle. However this may require negotiation with third party landowners.

## Availability Assessment

Available

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.

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: To be determined

Loss\_of\_employment\_site: The site is not an allocated employment site but there is a small area of employment on the site

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: Needs for open space will need to be considered alongside the other large scale allocations in north-west Newport and Parkhurst. Although not a quantitative or access need, accessible natural greenspace will be an important component of the site nonetheless alongside biodiversity net gain and landscaping.

## Achievability Assessment

Achievable

Indicative yield: 100

Trajectory 23/24 to 27/28:

10

Constraints to delivery / number\_of\_landowners:

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

**NEW009**

## Land South of Noke Common, Newport

Trajectory Plan Period:

Infrastructure capacity:

The site has some utilities but extensions would need to be factored in.

Trajectory Post-Plan Period:

Council\_owned:

### SHLAA Conclusion

**Conclusion 2022:** Deliverable. The site sits in an area of Newport with large allocated areas, so will need to be considered alongside other allocations and considering the emerging context of the wider area to a large extent. There are options for vehicle access to the north but pedestrian/cycle access will be key to the sites permeability and avoiding car dependency and should be secured to the NE, NW, east and south. Given the high density of development to the east and south, it would not be unreasonable to achieve a reasonable density on this adjacent sections of this site, though care will need to be taken to blend in with the lower density development on the north boundary with a range of plots across the site. The site appears to have some importance for biodiversity. It forms part of a gap between two separate sections of the Local Ecological Network. There are records of several bat species in the vicinity which suggest the scattered trees and woodland fringe areas of the site may be important foraging habitat. The site would benefit from a pond to support bats and amphibians as well as providing multifunctional SuDS. Bat boxes could be installed alongside development. The tree belt connecting across the site at the south could be built up and enhanced by wild flower buffer planting. This would also serve as an area of accessible natural greenspace for the community. Similarly tree planting and buffers along the east boundary would be beneficial to the ecological network connectivity. Green roofs, particularly on the northern sections would also be beneficial ecologically, as well as softening landscape impacts.

Status

Deliverable

**NEW011**

Land north of Sylvan Drive, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

# NEW011

## Land north of Sylvan Drive, Newport

### Impact on Biodiversity:

The northern extent of the site along the boundary is directly adjacent to a SINC (Kitbridge Farm). 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. There is also a single TPO within the site. Appropriate buffers will need to be incorporated and opportunities for enhancements along the boundary especially the northern boundary should be considered. The Gunville Stream valley approximately marks the northern boundary. There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

### Biodiversity Net Gain Scope:

There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area. Buffer to Gunville stream and SINC along northern boundary, containing wild flower planting and natural wetland habitats serving as multi-functional SuDS. This would benefit amphibians that have been recorded in the area. This area could also provide a public footpath to replace those public rights of way impacted by development. Retention and enhancement of hedgerows at eastern and southern boundaries to secure the integrity of the ecological network. Dwellings would benefit from boxes for House Sparrow and Starling (Red list) as well as Swift and House Martin (Amber list) which have been recorded in the area. Planting should benefit important local butterfly species (Small Heath, Wall, Orange Tip, Large Skipper). Bat boxes on buildings would also be beneficial - as several species have been identified locally.

### Flood Risk

Flood Risk (including surface water): A band of flood zone 2/3 stretches along the north boundary alongside the Gunville Stream. It effectively reduces the developable area to 9.3ha.

### Proximity to Key Services

Access to Public Transport: Sylvan Drive is on a bus route and the bus stops are within walking distance.

Access to Pedestrian Cycle links: 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 and 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 space recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking threshold for accessible natural greenspace and outdoor sport. The north-east and south-west of the site are within the walking threshold for amenity greenspace due to off-site areas. However the amenity greenspace to the south is very small, so further provision on HA033 would be beneficial. The site is outside the walking threshold for allotments and parks&gardens, and on the fringes of being outside the walking threshold for children/young people.

### Highways Factors

Highway Access: There are multiple potential access points. Access onto the site can be achieved from Sylvan Drive at three points along the south boundary - west, mid and east. There is a further potential access via 'The Willows' to the north-east, although this may require third party land. Multiple accesses, particularly for pedestrians and cyclists, will help ensure the permeability and sustainability of the site.

### Availability Assessment

Available

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

Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

Put forward for: This would need to be clarified.

Potential for a mix of uses: No

Loss\_of\_employment\_site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: Amenity open space (south or central) would be beneficial. Children's play should be provided, preferably in the less accessible northern section. A park/garden and an allotment area would also address deficits.

### Achievability Assessment

Achievable

Indicative yield: 225

Trajectory 23/24 to 27/28: 0

Trajectory Plan Period: 225

Constraints to delivery / number\_of\_landowners:

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

Infrastructure capacity:

The site is immediately adjacent to the settlement boundary where adjoining properties appear to

**NEW011**

Land north of Sylvan Drive, Newport

benefit from connections to utility services.

Trajectory Post-Plan Period:

Council\_owned:

### SHLAA Conclusion

**Conclusion 2022:** Deliverable. There are at least four potential access points. Access onto the site can be achieved from Sylvan Drive at three points along the south boundary - west, mid and east. There is a further potential access via 'The Willows' to the north-east, although this may require third party land. Multiple accesses, particularly for pedestrians and cyclists, will help ensure the permeability and sustainability of the site. Amenity open space (south or central) would be beneficial. Children's play should be provided, preferably in the less accessible northern section. A park/garden and an allotment area would also address deficits. Formerly a deer lawn within Parkhurst Forest. Field pattern has heritage significance and should be retained. Early consultation with IWCAHES recommended. A band of flood zone 2/3 stretches along the north boundary alongside the Gunville Stream which effectively reduces the developable area. Biodiversity net gain scope includes a buffer to Gunville stream and SINC along northern boundary, containing wild flower planting and natural wetland habitats serving as multi-functional SuDS. This would benefit amphibians that have been recorded in the area. This area could also provide a public footpath to replace those public rights of way impacted by development. Retention and enhancement of hedgerows at eastern and southern boundaries to secure the integrity of the ecological network. There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

Status

Deliverable

**NEW012**

Acorn Farm, Horsebridge Hill, Newport

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

## NEW012

# Acorn Farm, Horsebridge Hill, Newport

### Impact on Biodiversity:

The main body of the site is not located in an environmental designation. There are no tree preservation orders or larger trees within the site. The eastern and northern section of the site is within the Medina Estuary Local Ecological Network. The Dodnor Creek SINC marks the north-eastern boundary, which is classed as Lowland Mixed Deciduous Woodland.

### Biodiversity Net Gain Scope:

BNG scope is focused on the eastern sections within the Medina Estuary Local Ecological Network. Scope for wild flower meadow, wetland habitat. Potential for green roofs to limit landscape impact, as well as act as SuDs to benefit biodiversity. Dwellings would benefit from boxes for House Sparrow and Starling (Red list) which have been recorded in the area. Planting should benefit important local butterfly species (White Admiral, Large Skipper, Grizzled Skipper, Orange Tip). Bat boxes on buildings would also be beneficial - as several species have been identified locally.

### Flood Risk

#### Flood Risk (including surface water):

No risks identified on main body of site. Surface water flow risks associated with streams to east and south boundaries amidst vegetation.

### Proximity to Key Services

#### Access to Public Transport:

There is a bus stop in close proximity and is along Route 1 - 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 links:

Whilst there are no public rights of way or cycle paths in close proximity, the area is served by public footways and paths to the local road network.

#### Access to services and facilities:

Newport has a full range of services and facilities

### Access to open space recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking accessibility threshold of amenity open space and accessible natural greenspace. It is beyond the walking accessibility threshold for children's & young people's provision, outdoor sport, parks & gardens and allotments.

### Highways Factors

#### Highway Access:

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. A pedestrian/cycleway link will need to be connected through to the healthcare allocation to the south and the road network to the south-east.

## Availability Assessment

Available

#### 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.

#### Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

#### Put forward for:

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

#### Potential for a mix of uses:

Has potential for some mixed use

#### Loss\_of\_employment\_site:

No, but the area has in the past been allocated for employment

#### Potential for consideration as a Rural exception?

Not applicable

#### Need for new open space and/or recreation:

The site would benefit from on-site amenity open space, children's play area and allotments, as well as accessible nature greenspace alongside biodiversity net gain and green infrastructure. The entire eastern section, some 140m from the eastern edge, should be reserved for either GI or open space, as well as a NE buffer strip (as per the Core Strategy allocation).

## Achievability Assessment

Achievable

#### Indicative yield:

150

#### Trajectory 23/24 to 27/28:

150

#### Constraints to delivery / number\_of\_landowners:

Landowners have committed to the principle of wishing to develop and there are no known covenants or legal issues.

#### Trajectory Plan Period:

150

#### Infrastructure capacity:

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

#### Trajectory Post-Plan Period:

0

#### Council\_owned:

## SHLAA Conclusion

**NEW012**

## Acorn Farm, Horsebridge Hill, Newport

**Conclusion 2022:** Deliverable allocation. The entire eastern section, some 140m from the eastern edge, should be reserved for either GI or open space, as well as a NE buffer strip (as per the Core Strategy allocation).

The site is accessed via Horsebridge Hill, however any development would require an upgrading to the existing highway entrance. A pedestrian/cycleway link will need to be connected through to the healthcare allocation to the south and the road network to the south-east.

The site would benefit from on-site amenity open space, children's play area and allotments, as well as accessible natural greenspace alongside biodiversity net gain and green infrastructure.

Status

Deliverable

**NEW081**

Land East of Gunville

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space

Envonmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged

Local Policy Context (Including Neighbourhood Plan:

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

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

# NEW081

# Land East of Gunville

### Impact on Biodiversity:

The site is not located in an environmental designation. Land directly adjacent to the north is SINC (Kitbridge Farm). The various fields have hedgerows and scattered trees at their boundaries, and the schol site has some mature trees within it. Aterinary river crosses the site midpoint and extends down the NE boundary. Dwellings would benefit from boxes for House Sparrow and Starling (Red list) Swift and House Martin (Amber list) - all of which have been recorded in the area. There is scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

### Biodiversity Net Gain Scope:

There is scope for SANG to support any development to mitigate impacts upon the Special Protection Area. Enhanced boundary planting will improve ecological network connectivity. Multifunctional SuDS in the form of ponds and wetland habitat at the low lying north of the site will enhance biodiversity and create habitats for amphibians, reptiles, dragonflies and other species, as well as providing a buffer to the SINC and public amenity. The existing watercourse/ surface water flow path will need to be retained and incorporated within the layout as an ecological corridor. Dwellings would benefit from boxes for House Sparrow and Starling (Red list) Swift and House Martin (Amber list) - all of which have been recorded in the area. Bat boxes on buildings would also be beneficial - as several species have been identified locally. Planting should benefit important local butterfly species (Large Skipper, Wall, Small Heath, Orange Tip).

### Flood Risk

Flood Risk (including surface water): No significant risk identified. Very small area of surface water flood risk on lower lying northern field.

### Proximity to Key Services

#### Access to Public Transport:

There are bus stops along Gunville Road within walking distance. 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 links:

There are no public rights of way or cycle links close by but the immediate roads do benefit from footpaths.

#### Access to services and facilities:

Gunville has access to a number of facilities and services and Newport town centre is accessible by bus.

### Access to open space recreation:

In the Open Space Assessment Newport exhibits quantitive deficits of all types of open space except accessible natural greenspace. The site is outside the accessibility walking threshold of all types of open space, except natural greenspace. Indeed, unusually for a residential area of its scale, Gunville has no open space at all - which is at least partially the legacy of unplanned expansion. NEW007 and NEW081 both offer opportunities to address this situation.

### Highways Factors

Highway Access: There is direct access from Gunville Road. There is access on to Taylor's Road, but a formal access would need to be constructed.

### Availability Assessment

Available

#### Availability:

All landowners/agents have confirmed the site is available but some have not indicated when it might be brought forward or developed (2018 SHLAA sites233, 234 and 382). Other site components are (2018 SHLAA sites IPS161 & 126) are owned by developers, with a reasonable prospect of development taking place within 5 years. Once commenced could be achieved within 3 years.

#### Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

#### Put forward for:

The site has been put forward for general housing or mixed development.

#### Potential for a mix ofuses:

#### Loss\_of\_employment\_site:

No - Potential gain of employment land.

#### Potential for consideration as a Rural exception?

No

#### Need for new open space and/or recreation:

This site offers an good opportunity to provide much needed open space for Gunville and West Newport, which could be spread across more than one location within this large site. A formal park/garden is needed in West Newport, the southern section offers a good central location in an area that lends itself to higher density housing and employment. This site also offers an opportunity to provide a centrally located teen/young persons facility set in amenity open space, given that children's play areas exist a KM or more to the east and south, and a

### Achievability Assessment

Achievable

#### Indicative yield:

175

#### Trajectory 23/24 to 27/28:

0

#### Constraints to delivery / number\_of\_landowners:

The site was originally five separate sites in the 2018 SHLAA. Land equalisatiin agreements may be necessary to bring the site forward given the open space demands.

**NEW081**

Land East of Gunville

Trajectory Plan Period:

175

Infrastructure capacity:

Given the location of the site it is considered that suitable connections can be made.

Trajectory Post-Plan Period:

0

Council\_owned:

### SHLAA Conclusion

**Conclusion 2022:** Deliverable site for residential, employment, community and open space uses. Taylor Road would need to be extended and upgraded to provide southern access, further access can be provided onto Gunville Road to the west. There are significant open space needs that will effect the yield. However, this can be balanced by the assumption there are also areas that lend themselves to higher density or flatted developments. This site offers an good opportunity to provide much needed open space for Gunville and West Newport, which could be spread across more than one location within this large site. A formal park/garden is needed in West Newport, the southern section offers a good central location in an area that lends itself to higher density housing and employment. This site also offers an opportunity to provide a centrally located teen/young persons facility set in amenity open space, given that children's play areas exist a KM or more to the east and south, and a new children's play area can be located on site NEW007 to the west. Allotments could be provided on the northern section section, acting as a buffer to the off-site SINC. The existing watercourse/ surface water flow path will need to be retained and incorporated within the layout as an ecological corridor. Enhanced boundary planting will improve ecological network connectivity. Multifunctional SuDS in the form of ponds and wetland habitat at the low lying north of the site will enhance biodiversity and create habitats and feeding grounds for amphibians, reptiles, bats and other species, as well as providing a buffer to the SINC and public amenity. There is potentially scope for SANG to support any development to mitigate impacts upon the Special Protection Area.

Status

Deliverable

**NEW083**

Land at Moreys Timber Yard, Trafalgar Road

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area (  2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

Impact on Biodiversity:

## NEW083

# Land at Moreys Timber Yard, Trafalgar Road

Biodiversity Net Gain Scope:

Urban tree planting. Green roof potential.

Boxes for red/amber list species favouring urban habitats - House Sparrow, Starling, Swift and House Martin, all of which have ben recorded in the area.

### Flood Risk

Flood Risk (including surface water): No flood risks identified

### Proximity to Key Services

Access to Public Transport: There is a bus route on Trafalgar Road.

Access to Pedestrian Cycle links: Connects to adjacent streets with footways and a public footpath on the west boundary.

Access to services and facilities: Located with Newport - a top tier settlement, which has a full range of services and facilities.

Access to open space recreation:

In the Open Space Assessment Newport exhibits quantitative deficits of all types of open space except accessible natural greenspace. The site is within the walking accessibility threshold of all open space types except amenity open space.

### Highways Factors

Highway Access: Direct access onto Trafalgar Road. Terrace Road and Albert Street to east and South View to the west are further potential access points. Pedestrian access to Nine Acres Lane on west boundary should be secured.

## Availability Assessment

Available

Availability:

Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

Put forward for:

Potential for a mix of uses:

Loss\_of\_employment\_site:

Yes.

Potential for consideration as a Rural exception?

N/a

Need for new open space and/or recreation:

Need for the site to provide some amenity open space to address the current deficit.

## Achievability Assessment

Achievable

Indicative yield: 100

Trajectory 23/24 to 27/28:

0

Trajectory Plan Period:

100

Trajectory Post-Plan Period:

0

Constraints to delivery / number\_of\_landowners:

Infrastructure capacity:

Council\_owned:

## SHLAA Conclusion

Conclusion 2022: Deliverable. Urban site. Higher storey flatted development may be suitable on south-west side, and/or at frontages. Other boundaries and sections adjacent to existing housing will need to be sensitively designed to respect amenities of adjacent terraced housing. Layout should incorporate public amenity open space to address deficit, pedestrian access to north, east, west and south to ensure permeability.

Status

Deliverable



**RYD001**

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

**Key Details**

Settlement: Ryde Settlement Tier: 1 Parish: Ryde Site Area (0.64 2018 SHLAA\_Ref\_No: IPS034 2nd Reg18 ISP Housing Allocation Ref: HA055

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021): Located within Settlement Boundary

Location in relation to Settlement Boundary 2018: The site is located in the settlement boundary.

Brownfield or Greenfield: Brownfield Brownfield Register (If applicable):

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.

**Suitability Assessment**

Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

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

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B

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

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area: The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan): The site is located in the settlement boundary.

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

**Landscape Impacts**

Impact upon and relationship to the AONB: The site is not located in an AONB.

Landscape Character Area Key Factors: Settlement area.

Landscape Impact: 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.

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

**Biodiversity / Ecological Impacts**

**RYD001**

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

Impact on Biodiversity:

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. Nonetheless the tree's position at boundaries as such so that it appears they may not be an undue obstacle to development (subject to assessment of root protection areas) and could be located within rear gardens. Trees at the north eastern boundary are situated on a slope that relates more to adjacent residential curtilages located off-site and the boundary may be more appropriately defined and adjusted to reflect this, subject to commercial negotiation.

Biodiversity Net Gain Scope:

House Sparrow and Starling (Red list) boxes. Multi-functional SuDs - ponds, wetland habitat to benefit amphibians, etc.

## Flood Risk

Flood Risk (including surface water):

Small area of surface water risk on access road. Off-site to east is a river with associated flood risk zones 2/3 - which directly abuts site but doesn't impact upon it.

## Proximity to Key Services

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 links:

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 and facilities:

Ryde has a full range of services and facilities

Access to open space recreation:

Ryde has a quantitative deficit of amenity greenspace, parks and gardens and a small deficit of allotments. However it has a good supply of accessible natural greenspace and sufficient children's and young people's provision - according to the supporting Open Space Assessment. In terms of accessibility, the site is within the walking threshold of most types of open space (except allotments).

## Highways Factors

Highway Access:

The site can access the main road. It is single width with limited space to park or turn except at the far end. Highway works likely to be necessary to bring to an acceptable standard to cater for the development.

## Availability Assessment

Available

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

Availability\_Timeframe:

## Suitability and Requirements for Other Forms of Development

Put forward for:

The site has been put forward for general housing.

Potential for a mix of uses:

No

Loss\_of\_employment\_site:

No

Potential for consideration as a Rural exception?

No

Need for new open space and/or recreation:

The site is not of the scale or shape which lends itself to on-site provision, and in any event is in an area that generally meets most open space standards.

## Achievability Assessment

Achievable

Indicative yield:

20 - Based on indicative layout reflecting surrounding density

Trajectory 23/24 to 27/28:

20

Constraints to delivery / number\_of\_landowners:

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.

Trajectory Plan Period:

20

Infrastructure capacity:

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

Trajectory Post-Plan Period:

0

Council\_owned:

## SHLAA Conclusion

**RYD001**

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

Conclusion 2022: Deliverable.

The site has TPO trees within it. Nonetheless their position at boundaries as such so that it appears they may not be an undue obstacle to development (subject to assessment of root protection areas) and could be located within rear gardens. Trees at the north eastern boundary are situated on a slope that relates more to adjacent residential curtilages located off-site and the boundary may be more appropriately defined and adjusted to reflect this, subject to commercial negotiation. The estimated yield is based on a layout that would reflect the pattern, layout and density of surrounding development.

Status

Deliverable

**SAN003**

**Former Sandham Middle School Site, Perowne Way, Sandown.**

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**

Suitable

*Discounting Factors*

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)

Envonmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dewllings:

Discounted by a Factor in Stage B

A small section of the site is located in FZ 2 and 3 and this has been removed from the assessment below. The remainder of the site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**SAN003**

## Former Sandham Middle School Site, Perowne Way, Sandown.

Impact on Biodiversity:

The site is not located in an environmental designation. There are no tree preservation orders but there are scattered trees along the boundaries and on the south eastern edge of the site. The adjacent woodland to the north is classed as priority habitat wet woodland and parts of it have TPOs. Further north beyond the woodland, but still less than 200m from the site boundary, there is coastal and floodplain grazing marsh, also a S41 priority habitat. The Eastern Yar Local Ecological network is located off-site to the west, reaching just 60m to the site at its closest point at the NW boundary.

Biodiversity Net Gain Scope:

A 50m buffer to the wet woodland would be beneficial interspersed with wetland habitats serving a multifunctional role as SuDS in this area of surface water flood risk. This would benefit amphibians, dragonflies, bats, etc. Flora planting should include priority species. Buildings would benefit from House Sparrow, Starling, House Martin and Swift boxes - priority species recorded in the area. Buildings fronting woodland fringes may benefit from bat boxes.

### Flood Risk

Flood Risk (including surface water): No FZ2 or 3 on site. Surface water risk along eastern and northern boundaries with a small patch in SW corner. Also surface risks off site but across south access points.

### Proximity to Key Services

Access to Public Transport: Sandown is well served by public transport including Southern Vectis routes, 2 3 and 8.

Access to Pedestrian Cycle links: There are a number of public rights of way in close proximity including SS35, the area is also well served by public foot ways and paths to the local road network. The wider area has cycle links to Newport.

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

Access to open space recreation:

The Bay exhibits quality deficits of allotments and a small deficit of children's and young people's provision, but surpluses of other open space typologies. There are large areas of open space in the vicinity. Adjacent to the west is Fairway Athletics and Sport Centre. Off-site to the south-west is the Rugby Club and playing fields. The site is bounded by strips of amenity greenspace to the west. The site is within the accessibility walking threshold for children and young people, amenity greenspace, parks & gardens, outdoor sports facilities and natural and semi-natural greenspace.

### Highways Factors

Highway Access: The site can be accessed from the existing road network to the school on the west boundary, which is narrow in places and may need upgrading, including with provision of pedestrian footways. A second access point exists on Perowne Way, the utilisation of which (at least for pedestrians and cyclists) would improve the site's permeability.

### Availability Assessment

Available

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

Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: To be confirmed

Loss\_of\_employment\_site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: The only need, demonstrated in both quantity and accessibility standards, is allotments. These could potentially be provided on northern sections of the site and provide an additional buffer to the surrounding rural areas.

### Achievability Assessment

Achievable

Indicative yield: 84

Trajectory 23/24 to 27/28: 84

Constraints to delivery / number\_of\_landowners:

There is one landowner and there are no known covenants or legal issues. The former school is designated as education in the council's open space audit but it is not readily accessible and the school site is no longer in use. DoE aspects may need to be considered.

Trajectory Plan Period: 60

Infrastructure capacity:

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

**SAN003**

Former Sandham Middle School Site, Perowne Way, Sandown.

Trajectory Post-Plan Period:

Council\_owned:

**SHLAA Conclusion**

**Conclusion 2022:** Deliverable. Opportunity to also provide allotments, for which the evidence suggests a need. These could potentially be provided on northern sections of the site and provide an additional buffer to the surrounding rural areas. Ecological buffer to the priority habitat wet woodland to the north would be advantageous, interspersed with wetland habitats serving a multifunctional role as SuDS in this area of surface water flood risk. It should be noted that the yield of 84 was based on schemes drawn up for an extra care flatted development on the site. A more standard housing development would result in a reduced yield.

Status

Deliverable

**SHK001**

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

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:  The site is close to existing residential, no compatibility issues are envisaged.

Local Policy Context (Including Neighbourhood Plan):  The site is within the settlement boundary.

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

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:  The site is not located in a conservation area and there are no listed buildings close by. However, the Archaeology team advised: Building is an undesignated heritage asset (IWHER 8302). Chapel contains important stained glass.

**Biodiversity / Ecological Impacts**

Impact on Biodiversity:

**SHK001**

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

Biodiversity Net Gain Scope: Scope for enhancements to S41 priority habitat (Maritime Cliff & Slope), green roofs.

**Flood Risk**

Flood Risk (including surface water): Small area of surface water flood risk to south of site.

**Proximity to Key Services**

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 links: There are a number of public footpaths located immediately adjacent to the site. The wider area has cycle links to Newport.

Access to services and 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 space recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The site is within the walking accessibility catchments of amenity greenspace, natural and semi-natural greenspace, outdoor sports.

**Highways Factors**

Highway Access: The site is located along the strategic road network. It will require a new access or use of the adjacent land.

**Availability Assessment**

Available

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.

Availability\_Timeframe:

**Suitability and Requirements for Other Forms of Development**

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

Potential for a mix of uses: Potential depending on mix

Loss\_of\_employment\_site: The YMCA has advised that it is committed to delivering the services and any services there would be relocated.

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: A notable access deficit is children's play. If the semi-circular amenity greenspace south of the site were to be included it may offer scope for provision.

**Achievability Assessment**

Achievable

Indicative yield: 20

Trajectory 23/24 to 27/28: 0

Constraints to delivery / number\_of\_landowners:

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.

Trajectory Plan Period: 20

Infrastructure capacity:

The site is fully serviced with electricity, gas and water.

Trajectory Post-Plan Period: 0

Council\_owned:

**SHLAA Conclusion**

Conclusion 2022: Developable conversion. Building has some heritage value and is recorded on the HER. Geo-tech report likely required - Proximity to cliff /cliff path may be an issue. Unclear why land to the south is not included as offers scope to provide parking and gardens for the site.

**SHK001**

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

Status

Deliverable

**SHK003**

Former SPA Hotel, Shanklin Esplanade

**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**  Suitable

**Discounting Factors**

Environmental Discounts (Stage A - 5m buffer)  
Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

Discounted by a Factor in Stage A (5m buffer)  
 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.

Environmental Discounts (Stage A No buffer):  
Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

Discounted by a Factor in Stage A (No Buffer)  
 The site is not located within any environmental designations including heritage coast, historic park or garden, open space.

Environmental Discounts\_Stage B  
Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

Discounted by a Factor in Stage B  
 The site is located in FZ1 and is not class 1 or 2 agricultural land.

Environmental Discounts Stage B(ii):  
Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

Discounted by a Factor in Stage B(ii)

**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

Landscape Character Area Key Factors:

Landscape Impact:

**Heritage Impacts**

Impact on Historic Environment and Heritage Assets:

**Biodiversity / Ecological Impacts**

**SHK003**

## Former SPA Hotel, Shanklin Esplanade

Impact on Biodiversity:

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, reptiles etc. The cliffs appear to be S41 habitat 'Martime Cliffs and Slopes'.

Biodiversity Net Gain Scope:

Enhancements of cliff in accordance with the Isle of Wight Biodiversity Action Plan Martime Cliffs and Slopes Habitat Action Plan. Flora planting should include priority species. Buildings would benefit from House Martin and Swift boxes - priority species recorded in the area. Buildings fronting woodland fringes may benefit from bat boxes.

### Flood Risk

Flood Risk (including surface water): Approximately 1/8 of the site at the rear south-west is subject to surface water risk.

### Proximity to Key Services

Access to Public Transport: Shanklin is served by Island buses routes 2 and 3 located close to the site.

Access to Pedestrian Cycle links: There is a public right of way to the south and east and there are pavements in this area. The wider area has cycle links to Newport. Upon the cliff top is Coastal Cliff Walk Section 4

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

Access to open space recreation: The Bay has generally reasonable quantities of most open space typologies, but a small deficit of childrens/young person provision and a larger deficit of allotments against the quantity standards. The seafront is opposite the site. Upon the cliff top is Coastal Cliff Walk Section 4, which was classed as a Green Corridor in the open space assessment. The site is within the access walking threshold for amenity greenspace, parks & gardens, natural greenspace.

### Highways Factors

Highway Access: The site can be accessed from the car park off the main sea front road.

### Availability Assessment

Available

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

Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: Yes depending on design. Site lends itself to tourism related businesses.

Loss\_of\_employment\_site: The hotel is closed

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: The seafront location means informal recreation opportunities are plentiful and the site does not readily lend itself to the open space types in deficit in the vicinity.

### Achievability Assessment

Achievable

Indicative yield: 50

Trajectory 23/24 to 27/28: 50

Trajectory Plan Period: 50

Trajectory Post-Plan Period: 0

Constraints to delivery / number\_of\_landowners:

There is one landowner and there are no known covenants or legal issues. Car parking at the site can be reworked.

Infrastructure capacity:

The site had connections to utilities historically and there is no reason to think they couldn't again.

Council\_owned:

Yes

### SHLAA Conclusion

Conclusion 2022: Deliverable. Appropriate site but may be used for tourism use. Appropriate for mixed use - could include retail/tourist uses along the ground floor frontage, hotel, flats and multi-storey parking to the rear. Three storeys should be achievable, set back from the site frontage reflecting prevailing and adjacent plot scales, form, grain and massing. The site is within a conservation area, as such any development must pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The site is also located close to a locally listed property as such consideration must be given to its conservation including its setting. Site may contain remains associated with PLUTO pipeline and pumps. Further investigation required.

Status: Deliverable



**Key Details**

Settlement:  Settlement Tier:  Parish:  Site Area ( 2018 SHLAA\_Ref\_No:  2nd Reg18 ISP Housing Allocation Ref:

Relationship to Settlement Boundary (IPS Reg 18 part 2 - 2021):

Location in relation to Settlement Boundary 2018:

Brownfield or Greenfield:  Brownfield Register (If applicable):

Site Description:

**Suitability Assessment**Suitable **Discounting Factors**

## Environmental Discounts (Stage A - 5m buffer)

Includes Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Regionally important Geological and Geomorphological Site (RIGG), National Nature Reserve (NNR), Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Ancient Woodlands, Ancient Monument, Marine Conservation Area (MCA).

 Discounted by a Factor in Stage A (5m buffer)

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.

## Environmental Discounts (Stage A No buffer):

Includes Heritage Coast, Historic Park or Garden, Publically Accessible Open Space, Local Green Space, Land safeguarded as biodiversity mitigation

 Discounted by a Factor in Stage A (No Buffer)

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

## Environmental Discounts\_Stage B

Flood zones 2 3, Agricultural Land Quality Grades 12, Small Sites falling below the size threshold of 0.25ha or 5 dwellings:

 Discounted by a Factor in Stage B

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

## Environmental Discounts Stage B(ii):

Remote from settlement boundaries, Coastal Change Management areas, Zones of Ground Instability Management

 Discounted by a Factor in Stage B(ii)**Character of the Surrounding Area and Local Policy Context (Including Neighbourhood Plan)**

Character and Compatibility of the Surrounding Area:

Local Policy Context (Including Neighbourhood Plan):

Mineral Resources:

**Landscape Impacts**

Impact upon and relationship to the AONB:

## Landscape Character Area Key Factors:

Part of the Northern Lowlands Historic Landscape Character Area and now Northern Clay Pasture land which has the following Key Characteristics:

- Hedgerows, hedgerow trees and copses
- Ancient woodland
- Rolling pastoral landscape on heavier clay soils
- Historic farmsteads dispersed throughout the area
- Historic buildings and designed landscape in the coastal area in the north close to Springvale
- Grassland areas

The overall condition of the features of this character area is judged to be good and the character of the area judged to be strong, although this assessment applies to a wide area.

Landscape Impact:

## WBR022

## Land between The Spinney & The Linhay, Park Road

### Heritage Impacts

Impact on Historic Environment and Heritage Assets: The site is not located in a conservation area and there are no listed buildings close by.

### Biodiversity / Ecological Impacts

Impact on Biodiversity: The site is scrubby but not located in an environmental designation but is within the 3km radius of Briddlesford Copse and is in Local Ecological Network (North Eastern Woods). The site is quite scrubby with trees and biodiversity studies may be required. There are large areas of ancient woodland in the vicinity - 80m east and 400m west.

Biodiversity Net Gain Scope: Reinforced tree/hedge connection along boundaries. Pond creation. Green roof.

### Flood Risk

Flood Risk (including surface water): No risks identified.

### Proximity to Key Services

Access to Public Transport: There is a bus stop within walking distance to the main road. This is Route 9 - Newport | Fairlee/Staplers | Wootton | Binstead | Ryde and runs Mon - Sat up to every 10 minutes | Sundays up to every 15 minutes

Access to Pedestrian Cycle links: There is a public right of way and a cycle link to the north along the old dismantled railway.

Access to services and facilities: Wootton has a number of local facilities in line with it being classified as a rural service centre.

Access to open space recreation: Wootton Bridge forms part of the much larger East Medina area for quantitative analysis of open space, so findings somewhat lose relevance at the scale of smaller individual settlements. However, the evidence shows East Medina has slight deficits in allotments, amenity greenspace, parks and gardens, children's and young persons provision. All these deficits are expected to worsen in future. There is limited public open space provision nearby but good links to the wider countryside the site falls outside the walking access threshold of all open space types except accessible natural greenspace.

### Highways Factors

Highway Access: The site can be accessed from Park Road.

### Availability Assessment

Available

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

Availability\_Timeframe:

### Suitability and Requirements for Other Forms of Development

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

Potential for a mix of uses: No

Loss\_of\_employment\_site: No

Potential for consideration as a Rural exception? No

Need for new open space and/or recreation: Difficult to achieve given size of site and non-central location.

### Achievability Assessment

Achievable

Indicative yield: 5

Trajectory 23/24 to 27/28:

Trajectory Plan Period:

Trajectory Post-Plan Period:

Constraints to delivery / number\_of\_landowners:

Infrastructure capacity:

Council\_owned:

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

The site is immediately adjacent to other properties which appear to benefit from connections to utility services

### SHLAA Conclusion

**WBR022**

Land between The Spinney & The Linhay, Park Road

**Conclusion 2022:** Deliverable. Although remote from the services and core of Wootton Bridge, the site is essentially an infill plot that sits sandwiched between existing residential development so further development of this site in line with prevailing character is considered to be acceptable subject to minimising and mitigating landscape/ecological impacts and consideration of neighbouring amenities. Development should be a single row of houses to follow existing pattern of linear development.

**Status** Deliverable



**PERMISSIONS**

2022 SHLAA New Ref Number	2018 SHLAA_Ref_ No	Site_Address	Settlement	Suitable	Achievable	Available	Conclusion 2022
ARR003a	IPS248	Land Between 5 Huxford And Boxtree Main Road Arreton Newport Isle Of Wight PO30	Arreton	TRUE	TRUE	TRUE	Permission Granted. An application for proposed development of nine houses and single storey office, associated vehicular access, parking and public open space, land between 5 Huxford and Boxtree, Main Road, Arreton. Conditional approval (TCP/04316/C/P/00362/18)
BEM002	IPS184	Land east of Hillway Road and south of Steyne Road, Bembridge	Bembridge	TRUE	TRUE	TRUE	Permission granted 21/01884/FUL for 57 units. Proposed Development of 57 Dwellings, means of access off Hillway Road and Steyne Road associated landscaping and infrastructure   Land Off Hillway Road And Steyne Road Bembridge Isle Of Wight
BEM003	IPS184	Land south of Steyne Road, Bembridge	Bembridge	TRUE	TRUE	TRUE	Permission granted outline for up to 9 residential units; formation of vehicular accesses, land adjacent to Popes Cottage, Steyne Road, Bembridge, conditional approval 22 June 2017 (TCP/32327/A/P/00285/16)
BRA003	IPS156	Land at and adjacent to The Wheatsheaf Inn, High Street, Brading	Brading	TRUE	TRUE	TRUE	Permission granted 20/00900/FUL (5) - Proposed pair of semi-detached houses and one detached bungalow, with parking and formation of vehicular access off New Road, formation of access ramp to Methodist church (revised scheme) (Revised Plans and description)(readvertised application).
BRI010	N/a	WELLGROUNDS MOOR LANE, BRIGHSTONE	Brighstone	TRUE	TRUE	TRUE	Permission Granted (5) P/00070/19 Outline for 5 residential units with parking (revised plans) (readvertised application)   Wellgrounds Moor Lane Brighstone Newport Isle Of Wight PO30 4DL
COW001	IPS394	Medina Yard, Cowes PO31 7PG	Cowes	TRUE	TRUE	TRUE	Conditional Permission (535). There has been a resolution to grant permission subject to a S106 for a mixed use development - Medina/Cowes Youth Centre/, Medina Road/Thetis Road/Pelham Road/, Arctic Road, Cowes P/00496/16 PENDING & P/01076/17 PENDING.
COW016	IPS387	Kingswell Dairy Newport Road Northwood PO31 8PP	Cowes	TRUE	TRUE	TRUE	Permission granted. P/00823/18 site has outline permission for 66 so is in the list of large sites with planning permission within IPS
COW020	IPS317	Land rear of Harry Cheek Gardens, Northwood	Cowes	TRUE	FALSE	TRUE	Developable - Deliverable subject to access confirmation. Public footpath provides pedestrian access to the NW, scope for vehicular access to east will require confirmation. Open space to meet deficits required. Ecological enhancements required in line with ecological improvement area and to secure net gain.
COW030	N/a	Land Adjacent To 77 Place Road Cowes Isle Of Wight PO31 7AE	Cowes	TRUE	TRUE	TRUE	Permission: 20/02229/OUT (14) Outline for 14 dwellings; alterations to access (revised plans - amendments to layout and house types) (readvertised application)"

2022 SHLAA New Ref Number	2018 SHLAA_Ref_ No	Site_Address	Settlement	Suitable	Achievable	Available	Conclusion 2022
COW034	N/a	Bucklers View Worsley Road Gurnard Cowes Isle Of Wight PO31 8LJ	Cowes	TRUE	TRUE	TRUE	Permission Granted (12) 19/00080/FUL Proposed 2/3 storey extension to form 12 sheltered homes (use class C3) to include remodelling of existing flat to be used as staff facilities (revised plans)(readvertised application)
ECW001	N/a	Land at Red Funnel	East Cowes	TRUE	TRUE	TRUE	Permission. Development offers an opportunity to provide flood protection for site and surrounding area On-site property Medina View is locally listed and ideally should be preserved. Two Grade 2 listed buildings located just off-site to South - Clare Lallow's Grid Iron Yard and East Cowes Congregational Church. Any development design and layout will need to reflect the importance of these assets and their settings. Locally listed Columbine Building just off-site to North. Potential scope to incorporate tidal renewable energy into design of comprehensive scheme.
ECW002	N/a	East Cowes Waterfront (North)	East Cowes	TRUE	TRUE	TRUE	Permission Granted P/00941/16 Construction of new building on Albany site for residential (53 units) with marina car parking (105 spaces) and retail unit.
ECW004	includes IPS140 within a much larger boundary		East Cowes	TRUE	TRUE	TRUE	Permission Granted (Outline Resi) P/00328/18 - Hawthorn Meadows Off Saunders Way East Cowes PO32 OUTLINE RESI
ECW009	IPS153	Folly Works Folly Lane Whippingham	East Cowes	TRUE	TRUE	TRUE	Permission granted The site has planning permission granted for a mixed use development include 99 residential units.
ECW014	N/a	PRINCESS COURT 41 CASTLE STREET, East Cowes	East Cowes	TRUE	TRUE	TRUE	Permission Proposed conversion of office into 7 sheltered residential apartments (revised plans)
FRE001a	N/a	Land off Birch Close	Freshwater	TRUE	TRUE	TRUE	Permission granted 21/00357/FUL (44). Residential development comprising of 44 dwellings with access from Birch Close; access roads, parking and landscaping (revised drawings and corrected labels) (readvertised application)
FRE028	IPS285	Land off Alum Bay New Road, Totland	Freshwater (Totland)	TRUE	TRUE	TRUE	Permission Granted P/01454/17 - Six dwellings with associated access - pending decision.

2022 SHLAA New Ref Number	2018 SHLAA_Ref_ No	Site_Address	Settlement	Suitable	Achievable	Available	Conclusion 2022
FRE032	N/a	7 SCHOOL GREEN ROAD, FRESHWATER	Freshwater	TRUE	TRUE	TRUE	Granted (7) 20/01407/FUL PROPOSED CONVERSION TO FORM 7 SELF-CONTAINED FLATS
HAV002	IPS072	F H WINTER AND SONS LTD Havenstreet Garage, Main Road, Havenstreet, Ryde, Isle of Wight PO33 4DR	Havenstreet	TRUE	TRUE	TRUE	Permission Granted (6) 21/00358/FUL DEMOLITION OF GARAGES AND STORAGE BUILDINGS; CONSTRUCTION OF SIX DWELLINGS, CAR PORTS, PARKING AND LANDSCAPING Loss of some employment in the car sales, although the current use doesn't offer huge value to the immediate community. Whilst there is no settlement boundary within Havenstreet a small amount of development to serve local needs may be acceptable. Furthermore, the site is a brownfield site and some additional residential development could facilitate a sustainable settlement and may facilitate additional services including reinstatement of the bus.
MER001	IPS162	Merstone Valley Nurseries, Merstone Lane, Merstone, Isle of Wight, PO30 3DE	Merstone	TRUE	TRUE	TRUE	Permission - P/00657/18   Demolition of glasshouses; Outline for housing.
NET011	IPS281	Gibb Well Field, Off Seaview Lane Seaview	Nettlestone	TRUE	TRUE	TRUE	Permission Granted P/00496/18 Demolition of workshops, outline for proposed affordable, open market and sheltered care accommodation (with ancillaries); formation of vehicular access; parking, open spaces and associated infrastructure, land between Nettlestone Hill and Seaview Lane, Seaview, (TCP/33468/P/00496/18)
NEW003	N/a	Former Polars Residential Home	Newport	TRUE	TRUE	TRUE	Permission Granted P/00823/14 Demolition of care home and outbuilding; proposed construction of 67 bed care home, 10 detached dwellings and pair of semi-detached dwellings; associated parking and landscaping (readvertised application)   Polars Guest House & Blind Home Staplers Road Newport Isle Of Wight PO302DE
NEW005	N/a	Medina Food Services 1 Little London Newport Isle Of Wight PO305YH (Granted)	Newport	TRUE	TRUE	TRUE	Permission P/00986/18 and P/00959/17   Outline for construction of 21 flats, 3 commercial business units and a flood evacuation route.
NEW023a	IPS309	Site off West Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight	Newport	TRUE	TRUE	TRUE	Permission Granted. P/01228/17. Nine dwellings; formation of new vehicular access and associated roadways; landscaping (previously advertised as part OS parcel 5627 off Pan Lane)(readvertised application)(revised location), Land on the corner of St Georges Way and, Burnt House Lane, Newport. )

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NEW027b	IPS289	Land adjacent to Bank Cottage, Dodnor Lane, Newport	Newport	TRUE	TRUE	TRUE	Permission. Last remaining section of frontage has outline permission for proposed construction of 2 detached dwellings with garages, vehicular access. (TCP/10231/H/P/01410/17) Granted 23 February 2018. Strategic Gap.
NEW036	IPS229	Land to south west of Buckbury Lane, Newport	Newport	TRUE	TRUE	TRUE	Permission Granted P/01141/15 – TCP/17535/P - Proposed construction of 5 detached dwellings with vehicular access and parking (revised plans)
NEW046b	IPS159	Land at 233 Fairlee Road, Newport	Newport	TRUE	TRUE	TRUE	Permission 21/00185/OUT   Outline for 2 dwellings and 2 detached garages (revised description)   Round House Tea Rooms 233 Fairlee Road Newport Isle Of Wight PO30 2JU (Granted)
NEW060	IPS078	Test Centre site, 23 Medina Avenue Newport PO30 1EL	Newport	TRUE	TRUE	TRUE	Permission Granted P/01413/18 (6) Proposed 6 x dwellings with associated parking, landscaping and works Permission GRANTED
NEW070	N/a	113 High Street Newport Isle Of Wight PO30 1TJ"	Newport	TRUE	TRUE	TRUE	Permission 21/00533/FUL Proposed flexible change of use of ground floor from Shop (Class E) to restaurant/café (Class E) or drinking establishment (sui generis); extraction system; proposed second floor extension and conversion of first and second floors to form five flats
NEW075	N/a	Land Adjacent To 255 Gunville Road Newport Isle Of Wight PO30	Newport	TRUE	TRUE	TRUE	Permission P/00354/18 for 12 units Construction of 12 dwellings and garages; formation of new vehicular access, associated roadway and pavement; landscaping.
NEW089	N/a	11-11D ST. JAMES STREET, NEWPORT	Newport	TRUE	TRUE	TRUE	Permission Granted (11) P/01008/18 Demolition of existing building: Proposed two/three storey building to provide 5 houses, 6 flats and ground floor commercial office space.
NEW091	N/a	7 HIGH STREET AND 4 & 5 LANGLEY COURT PYLE STREET, NEWPORT	Newport	TRUE	TRUE	TRUE	Permission Granted (5) P/00135/19 Change of use of 5 Langley Court into 2 flats, 4 Langley Court into 1 dwelling and 7 High Street into 4 flats to include alterations.

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NIT002a	IPS197	Land Rear Of 15 To 18 Priory Walk And Adjacent 17 Chatfeild Road Niton Isle Of Wight	Niton	TRUE	FALSE	TRUE	Outline permission Granted (9) P/00395/17 Outline application to provide 9 new residential units with access and layout to be established (revised plans)(readvertised) Can't yet be considered achievable in the absence of a demonstrably viable access.
NOR002	N/A	West Bay Club Halletts Shute Norton Yarmouth Isle Of Wight PO41	Norton	TRUE	TRUE	TRUE	Granted Conditional Permission (22) P/00402/18 Outline for demolition of part of sports hall and staff facilities; construction of 22 residential units with associated car parking, 2 storey block of 4 flats, 4 holiday units, 2 storey residential unit for managers accommodation, 2 storey building for laundry, staff and storage facilities; proposed 2 storey extension to county club; external leisure and recreation facilities including outdoor swimming pool; relocation of tennis court; tennis pavilion; ground maintenance area; alteration and formation of internal roads; internal reconfiguration of country club/sports facilities/ spa building; parking and landscaping (revised plans relating to the layout of proposed housing and access arrangements; further information relating to bus stops and ecology)(readvertised application)
RKY002	IPS041 (part)	Former industrial building and land on the east side of Main Road, Rookley, PO38 3NG	Rookley	TRUE	TRUE	TRUE	Permission under construction. TCP/32848 - P/01392/16 ( Granted)- Demolition of industrial building proposed development of 21 residential units, associated highway access and supporting infrastructure, public open space landscaping and attenuation pond - approved 26/5/17.
RYD002	N/a	Ryde House Ryde House Drive Ryde Isle Of Wight PO33 3FE	Ryde	TRUE	TRUE	TRUE	Permission P/00164/17 (Granted) Outline development for 30 homes (20 open market houses, 10 affordable houses)(revised scheme)(re-advertised application)
RYD003	N/a	Former St Marys Convent, High Street	Ryde	TRUE	TRUE	TRUE	Permission Granted P/01182/11 replacement of planning permission (P/00471/08 - TCP/00863/G: partial demolition of building; residential development comprising conversion and rebuilding to provide 19 flats; proposed terrace of 8 houses; parking) in order to extend the time limit for implementation   St Mary's RC Church 55 High Street Ryde Isle Of Wight PO332RE
RYD020	IPS132	Ex Council Depot, Victoria Crescent, Ryde, Isle of Wight, PO33 1DQ	Ryde	TRUE	TRUE	TRUE	Permission Granted P/00176/19 (5) Demolition of existing depot buildings; construction of 5 no. new dwellings (revised scheme).
RYD035	N/a	Former Harcourt Sands Holiday Park Puckpool Hill Ryde Isle Of Wight PO331PJ	Ryde	TRUE	TRUE	TRUE	Permission P/00573/15   Demolition of buildings; outline for residential development of 128 units comprising a mixture of 1, 2, 3 and 4 bedroom dwellings; 63 bed hotel (or 15 holiday units); provision of car park for Puckpool Park; formation of new vehicular access, works to existing access and landscaping (revised scheme)

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RYD036	IPS150	Westridge Cross Dairy and land to the north of Bullen Road, Ryde, Isle of Wight, PO33 1AU	Ryde	TRUE	TRUE	TRUE	Permission P/00146/19 & 19/01574/FUL Proposed residential development of 80 dwellings and associated access roads, public open space, attenuation ponds and infrastructure, land south of Westridge Farm and to rear of 10 to 38 Circular Road, off Hope Road, Ryde, conditional approval 30 May 2017 (TCP/11098/A/P/00760/16)
RYD042	N/a	ROSEMARY VINEYARD, SMALLBROOK LANE, RYDE	Ryde	TRUE	TRUE	TRUE	Granted Outline Permission (140) P/01218/16 Outline for proposed development of 140 dwellings; formation of vehicular access (additional information submitted)(revised plans including a reduction in the number of dwellings)(readvertised)   Rosemary Vineyard Smallbrook Lane Ryde Isle Of Wight PO33BE
RYD043	N/a	SOUTH OF SMALL BROOK LANE, PENNYFATHERS LAND, BRADING ROAD, RYDE	Ryde	TRUE	TRUE	TRUE	Granted Outline Permission (904) P/01456/14 Outline for maximum of 904 residential units, school; community centre; commercial buildings; relocation of Westridge Garage; community energy centre; sports building and changing rooms; structural landscaping; play areas and associated highway improvements (revised scheme)   Land Known As Pennyfeathers Land To The South Of Smallbrook Lane And To The West Of Brading Road Ryde Isle Of Wight
RYD045	N/a	Part OS Parcels 1238, 0135 And 0952 Land Between Weeks Road And Ashley Road Ryde Isle Of Wight	Ryde	TRUE	TRUE	TRUE	Permission Granted (176) 21/00124/FUL Proposed two/three/four storey building to provide retirement apartments with associated communal facilities and parking; proposed mixture of bungalows and houses with parking (176 units in total) (amendments to previously approved scheme under P/01529/12 and P/01256/17)
SAN002	IPS074	Stonehaven Residential Home 23 Carter Street Sandown Isle Of Wight PO368DG	The Bay (Sandown)	TRUE	TRUE	TRUE	Permission granted P/01052/18 (16) Alterations and change of use from residential care home to 16 self-contained flats to include extensions at ground and 1st floor level and replacement raised roof to incorporate converted roof space (revised plans)
SAN004	IPS081	Sandown Town Hall, Grafton Street, Sandown PO368JA	The Bay (Sandown)	TRUE	TRUE	TRUE	Permission granted 20/00455/FUL (11) Demolition of flat roof extensions, outbuildings and rear boundary wall; proposed conversion to form 9 dwellings and community hall; pair of semi-detached dwellings on land to the rear (revised plans, revised Heritage, Design and Access Statement and Written Scheme of Investigation for Historic Building Recording, including a Statement of Heritage Significance submitted)(readvertised application)
SAN011	N/a	Belgrave Hotel 14 - 16 Beachfield Road Sandown Isle Of Wight PO36 8NA	Sandown	TRUE	TRUE	TRUE	Permission Granted (10) 20/00412/FUL Proposed ten dwellings; formation of vehicular accesses; parking; and landscaping (revised plans) (revised description)
SAN012	N/a	Savoy Court Victoria Road And 1 And 3 Avenue Road Sandown Isle Of Wight PO36	Sandown	TRUE	TRUE	TRUE	Permission Granted (12) P/00216/18 Proposed development of 12 dwellings; car parking and landscaping   Savoy Court Victoria Road And 1 And 3 Avenue Road Sandown Isle Of Wight PO36
SAN013	N/a	Christian Respite Centre, 35 Carter Street, Sandown	Sandown	TRUE	TRUE	TRUE	Permission Granted (9) P/00339/19 Demolition of house; proposed block of 9 flats with parking; formation of vehicular access

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SAN014	N/a	33 Carter Street, Sandown, PO36 8DQ	Sandown	TRUE	TRUE	TRUE	Permission Granted (9) 19/01665/FUL Demolition of house; proposed block of 9 flats with parking; formation of vehicular access
SHK016	N/a	Wight City Leisure Centre, 37 Culver Parade, Sandown	Shanklin	TRUE	TRUE	TRUE	Permission Granted P/00802/17 - Demolition of hotel; proposed mixed use redevelopment consisting of 2/3/4 storey building to provide 11 residential units and 3 holiday units; associated access, parking and landscaping (revised scheme) GRANTED
SHK018	N/A	HIGHMEAD AND THE LAURELS, 3 HIGHFIELD ROAD, SHANKLIN	Shanklin	TRUE	TRUE	TRUE	Granted Permission (10) P/01393/17 Demolition of building; proposed construction of 10 houses (revised location description)(re-advertised application)(revised plans)   Highmead And The Laurels (Formally Elmdon House) 3 Highfield Road Shanklin Isle Of Wight PO37
SHK020	N/A	Sunny Bay Apartments, Alexandra Road, Shanklin, PO37 6AF	Shanklin	TRUE	TRUE	TRUE	Permission Granted (9) 19/01575/FUL Conversion and alterations to form nine self-contained specialised supported housing apartments (use class C3(b)) with staff
SHK024	N/a	22 Grange Road, Shanklin	Shanklin	TRUE	TRUE	TRUE	Permission Granted (6) P/00236/19 PROPOSED CHANGE OF USE FROM A DWELLING INTO 6 SELF CONTAINED LIVING UNITS; ALTERATIONS TO PROVIDE 2 PARKING SPACES
STH004	N/a	South Quay, Bembridge Marina	St Helens	TRUE	TRUE	TRUE	Permission Granted P/00637/14 Bembridge Marina - Demolition of harbour office; outline for terrace of 5 houses; terrace of 3 houses; floating shower and toilet facilities; associated parking (Additional information relating to ecological impacts, flood risk and requirement for floating shower and toilet block; revised access arrangements, revised ownership plans relating to Embankment Road ecological mitigation area)
STH005	N/a	Selwyn Boatyard and the Old Boathouse	St Helens	TRUE	TRUE	TRUE	Permission Granted P/00637/14 Selwyn Boatyard and the Old Boathouse - Demolition of Boathouse; outline for detached dwelling; 6 industrial units with associated parking (Additional information relating to ecological impacts, revised vehicle access, parking and turning arrangements; additional information relating to contaminated land and flood risk
STH008	N/a	Duver Marina, Woodnutts Cottage, Harbour Office	St Helens	TRUE	TRUE	TRUE	Permission Granted (5) P/00637/14 Duver Marina - Demolition of harbour office and toilet facilities and removal of septic tank; outline for terrace of 5 houses; new harbour office with shower and toilet facilities; sewerage treatment plant; associated parking (Additional information relating to ecological impacts; revised plans relating to the footprint for proposed houses, revised vehicle parking and turning areas)(further re-advertised application)
VEN005	N/a	Pier Street	Ventnor	TRUE	TRUE	TRUE	Permission Granted (10) Demolition of bus depot and associated outbuildings; Proposed three storey building to form two retail units on ground floor with ten flats over to include accommodation within roof space; access off Pier Street.

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VEN013	N/a	13 Gills Cliff Road, Ventnor	Ventnor	TRUE	TRUE	TRUE	Outline Permission Granted P/00832/18 Demolition of dwelling; outline for a three storey building to form 6 flats with parking; alterations to vehicular access
VEN014	N/a	Central, Victoria Street, Ventnor PO30 1ET	Ventnor	TRUE	TRUE	TRUE	Permission Granted 20/00354/FUL   Demolition of existing buildings, construction of 6 no 3 storey Town Houses, with parking (revised plans)   Central Victoria Street Ventnor Isle Of Wight PO38 1ET
WBR003	IPS014	80 Church Road, Wootton Bridge, Isle of Wight PO33 4NH	Wootton Bridge	TRUE	TRUE	TRUE	Permission Granted 21/01570/FUL (10)
WBR007a	IPS098	Palmers Farm Brocks Copse Road, Wootton Bridge, Isle of Wight, PO33 4NP	Wootton Bridge	TRUE	TRUE	TRUE	Outline Permission P/00741/18 (40) Granted Outline for residential development of up to 40 dwellings with means of access and associated infrastructure (Re-advertised application -revised plans showing removal of Brocks Copse Road vehicle access, alternative right of way to align Brocks Copse Road and revised red line boundary).
WBR019	IPS312	Reynards Cattery, Palmers Road, Wootton	Wootton Bridge	TRUE	TRUE	TRUE	Permission Granted 21/01570/FUL (10) Demolition of dwelling, annexe and cattery buildings; Construction of ten dwellings, access road and landscaping (revised plans - amended site layout and landscaping, modified dwelling types, design and appearance, change to design of garage roof (Plot 4), submission of ecological report) (readvertised application)
WIN002	N/a	Branstone Farm Studies Centre Branstone Newchurch Isle Of Wight PO36 0LT	Winford	TRUE	TRUE	TRUE	Permission Granted 20/01160/FUL Demolition of farm buildings; proposed residential development of 42 dwellings (affordable houses) & garages, new rural business units, reading shelter, allotments, Biodiversity Park, new vehicle/pedestrian access onto Hale Common, closure of existing access that serves Branstone Farm Studies Centre, internal access roads and parking areas - revised plans showing repositioned vehicle and pedestrian access and junction works within A3056; new footpath link to Watery Lane and revised blue line plan; confirmation of the demolition and rebuilding of building S1 (readvertised application).