

19 August 2024

Our ref: IPS Representations on behalf of: 1664-8038 Rann



To: policy.consultation@iow.gov.uk
by email

Dear Sir/Madam

RE: ISLAND PLAN STRATEGY (IPS) REGULATION 19 REPRESENTATION: LAND ADJOINING LUSHINGTON HILL & HUNTERS WAY, WOOTTON

BCM are writing on behalf of our clients and in response to the Regulation 19 Island Plan Strategy (IPS) consultation and in particular with regards the housing policies and allocations as set out in the draft IPS and specifically in relation to Land adjoining Lushington Hill & Hunters Way, Wootton.

Our client, Susan Rann, is a willing landowner who has been actively involved in progressing this land for residential development. The land has formed deliverable sites within the last SHLAA report (2018) as well as previous versions of the SHLAA (discussed below).

In terms of specific policies, this representation will concentrate on:

- G2: Priority locations for housing development and growth
- H1: Planning for housing delivery
- H2: Sites allocated for housing
- H4: Infill opportunities outside settlement boundaries
- Policy EV2: Ecological Assets and Opportunities for Enhancement
- Policy EV5: Trees, Woodland and Hedgerows
- Policy EV8: Protecting High Grade Agricultural Land

The representation will refer to specific paragraphs and set out why it is considered the draft IPS is unsound and is not consistent with national policy.

For the avoidance of doubt, BCM would like to attend any pre-hearing of hearing when the IPS reaches examination stage.

There are several parts of the IPS which are inconsistent with the NPPF and are unsound. The IPS should be a 'forward looking' plan which meets the objective of paragraphs 15 & 16 of the NPPF. It is questionable, given the state of play, whether it:

- Has been prepared positively, in a way that is aspirational but deliverable.
- Is clearly written and unambiguous (as it defers several obligations to a future plan or decision-making process).

It is also unsound because it fails the requirement of paragraph 22 (NPPF) in that it should "*should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term*

19 August 2024

requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery”.

For example, the IPS is based on a 2022 iteration which has not evolved or been adopted in a substantive way. Being some 2 years forward, even when reviewing housing supply, it now includes completions from 2022/23 and 2023/24. If one were to take out those completions for 2022/23 (357 dwellings) they would need to be replaced and provided for in subsequent years.

The above is even before contemplating the Councils housing approach to deliver an average of 453 dwellings per annum (based on exceptional circumstances) which is well below the current Standard Method of 703 dwellings or the elevated Proposed Method which equates to 1104 dwellings per annum - an uplift of 499 dwellings per annum. As such, Policy H1 (Planning for housing delivery) is unsound and not consistent with government policy.

As outlined throughout, the exceptional circumstances presented by the Council via the suggested ‘ceiling’ is premeditated on the fact the Island has developed no clear strategy and allocations since the adoption of the historic Unitary Development Plan (1996-2011). The UDP established a range of small and large scale allocations which gave the confidence and stability for investment and growth. That meant, at the back end of the UDP cycle that various housebuilders, including two national housebuilders, were exceeding delivery rates because large scale allocations were being built. The current Island Plan (2012) set to defer allocations via Area Action Plans. At adoption stage of the Island Plan, the Inspector was critical with such approach and requested the Council take prompt action as to not severely hinder delivery, stating that:

“the Councils 5-year land supply sees a delivery of some sites that are not presently allocated. Clearly the prompt preparation of forthcoming AAP’s, notably those for the Medina Valley and Ryde (opposed in the Local Development Scheme) submission in 2012 and 2013 respectively, will be a significant factor in bringing sites forward to meet both the 5-year requirement and the longer term Core Strategy total”.

It cannot be said that prompt action has been taken since 2012 to bring sites forward by an allocations process considering the Island is now 12 years post the adoption of the Core Strategy. The Island is marred with uncertainty, risk, considerable time delay and frustration. To frame other reasons for an ‘exceptional circumstance’ is disingenuous and misleading, albeit there is common ground that the Island does have some practical challenges (which are not insurmountable).

The IPS has been deflated since the 2018 version and has now removed a considerable swath of allocations spread across the Island. It does not readily or actively deal with allocations in the Rural

19 August 2024

Service Centres and only leaves a handful of focussed policies to be applied to the Sustainable Rural Settlements. They will very unlikely assist small-scale Island builders who develop the large majority of windfall sites. There is still an expectation that windfall sites will deliver a considerable amount of the housing supply, but the marginalised policy structure and the lack of small site allocations is disconcerting and unsound.

In correlation with the above, the IPS is premeditated on a plan wide viability assessment which evolved via various iterations up to 2022. Since 2022 the IPS has set to change the preference toward affordable housing tenures and discount levels and introduced a swath of new S.106 contributions. This is even before recognising the considerable inflationary rises and mortgage rate instability caused by the 'Liz Truss' mini budget. In that regard the IPS is not deliverable and is unsound.

Whilst the approach in Policy G2 for a settlement hierarchy (Primary Settlements, Secondary Settlement, Rural Service Centres and Sustainable Rural Settlements) seems logical, the Council is then resistant to help deliver development via allocations within the Rural Service Centres and Sustainable Rural Settlements. Allocations in the Rural Service Centres are limited and non-existent.

With regards to our client's land, the draft IPS strategic policy G2 identifies Wootton as a Secondary Settlement in which the focus is for sustainable housing growth within their settlement boundaries. Within the Reg 19 IPS, Wootton has now been upgraded to a Secondary Settlement (within the current local plan, the Core Strategy, Wootton is Rural Service Centre). However, given this focus for housing, it is disappointing that the IPS does not allocate any further development in Wootton as a Secondary Settlement and only relies on applications already approved or inside the settlement boundary.

It is therefore questioned *where* Wootton is to grow. Paragraph 6.13 of the draft IPS states that the approach of policy G2 is to direct new development to settlements that are already considered sustainable (where there are services, facilities, homes and jobs, and where there are the most sustainable modes of transport). And Policy G1 states that *"will be located in the most sustainable settlements on the Island, and through managed growth a number of settlements will see their sustainability improve"*.

Paragraph 6.14 of the IPS states that: *"Two settlements, Bembridge and Wootton, are now classified as secondary settlements due to being the two settlements with the highest populations that were in the highest scoring bracket in the Rural Sustainability Matrix work"*.

Our client's land is immediately adjacent to the defined Settlement boundary (in principle acceptable under the current local plan and Policy SP1) and which can be delivered. However, under the draft IPS as set out now, this would be precluded. This site, along with other sites around Wootton, were included within the Council's Strategic Housing Land Availability Assessment (SHLAA) (November 2018),

19 August 2024

which was prepared to inform the draft Island Plan. It was also included within previous SHLAA reports. SHLAA Site IPS318 was recognised by the Council as being Developable. The 2018 SHLAA Report states that *“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.”* An extract of the 2018 SHLAA Report, showing this site and its assessment, is included as Appendix 2. The 2018 IPS version included it within its draft policies (extract included as Appendix 3), although the 2018 version didn’t progress to Reg 19. In fact, the 2018 (Regulation 18) IPS made a far more positive approach to deliver development and allocated land across the Island in general (inclusive of smaller sites).

Our client’s land was included the 2021 IPS version. This was published but the Council’s Cabinet did not want to progress the plan. The 2021 version included the land as an allocation, albeit with a lesser number. Appendix 4 shows the land, and extracts from the IPS, which set out the importance of allocating site in Wootton.

However, the site is no longer included within the latest SHLAA report or Reg 19 IPS. There is no logical reason why this site should not be allocated, subject to conditions. Policy H2 (Sites allocated for housing) is therefore unsound.

The Council’s own evidence – the Rural Sustainability Matrix Review (April 2022) – attached as Appendix 1 - has been developed to help create a hierarchy of settlements across the Island based upon their access to facilities and services to identify settlements which have the ability to accommodate sustainable growth. This report states that (on page 3): *“Any settlement scoring 24 points or more is identified as a suitable location for additional growth”,* and calculates that *“Wootton has one of the highest populations outside of the named key regeneration areas. It has good access to shops and facilities including shops, a primary school, GP surgery and village hall along with a bus service every 10 minutes and is in close proximity to both Newport and Ryde. Overall, it scores highly (over 30 points) and as a result could accommodate further growth. Consideration to move from Rural Service Centre to Secondary Settlement”.*

There is no practical reason, bar political objection, why allocations should not be made. The Council’s Rural Sustainability Matrix defined a clear rationale for accepting growth (including for Wootton, as discussed above).

This is then not consistent with national policy, as per the following paragraphs within the NPPF:

- NPPF Paragraph 27: *“Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area”* and

19 August 2024

- (paragraph 70 of the NPPF) “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”.

As stated, the site allocations contained within the draft IPS alarmingly comprise minimal sites outside of the larger towns on the Island, which are overlooking the need for growth of other areas such as Wootton, which, in turn will hamper their ability to prosper and become economically and socially sustainable.

Considering the suggested revisions of the NPPF and the recent publication of housing need for each local authority based on standard methodology as set out by the Right Honourable Rayner, with mandatory housing targets which shows a significant uplift on the Island, and the consideration within the Council’s previous evidence, including the Rural Matrix and the SHLAA assessments, and as set out in the IPS, that Wootton is a sustainable location for growth (and with this and other previous SHLAA sites around Wootton confirming this), then Wootton can clearly sustain more growth.

In recognising this, in our opinion Wootton should include site allocations such as our client’s land which has previously been seen as ‘developable’ by the Council, going back for a number of years and within previous SHLAA Reports (as per Appendix 2) and draft allocations within the 2018 and 2021 IPS versions (as per Appendices 3 and 4). As such, the draft IPS, in its Regulation 19 form, contains housing policies and lack of site allocations which are unsound.

Disbarring the above, the IPS make several policy recommendations which do not seem to be evidenced and/or are contrary to established industry standards and guidance.

Policy EV2 (Ecological Assets and Opportunities for Enhancement) considers, under paragraph 4.29, that buffer strips of between 8m and 16m should be provided between rivers and/or ordinary watercourses. Although buffering can be considered, it would seem more appropriate that the exact extent of buffering is considered at technical design stage and informed by surveys and explicit and detailed mitigation and enhancement packages. To set prescriptive measurements would seem to be unnecessary and unreasonable when the Council have presented no evidence why the measurements have been used.

Policy EV5 (Trees, Woodland and Hedgerows) requires at least 50m buffering between new development and ancient woodland. This buffering is excessive and unreasonable when standing guidance from Natural England and the Woodland Trust recommends 15m. This general policy approach would unreasonably stifle development.

Policy EV8 (Protecting High Grade Agricultural Land) is not particularly applicable to our client’s land because the land is not ‘best or most versatile’, but for the purposes of policy, if there is a desire to

19 August 2024

protect agricultural land, the policy and its subtext should factor in that development (which is identified to be 'in need') can act as an overriding material consideration to outweigh Policy EV8.

Conclusion

It can be seen that as a strategic starting point, the growth applied by the draft IPS does not correlate with either the Current or Proposed Method of calculating local housing need. The Council indicates that there are barriers to development, but this is marred against the lack of allocations since 2012 and the political instability which has increased time, risk and costs.

Our client's land sits in an area which is capable of delivering growth and is adjacent to the current settlement boundary and has constantly been assessed as being deliverable within the SHLAA process (2018, 2015, 2014 and previous to then), so the Council previously considered the site to be sustainable in all respects.

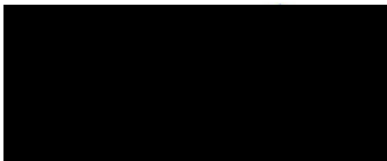
There is no landscape, visual or environmental barrier to the delivery of development subject to a careful approach to the mitigations, enhancements and layout.

Thus, from a structural perspective, there is no reason why the land should not be allocated for residential purposes.

Significant and favourable weight should be given to this representation and the IPS allocations must be re-evaluated.

I trust that the above representations will be taken into account and positively reviewed.

Yours sincerely,



Richard Holmes BA(Hons) pg dip MA

t 
e 

Please note: Letter sent by email only; original filed at BCM

Appendices:

- 1) Appendix 1 IPS Evidence paper - Rural Sustainability Matrix April 2022

19 August 2024

- 2) Extracts from the Council's Strategic Housing Land Availability Assessment (SHLAA)
- 3) Extract of 2018 IPS and allocations
- 4) Extract of 2021 IPS and allocations



**Appendix 1 - IPS Evidence paper - Rural Sustainability Matrix April
2022**

Rural Sustainability Matrix Review

April 2022

Introduction

A sustainability matrix has been developed to help create a hierarchy of settlements across the Island based upon their access to facilities and services including for example, local shops, transport networks, schools, employment and health provision. This provides a way to identify settlements which have the ability to accommodate sustainable growth and where that settlement fits within the 'settlement hierarchy' across the island. The settlements assessed in this study are predominantly those in rural areas and do not include the current primary and secondary settlements (as defined in the Core Strategy) in the regeneration areas of Newport, Cowes, East Cowes, Ryde, the Bay, Ventnor or West Wight (including Totland and Freshwater). The sustainability matrix gives a total score for each settlement based on the availability of its services and facilities. Some of the smaller settlements (but not exclusively) tend to have fewer facilities and services in place and therefore not score as highly.

The sustainability matrix was originally developed in 2008 to support the Core Strategy that was adopted in 2012. This has now been updated to take account of any changes to facilities and services in each of the settlements and an additional criterion has been added on local employment. The purpose of the matrix is to help support draft IPS policy G2 when considering priority locations for growth and where settlements fit within the settlement hierarchy. High scoring settlements may move up in the hierarchy and low scoring settlements may move down. For information, Bembridge and Wootton were not included in the version of the matrix supporting the Core Strategy as they had a population of over 3,000, however they have been included in this version to ascertain how they score against some of the other settlements.

Methodology

Each of the settlements have been given a weighted score based upon the services and facilities within them. Some facilities are given a higher weighting as they are essential to daily living needs e.g., primary school, GP surgery and provision of an hourly bus service. Settlements with a higher population have also been given a greater weighting. This is because higher populations are likely to be able to support and sustain more services and facilities, even if they are not currently present, and may be more attractive to investment in that regard.

Since the 2008 study was undertaken, an additional criterion has been added on local employment. The availability of local employment is considered important to a settlement's viability and suitability for further growth. To score on this criterion, the definition of employment is limited to activities arising from office, industrial or warehousing use. It is recognised that employment can be generated from many other activities including shops, car showrooms, and leisure uses. However, these activities have already been considered by the other existing criteria. However, employment opportunities arising from offices, industrial or warehousing activities have not been included up to this point. This new criterion gives settlements with 3 or more employment units 2 points and those with 1 or 2 units 1 point.

Any settlement scoring 24 points or more is identified as a suitable location for additional growth. The level of growth within the IPS is dependent on other factors including for example, the availability of suitable sites and the overall spatial strategy for the island. Settlements scoring 23 points or fewer are not identified for further growth.

Results from the Sustainability Matrix analysis

The settlements covered by the Sustainability Matrix and a general overview of their position are summarised below. This reflects the analysis of their facilities and services set out in *Table 1 Settlement Population and facilities* and *Table 2 Settlement Facilities and Services and overall score*.

Settlement analysis

Arreton has one of the smaller village populations but scores very well overall in terms of its services and facilities. These include shops, a post office, primary school, village hall and the village has good transport links. It is therefore a sustainable location and could therefore accommodate some further growth.

Bembridge has the highest population of settlements outside of the key regeneration areas. It has good access to facilities including shops, a post office, primary school, a GP surgery and a village hall along with good public transport access, including an hourly bus service. Overall, it has the highest score of all the settlements in the study (one of only 4 scoring over 30 points) and could accommodate further growth. Consideration to move from Rural Service Centre to Secondary Settlement.

Brading - good access to a local shop and other facilities including a post office, primary school and public house along with good public transport access which includes an hourly bus service and a railway station with links to Ryde and the Bay area. Overall it scores highly and as a result could accommodate growth.

Brighstone has a mid-sized population of the settlements in the study. It has the facilities of some of the larger settlements including shops, a primary school and a GP surgery. Residents also have access to a permanent library. Its drawback is poor public transport services and relative isolation from urban centres. However, overall, it scores highly (over 30 points) and could accommodate some growth.

Calbourne has a small population and a much more limited range of services and facilities but it has good public transport links. It has a village shop; however, it does not have a post office or a local primary school and so does not score as highly as some of the other settlements and is therefore not likely to be able to accommodate further growth.

Chale has more limited access to services and facilities with only access to a village shop, post office (at Chale Green) and a village hall but it has good public transport links. It is however 7 miles away from Newport. It is unlikely to be a suitable location for planned growth.

Fishbourne has a small population. It has a regular bus service but does not have access to any local shops or post office and does not have a local primary school or health services. Overall, it has a low score and is unsuitable to accommodate planned growth.

Chillerton and Gatcombe have the smallest population of the settlements in the study. Facilities include a primary school and a village hall. However, it lacks other services and facilities including a local shop and post office and as a result is not likely to be able to accommodate planned growth.

Godshill scores highly overall with access to a number of local shops, a post office, primary school and a public house. It also has good public transport links and a GP surgery and therefore is a sustainable location and could accommodate planned growth.

Gurnard scores highly overall. It has good access to a range of services and facilities, including a primary school, has good public transport links and lies adjacent to Cowes. It therefore could support planned growth.

Havenstreet & Ashe have a combined population of over 700. Public transport access to both settlements is poor. However, Havenstreet does have a steam rail station. Havenstreet does have access to more service and facilities than Ashe, but neither settlement has access to a village shop, post office or local primary school so do not score highly overall and are unlikely to be able to accommodate further growth.

Together, **Nettlestone and Seaview** have a population around 2,700. Most of the facilities and services are concentrated in Seaview and include a shop, post office, primary school and village hall. However, there is no GP surgery in either village. There is good access to public transport and potentially some further growth could be accommodated.

Newchurch, like Brading, has one of the higher populations and a reasonable range of facilities and services including a primary school, village hall and post office. However, it lacks a local convenience store and a GP surgery and has limited public transport services. It is not likely to accommodate further growth.

Niton and Whitwell combined have a population of 2,178 and score over 30 points. They both have good access to a range of services and facilities along with good public transport access. Niton has a primary school, GP Clinic and a permanent library. Overall, Niton has more facilities and services and is better placed to accommodate limited growth.

Northwood has a sizeable population with good access to a range of facilities and services, including a shop and primary school. It has good public transport links and lies adjacent to Cowes. Though it does not have its own GP surgery, it does lie within easy distance of Cowes Medical Centre. The settlement scores well and it is considered that could accommodate some planned growth.

Rookley has one of the smallest populations of any of the rural settlements included in the study. It has good access to local facilities and services with a local shop, a post office, village hall and good public transport links. However, it has no primary school or GP surgery. Overall, it has a medium score and based on the facilities and services available it is considered that it could accommodate some limited growth.

St Helens has a mid-range population and access to a very good range of facilities and services including a primary school and GP surgery as well as having good public transport access. It therefore could accommodate some planned growth.

Together, **Shalfleet and Newbridge** have a population of over 1,500 people. Shalfleet has greater access to a range of services and facilities and therefore scores higher overall. Both settlements have good public transport access but are over 5 miles from the nearest urban centre. Although together their scores are high, individually their scores are low and so would only be able to accommodate limited growth.

Shorwell is a small settlement and although it has access to a village shop, a local post office, a village hall and open space it does not have a local primary school or a GP surgery and is over 5 miles from Newport. As a result, it is unsuitable for further growth.

Whippingham has reasonable access to facilities and services, including a primary school, has good public transport links and adjoins East Cowes. It lacks a local shop and GP surgery. It is not considered that it could accommodate further planned growth.

Wootton has one of the highest populations outside of the named key regeneration areas. It has good access to shops and facilities including shops, a primary school, GP surgery and village hall along with a bus service every 10 minutes and is in close proximity to both Newport and Ryde. Overall, it scores highly (over 30 points) and as a result could accommodate further growth. Consideration to move from Rural Service Centre to Secondary Settlement.

Wroxall has a good range of facilities and services located in the settlement including a shop, post office, primary school and a village hall. It has good public transport links and is just over 2 miles from Ventnor. It therefore could accommodate some further growth.

Yarmouth has a small population, but it has good access to a range of facilities and services including a village shop, post office, primary school and village hall. It has good public transport links and is only 2 miles from Freshwater and Totland. It could therefore accommodate some limited growth.

Table 1 Settlement Population and facilities (Points in this table are carried forward to Table 2 where total points are calculated)												
Parish	Population		Village shop	Post office	Primary school	Village hall	Public house	Bus service	Rail service	Distance from nearest urban centre	Points	Sub-total points
	Under 300 300-599 600-899 900-1199 1200-1499 1500-3000+ *ONS population estimate 2020	0 1 2 3 4 5	2 points	2 points	3 points	2 points	1 point	Hourly – 3 point Less than hourly – 1 point	1 point	10 miles or more = 0 points 5-10 miles = 1 <5 miles = 3		
Arreton	1,056	3	2	2	3	2	1	3		4	3	19
Bembridge	3,646	5	2	2	3	2	1	3		6.6	1	19
Brading	2,126	5	2	2	3	2	1	3	1	4.1	3	22
Brighstone	1,594	5	2	2	3	2	1	1		5.6	1	17
Calbourne	844	2	2				1	3		4.8	3	11
Chale	632	2	2	2		2	1	3		7	1	13
Fishbourne	736	2					1	3		2.7	3	9
Chillerton and Gatcombe	421	1			3	2		1		2.9	3	8
Godshell	1,490	4	2	2	3		1	3		3.8	3	18
Gurnard	1,923	5	2		3	2	1	3		1.8	3	19
Havenstreet and Ashe	767	2				2	1		1	3.8	3	9
Nettlestone and Seaview	2,688	5	2	2	3	2	1	3		3.3	3	21
Newchurch	2,537	5		2	3	2	1	1		3.6	3	17
Niton and Whitwell	2,178	5	2	2	3	2	1	3		4	3	21
Northwood	2,345	5	2	2	3	2	1	3		1.7	3	21
Rookley	611	2	2	2		2	1	3		3.4	3	15
St Helens	1,207	4	2	2	3		1	3		4	3	18
Shalfleet and Newbridge	1,591	5	2	2	3	2	1	3		6	1	19

IPS evidence paper: Rural Sustainability Matrix

Shorwell	712	2	2	2		2	1	1		5	1	11
Whippingham	906	3		2	3	2	1	3		1.7	3	17
Wootton	3,517	5	2	2	3	2	1	3		3.7	3	21
Wroxall	1,724	5	2	2	3	2	1	3		2.6	3	21
Yarmouth	791	2	2	2	3	2	1	3		2	3	18

Table 2 Settlement facilities, services and overall score											
Parish	Other shops/facilities	Recreation facilities	Organisations and clubs	Recycling facilities	Public open space	Church or chapel	Library	GP clinic	Employment	Points	Total points
	2 points	1 point	1 point	1 point	1 point	1 point	Mobile – 1 point Permanent – 3 points	3 points	Industrial estate of 3 units or more 2 points Under 3 units 1 point		
Arreton	2	1	1		1	1	1		1(glass blowing workshop)	7	27
Bembridge	2	1	1	1	1	1	3	3	2	13	34
Brading	2	1	1		1	1	1			10	29
Brighstone	2	1	1	1	1	1	3	3	1(county fencing)	13	31
Calbourne		1			1	1	1			4	15
Chale	2	1	1			1	1			6	19
Fishbourne	2		1				1			5	14
Chillerton and Gatcombe	2	1	1			1	1			6	14
Godshill	2	1			1	1	1	3		9	27
Gurnard	2	1	1		1	1	1			7	26
Havenstreet and Ashe	2					1	1			4	13
Nettlestone and Seaview	2	1	1		1	1	1			7	28
Newchurch	2					1	1			4	21
Niton and Whitwell	2	1	1		1	1	3	3		12	33
Northwood	2	1	1		1		1			6	27
Rookley	2	1	1	1*	1		1		2	7	24

IPS evidence paper: Rural Sustainability Matrix

St Helens	2	1	1		1	1	1	3		10	28
Shalfleet and Newbridge	2	1	1		1	1	1			7	26
Shorwell		1	1		1	1	1			5	16
Whippingham		1	1			1	1		1	4	22
Wootton	2	1	1	1	1	1	1	3	1	12	33
Wroxall	2	1		1	1	1	1			7	28
Yarmouth	2	1	1		1	1	1			7	25

*Limited to clothing recycling at the Co-op convenience store



**Appendix 2 - Extracts from the Council's Strategic Housing Land
Availability Assessment (SHLAA)**

Appendix 2

Extract from the Council's Strategic Housing Land Availability Assessment (SHLAA)

2018 IPS318

SHLAA Site Assessments - Developable SHLAA Ref No:

SHLAA Ref No:

Site Area:

Site Address:

Site location



Site Description:

Stages A and B - Discounting

Environmental designations A1: Discount

Environmental designations A2: Discount

Flood zones/agricultural class/size: Discount

Stage C - Assessment - Suitability

Proximity to settlement:

It is brownfield/greenfield:

Potential landscape impact:

SHLAA Site Assessments - Developable SHLAA Ref No:

	appropriate, the impact on the wider area and views into and out of the site will need to be considered and reflected in any design principles.
Potential biodiversity impact:	The site is immediately adjacent to an ancient woodland. The hedges may need further biodiversity investigation.
Potential heritage impact:	The site is not located in a conservation area and there are no listed buildings close by.
Site access aspects:	Access could be onto Lushington Hill subject to visibility or Palmers Road subject to the current planning permission.
Access to public transport:	The site is along Route 9, this is the Newport to Ryde service. Running from Newport Fairlee/Staplers Wootton Binstead Ryde. It runs Mon - Sat up to every 10 minutes Sundays up to every 15 minutes
Access to pedestrian/ cycle:	There are network of public rights of way and cycle links in the wider area. There are however no footpaths along Lushington Hill on the site side but is one on the opposite side.
Access to services/ facilities:	Wootton has access to a number of services and facilities associated with it being a rural service centre
Access to open spaces:	Wootton recreation ground is to the east of the site when accessed from Palmers Road.
Air quality sensitivities:	<input type="text" value="None known"/> Agricultural land class: <input type="text" value="The classification is Grade 3"/>
Mineral resources?:	There is a section in the middle of the site that is in a mineral safeguarding area. This will need to be considered further if the site is considered appropriate.
Is there a loss to employment:	<input type="text" value="No"/>
Potential constraints to delivery:	It is unclear as to the number of landowners, no known covenants or legal issues have been raised.
Infrastructure capacity aspects:	The site is immediately adjacent to the settlement boundary where adjoining properties appear to benefit from connections to utility services.
Potential compatibility impacts:	The site is close to existing residential, no compatibility issues are envisaged.
Brief planning history:	Part of the site has permission (The south east) - Nine dwellings, access road and landscaping, land between 6 and 18 Lushington Hill, Wootton Bridge, Ryde, conditional approval 31October 2017 (TCP/33137/P/00767/17
Overarching policy context:	The site is located outside but immediately adjacent to the settlement boundary of Wootton which is a RSC.
Steering group's conclusion:	The steering group concluded that the site is suitable. The site is located outside but immediately adjacent to the settlement boundary. There is potential for development but would need to be high quality design and over a longer period with appropriate buffers to the ancient woodland and retain hedges due to bats. Part of the site has permission (The south east).

Site suitable if ticked

Site available if ticked

Stage D - Assessment - Availability

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

Stage E - Assessment - Achievability

Steering group's conclusions:

Indicative yield:

Site achievable if ticked

Stage F - Assessment - SHLAA Panel Comments

Panel comments:

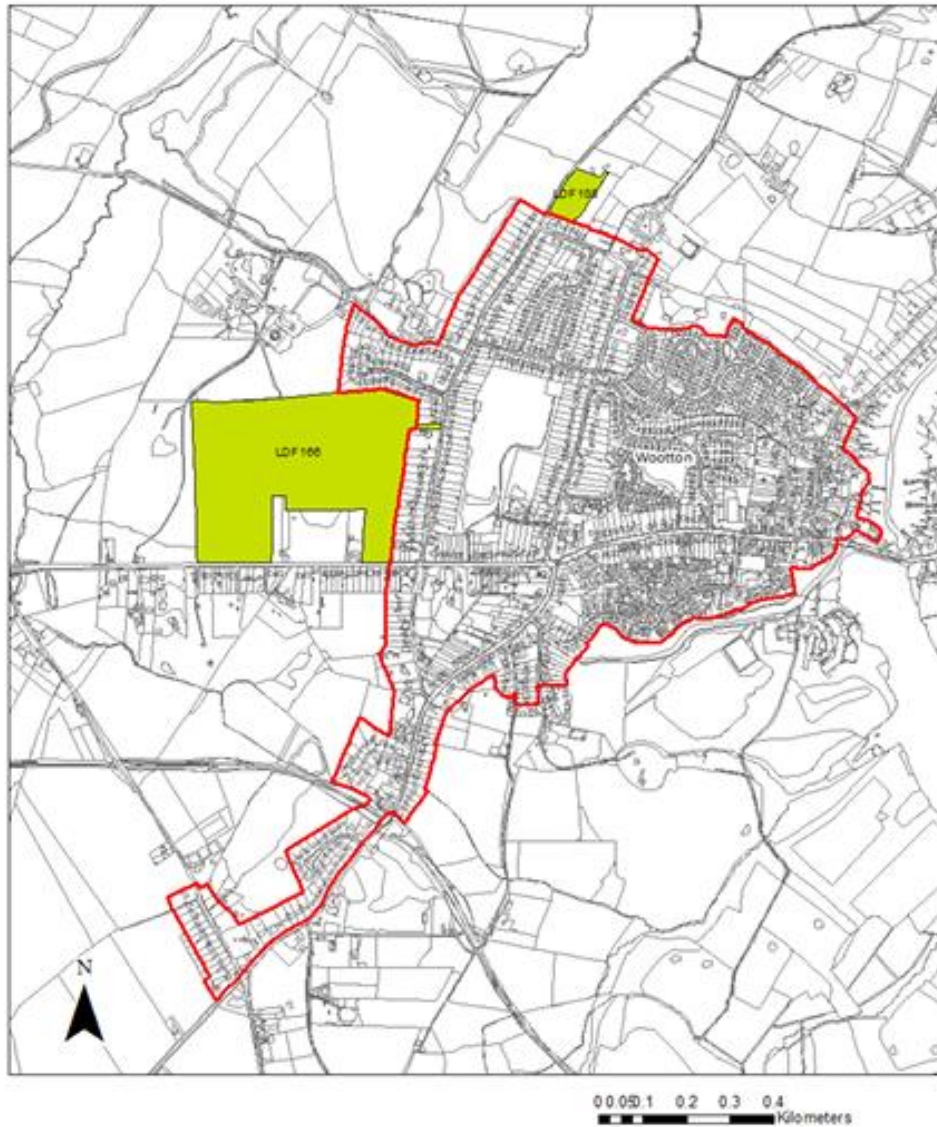
Stage G - SHLAA Conclusion

Final conclusions:

The site is considered:

Site could be considered for allocation if ticked

Site is suitable for BFR if ticked



Deliverable Sites in Wootton

(c) Crown copyright and database rights 2015
Ordnance Survey 100019229



2014 SHLAA

Site Location Details			
Ref No	LDF166	Site Address	Land adjoining Lushington Hill & Hunters Way, Wootton
Parish	Wootton Bridge	Ward	Wootton Bridge



Site General Details			
Site Area	15.51ha	Environmental Designation Area	0.23ha
Resultant Area	15.28ha	Residential Mixed Use Potential	
Developable Area	10.18ha		
Is the site within a Settlement Boundary?	Outside & Adjacent	Is the site within a KRA/SRA or RSC?	Wootton RSC
Site ownership	multiple owners		
Current site use(s)	Current site use is agricultural		
Brief site description	Site is located to north of Lushington Hill and to west of Palmers Road, is identified as agricultural land and is sloping		
Current access arrangements?	Access onto site from Lushington Hill, which is part of the Strategic Road Network and on a bus route, and Palmers Road		
Heat Demand Potential?	Larger sites shall be expected to install community district heating systems using low carbon heat sources.		
Is the site Previously Developed Land?	No		
Current adjacent land uses	Adjacent land uses include residential, open fields and woodland		

Planning History		
Summary of relevant previous applications/ uses on the site	None	
Current Planning Status		
Is the site or adjacent land covered by any allocations?	Site = None Adjacent site = None	
Is the site or land immediately adjacent to it subject to any designations?	Site = Agricultural Land Classification Grade 3 on the whole site Adjacent site = SINC and Ancient Woodland to the west of the site and Agricultural Land Classification Grade 3 covers the surrounding area TPO details on site = None TPO details on adjacent site = TPO/1994/17 Woodland Order W1 to west of site Archaeological details = A site of archaeological importance lies within the proposed development site. This is the site of buried archaeological remains of unknown function or date which are shown as soilmarks on an aerial photograph (HER 978). Contact Planning Archaeologist	
Potential Planning Status		
Is the site or land immediately adjacent to it subject to any potential designations?	Tree Preservation Orders on eastern and southern boundary of the site - low priority	
Site Proposal		
Proposed use for the site	Housing	
Site Capacity Assessment		
Theoretical site yield range (units)	305-509	
Likely site yield (units)	407	
Likely infrastructure requirements for the site	Site adjacent to existing utility connections and considered likely that connections can be made.	
Potential impact on the surrounding of development	The site is adjacent to a SINC, Ancient Woodland and trees protected by a Woodland Order and any development may adversely impact upon these designations	
Potential mitigation required	Ensure an appropriate buffer zone is put in place to mitigate the potential impact on these designations	
Site Assessment Conclusions		
Site is within a Rural Service Centre with existing access		
Site Status		
Therefore the site is currently considered to be:	Deliverable	
	Developable	X
	Not Currently Developable	



Appendix 3 - Extract of 2018 IPS and allocations

Appendix 3 - Extract of 2018 IPS and allocations

East Medina Regeneration Area			
Settlement	Housing Allocation Reference Number	Specific or Generic Policy Requirement	Indicative Yield
East Cowes	HA046	Generic	75
East Cowes	HA113*	Specific	100
East Cowes	HA111*	Specific	99
Merstone	HA047	Generic	15
Rookley	HA048	Specific	7
Rookley	HA049	Specific	30
Wootton	HA050	Generic	5
Wootton	HA051	Specific	40
Wootton	HA052	Generic	8
Wootton	HA053	Specific	75

HA053	Land adjoining Lushington Hill & Hunters Way, Wootton	<p>A greenfield site of approximately 15 hectares is allocated to land adjoining Lushington Hills & Hunters Way, Wootton Bridge to deliver, high quality sustainable residential development which shall provide:</p> <ul style="list-style-type: none"> a) At least 75 homes providing a mix of sizes and an affordable housing contribution in line with DHWN6; b) improved and safe access to and through the site for both pedestrians and vehicles; c) landscape and ecological buffers to the ancient woodland and hedge retention where possible or replacement; and d) a mix of SANGs, open and recreation space. This could be located to the west to act as a buffer to the woodland. <p>The site has an area of mineral safeguarding to the centre of the site, appropriate investigation should be undertaken to establish whether the minerals can be utilised within the development or extracted as appropriate.</p> <p>Archaeological assessments will need to be undertaken by any potential applicant and early liaison with the council's Archaeology and Historic Environment Service is advised.</p>
-------	---	---



Appendix 4 - Extract of 2021 IPS and allocations

Appendix 4 - Extract of 2021 IPS and allocations

Figure 3.10 – Wootton settlement diagram



East Medina regeneration area

Settlement	Housing Allocation Reference Number	Address	Specific or generic policy requirement	Indicative yield	Planning permission granted?
East Cowes	HA046	Land at Crossway	Generic	125	
East Cowes	HA113	Land at Red Funnel	Specific	100	Yes
Wootton	HA051	Palmers Farm, Brocks Copse Road	Specific	40	Yes
Wootton	HA053	Land adjoining Lushington Hill and Hunters Way, Wootton	Specific	50	
Total new homes				315	

HA053	Land adjoining Lushington Hill and Hunters Way, Wootton	<p>A greenfield site of approximately 5,6 hectares is allocated to land adjoining Lushington Hills and Hunters Way, Wootton Bridge to deliver, high quality sustainable residential development which shall provide:</p> <ul style="list-style-type: none"> a at least 50 homes providing a mix of sizes and an affordable housing contribution in line with H5 and H8; b improved and safe access to and through the site for both pedestrians and vehicles; c landscape and ecological buffers to the ancient woodland and hedge retention where possible or replacement; and d a mix of SANGs, open and recreation space. This could be located to the west to act as a buffer to the woodland. <p>The site has an area of mineral safeguarding to the centre of the site, appropriate investigation should be undertaken to establish whether the minerals can be utilised within the development or extracted as appropriate.</p> <p>Archaeological assessments will need to be undertaken by any potential applicant and early liaison with the council's Archaeology and Historic Environment Service is advised.</p>
-------	---	--



Growth

Housing

The sites allocated for housing are within the revised settlement boundaries of East Cowes and Wootton (four sites in total – one brownfield and three greenfield) and together with the 4 sites already having planning permission, represent nine per cent of the housing in the IPS. These sites have the potential to provide **176 affordable homes**. Opportunities for the re-development of other existing brownfield sites (see policy H9) will be taken when they arise across the East Medina area. Rural and first home exception sites that provide predominantly affordable housing that meets local needs may come forward in and near the smaller settlements (see policy H7).